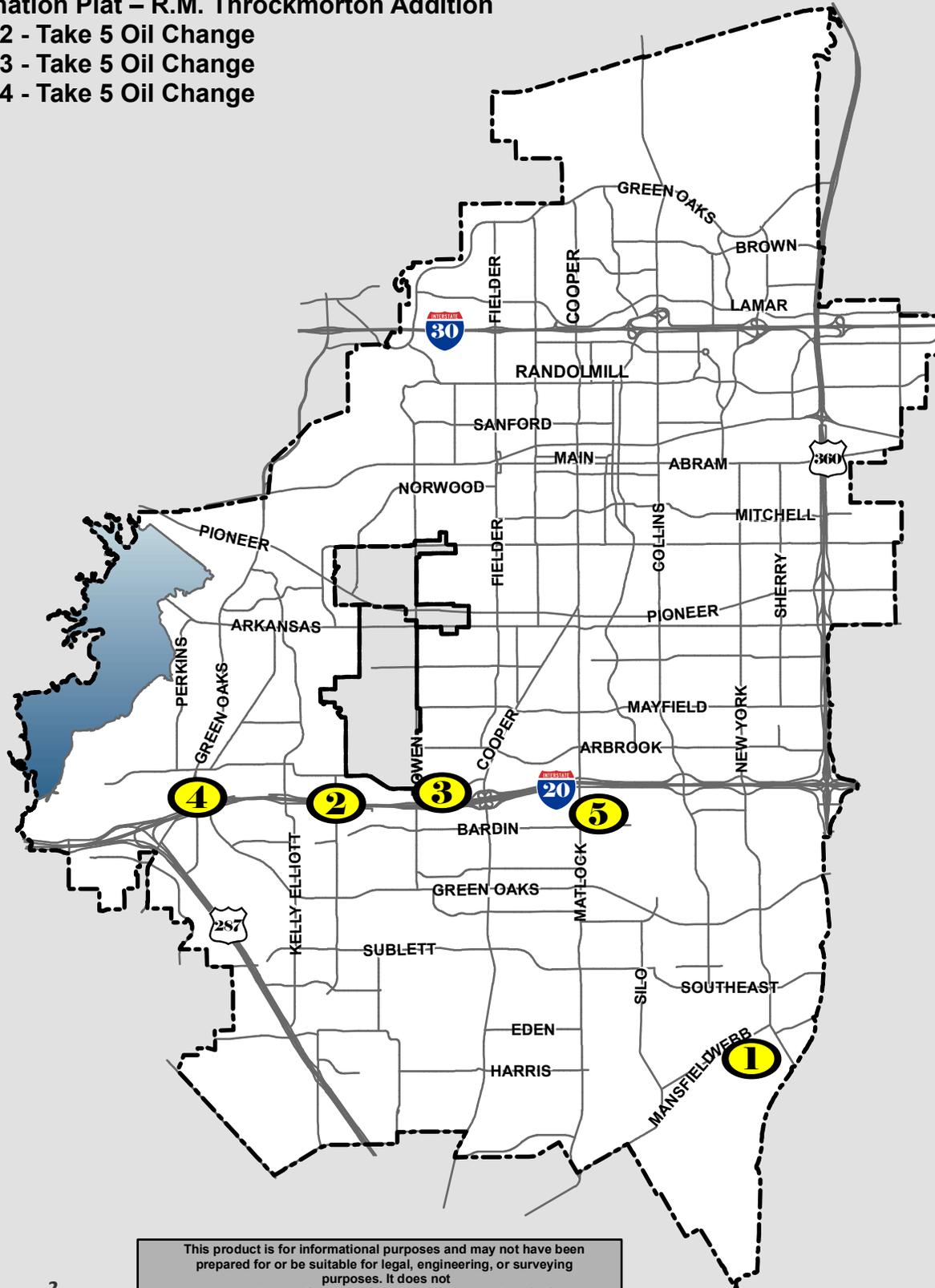


PLANNING & ZONING

October 19, 2016



1. Preliminary Plat – Ballweg Addition
2. Combination Plat – R.M. Throckmorton Addition
3. PD16-12 - Take 5 Oil Change
4. PD16-13 - Take 5 Oil Change
5. PD16-14 - Take 5 Oil Change



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





AGENDA

**Planning and Zoning Commission
Work Session**

**Council Briefing Room, 3rd floor
101 West Abram Street**

**October 19, 2016
4:15 P.M.**

I. CALL TO ORDER

II. REVIEW FOR APPROVAL THE DRAFT 2017 PLANNING AND ZONING COMMISSION PUBLIC HEARING SCHEDULE

III. DISCUSSION OF REGULAR SESSION AGENDA ITEMS

IV. DIRECTOR UPDATE ON PREVIOUS COUNCIL ITEMS

- A. Zoning Case PD13-16R1
(Liv + Arlington – 1001 South Center Street; 206 East Mitchell Street; 107 and 109 Hosack Street)

Application for approval of a revision to the development plan on approximately 4.51 acres currently zoned Planned Development (PD) for Multi-Family uses, with a Development Plan; generally located south of East Mitchell Street and east of South Center Street.

CC Approved 7-0-0 on 10/11/16 on final reading

V. DISCUSSION OF FUTURE MEETING DATES AND TIMES

- (a) Planning and Zoning Commission Two-Hour Bus Tour – October 28, 2016
- (b) Planning and Zoning Commission Meeting on November 9, 2016

VI. ADJOURN

NOTE: City Hall is wheelchair accessible. For other accommodations or sign interpretive services, please call the Business Services Division at 817-459-6652 not later than 24 hours in advance.



**Planning & Zoning Commission
City of Arlington, Texas**

2017 Public Hearing Schedule

5:30 p.m.

P&Z Public Hearing Meetings on Wednesdays
01/04/2017
01/18/2017
02/01/2017
02/15/2017
03/01/2017
03/15/2017
04/05/2017
04/19/2017
05/03/2017
05/17/2017
06/07/2017
06/21/2017
07/12/2017
08/02/2017
08/16/2017
09/06/2017
09/20/2017
10/04/2017
10/18/2017
11/08/2017
12/06/2017
12/20/2017



AGENDA

Planning and Zoning Commission Council Briefing Room, 3rd floor
Regular Session 101 West Abram Street

October 19, 2016
5:30 P.M.

Meeting order is subject to change per the Commission's Discretion

I. CALL TO ORDER

II. PLEDGE

III. APPROVAL OF MINUTES

- A. Minutes of October 5, 2016 P&Z Meeting

IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS

- A. Preliminary plat – Ballweg Addition, Lots 7 through 12, Block 1; Lots 15 through 40, Block 2; Lots 1 through 10, Lot 11X Block 3; Lots 1 through 8, Lot 9X Block 4; Lot 1X, Lots 2 through 25, Lot 26X, Lots 27 through 33, Lot 34X, Lots 35 through 41, Lots 42-48, Lot 49X, and Lots 50-55, Block 5; Lots 1 through 10, Block 6; Lots 1 through 10, Block 7; Lots 1 through 11, Block 8; Lots 1 through 5, Block 9; Lots 1 through 12, Block 10; Lots 1 through 12, Block 11; Lots 1 through 6, Block 12; (Zoned RS-7.2); generally located west of South Collins Street and south of Mansfield Webb Road with the approximate addresses being 7415, 7418, and 7500 Webb Ferrell Road.

- B. Combination Plat – R.M. Throckmorton Addition – Block 3R2 (Zoned Community Commercial (CC)); generally located south of Interstate Highway 20 and west of Park Springs Boulevard with the approximate addresses being 4400 Park Springs Boulevard, 3801 Carol Lane, and 3815 Carol Lane.

NOTE: City Hall is wheelchair accessible. For other accommodations or sign interpretive services, please call the Business Services Division at 817-459-6652 not later than 24 hours in advance.

V. PUBLIC HEARING FOR ZONING CASES

A. Thoroughfare Development Plan Amendment

Consider revisions to the Thoroughfare Development Plan to include the following:

1. Realign and downgrade to a local street a section of Webb Ferrell Road from Deer Hollow Drive to Red Deer Way.
2. Realign and downgrade Ballweg Road from a four-lane Major Collector to a two-lane Minor Collector from Loretta Day Drive to future Webb Ferrell Road.
3. Realign and downgrade to a local street a section of Ballweg Road from future Webb Ferrell Road to North Webb Ferrell Road.

B. Zoning Case PD16-12 (Take 5 Oil Change – 2417 West Pleasant Ridge Road)

Application to change the zoning on approximately 0.531 acres, from Community Commercial (CC) to Planned Development (PD) for General Commercial (GC) uses limited to an Auto Service Center, with a Development Plan; generally located north of West Pleasant Ridge Road and east of South Bowen Road.

C. Zoning Case PD16-13 (Take 5 Oil Change – 5801 Office Park Drive)

Application to change the zoning on approximately 0.49 acres from Community Commercial (CC) to Planned Development (PD) for General Commercial (GC) uses limited to an Auto Service Center, with a Development Plan; generally located north of West Interstate Highway 20 and west of West Green Oaks Boulevard.

D. Zoning Case PD16-14 (Take 5 Oil Change – 4500 Matlock Road)

Application to change the zoning on approximately 0.819 acres from Planned Development (PD) for a Convenience Store with Gasoline Sales to Planned Development (PD) for General Commercial (GC) uses limited to an Auto Service Center; generally located south of East Stephens Street and west of Matlock Road.

VI. MISCELLANEOUS

- A. Reports from Boards/Commissions Liaisons
- B. Reports from Staff and Announcements
- C. Discussion of Future Meeting Dates and Times

VII. ADJOURN



AGENDA

Planning and Zoning Commission

Monthly Bus Tour

**October 28, 2016
8:00 A.M.**

8:00 a.m. Planning and Zoning Commission Two-Hour Bus Tour of various metroplex developments.

A quorum of the Commission may be present. No formal action will be taken.

Staff Report



Preliminary Plat (Ballweg Addition)

Planning and Zoning Meeting Date: 10-19-16 | Document Being Considered: Plat

RECOMMENDATION

Consider a preliminary plat on the consent agenda.

PRIOR BOARD OR COUNCIL ACTION

On September 21, 2016, the Planning and Zoning Commission recommended approval of Zoning Case ZA16-8 requesting Residential Single-Family 7.2 (RS-7.2) by a vote of 7-0-0.

On October 11, 2016, City Council continued ZA16-8 to October 25, 2016 per the applicant's request to revise it to a Planned Development.

ANALYSIS

The applicant, mycoskie+mcinnis+associates, represented by Cliff Mycoskie, proposes to plat 167 residential lots and seven open space ("X") lots from 43.634 acres of the Silas Estes Survey, Abstract 482.

Following table indicates their proposed lot configuration:

Number of Lots with 50, 60, and 70-foot lot widths	Lot Area (sq. feet)
52 with 50-foot lot width	6,016-13,293
84 with 60-foot lot width	7,293-11,082
31 with 70-foot lot width	8,962-20,012

Amenity and open space lots will be held in common ownership and are to be maintained by a Property Owners Association. The perimeter fencing and landscaping along Ballweg Road and Loretta Day Drive are included in these lots. A trail within the development is proposed to connect to the adjacent park system.

Other than discretionary matters for the Commission, the application is administratively complete and meets the requirements of the subdivision regulations of the Unified Development Code, contingent upon the approval of the requested zoning and Thoroughfare Development Plan related to this development.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

<u>Property Location:</u>	Generally located west of South Collins Street and south of Mansfield Webb Road with the approximate addresses being 7415, 7418, and 7500 Webb Ferrell Road.
<u>Sector:</u>	Southeast
<u>Council District:</u>	3
<u>Current Zoning:</u>	Residential Estate (RE)

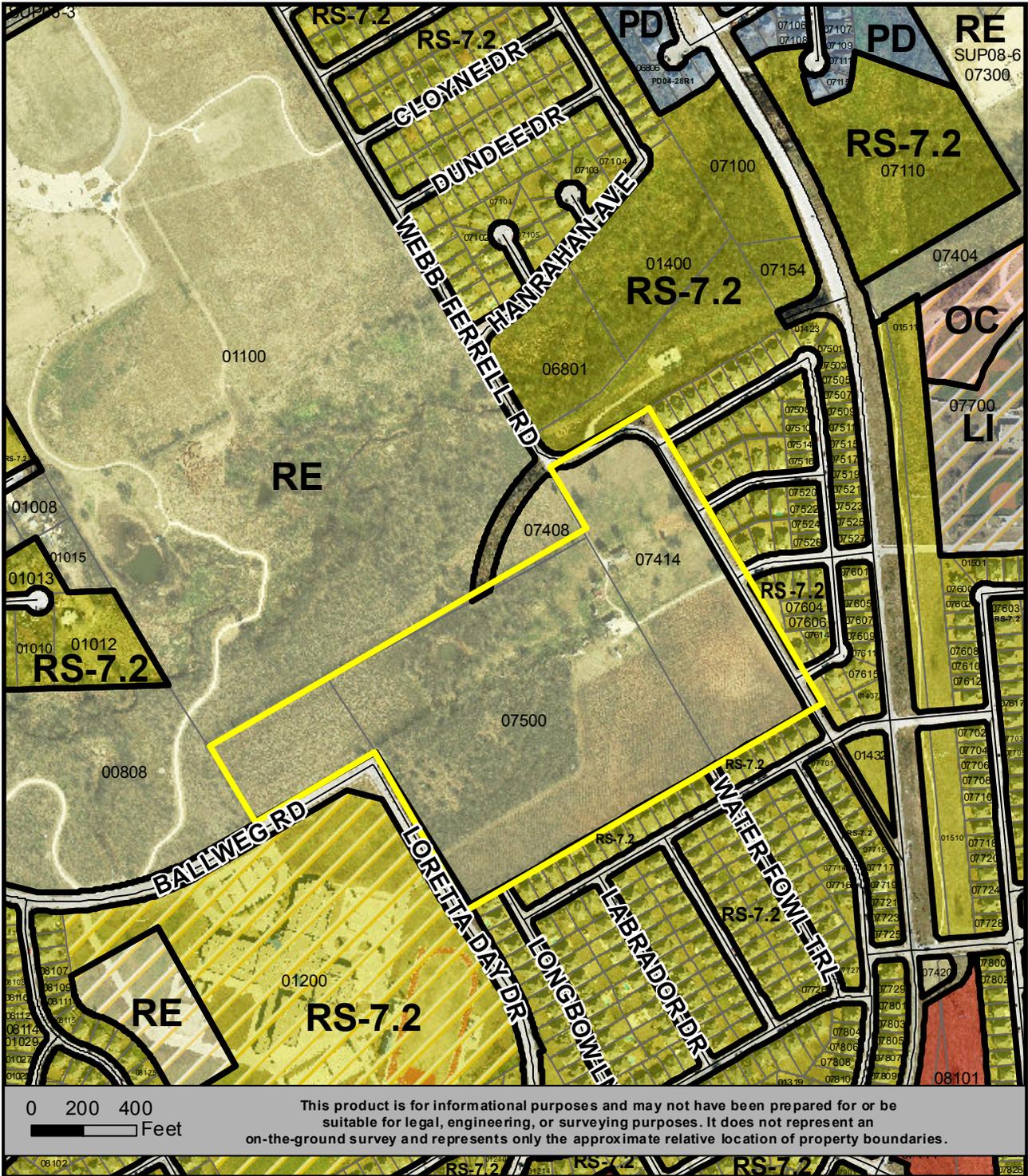
ATTACHED

- i. Location Map
- ii. 11X17 Plat

STAFF CONTACT(S)

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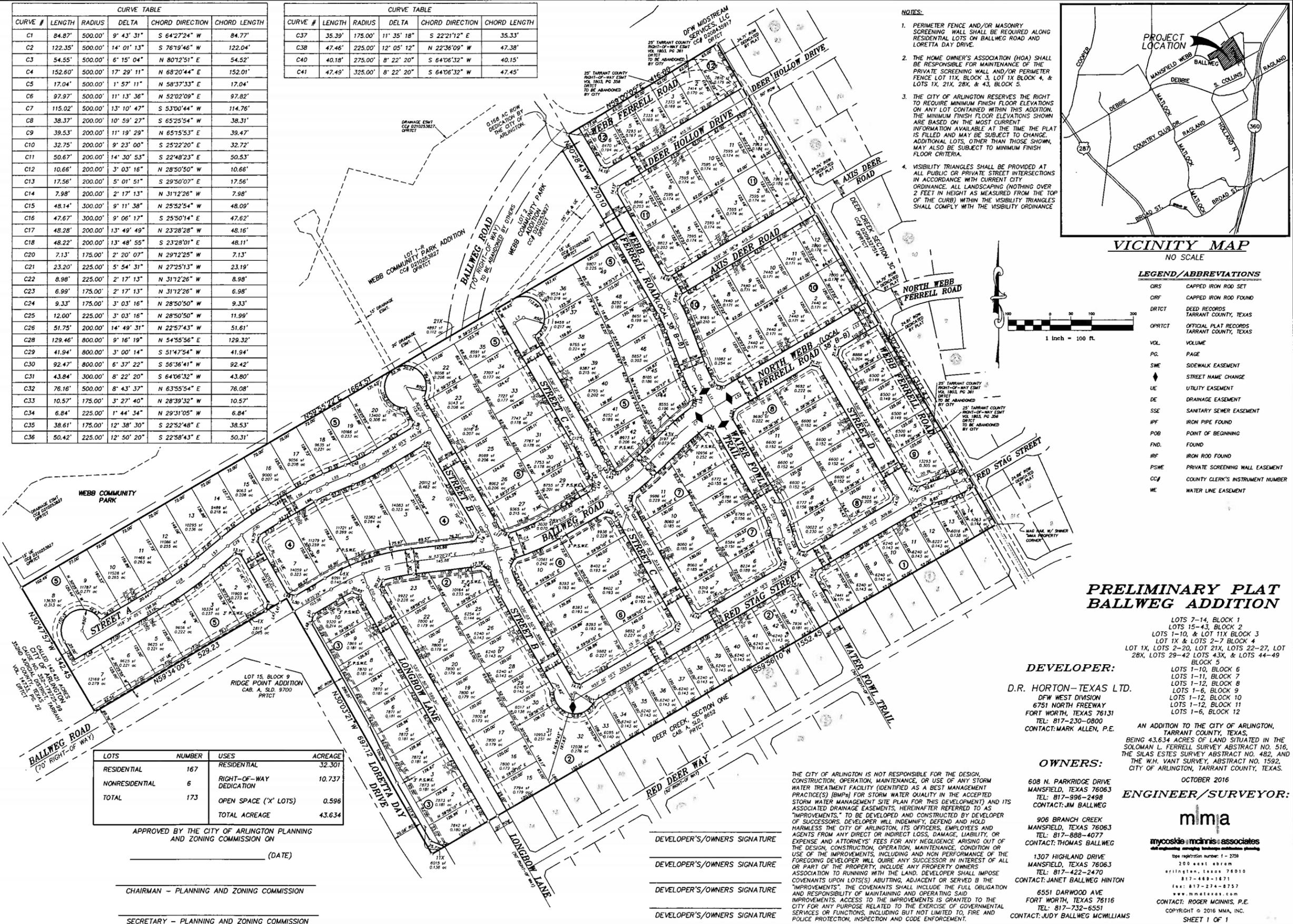
LOCATION MAP
BALLWEG
PRELIMINARY PLAT



LINE #	LENGTH	DIRECTION
L1	14.40'	N 59°56'10" E
L2	44.08'	S 70°55'37" W
L3	15.00'	S 59°36'08" W
L4	33.59'	N 20°40'50" W
L5	65.71'	S 15°32'57" E
L6	65.71'	S 15°32'57" E
L7	25.00'	N 59°37'32" E
L8	56.21'	N 32°21'03" W
L9	57.56'	N 32°21'03" W
L10	37.31'	S 30°28'43" E
L11	54.94'	S 30°23'22" E
L12	26.19'	S 16°33'33" E
L13	35.51'	S 30°22'28" E
L14	145.00'	S 30°22'28" E
L15	18.55'	N 27°44'13" W
L16	3.04'	N 64°27'14" W
L17	19.35'	N 64°27'14" W
L18	21.38'	N 29°00'08" E
L19	22.54'	N 57°45'41" W
L20	18.08'	S 13°37'33" W
L21	10.63'	N 32°21'03" W
L22	10.53'	N 32°21'03" W
L23	17.74'	N 79°21'44" W
L24	21.89'	S 10°54'46" W
L25	13.13'	N 32°21'03" W
L26	13.10'	N 32°21'03" W
L27	21.57'	N 76°22'27" W
L28	19.10'	S 12°36'11" W
L29	3.94'	S 30°23'22" E
L30	21.21'	N 75°23'32" W
L31	269.83'	S 30°23'22" E
L32	21.21'	S 14°36'23" W
L33	20.50'	N 77°24'20" W
L34	15.00'	S 59°36'08" W
L35	166.12'	S 30°28'43" E
L36	15.00'	S 59°36'08" W
L37	14.15'	S 14°35'38" W
L38	21.35'	S 16°33'33" E
L39	12.72'	N 75°24'11" W
L40	12.82'	S 14°58'52" W
L41	2.77'	N 13°37'33" E
L42	2.77'	N 79°21'44" W
L43	10.77'	S 30°23'22" E
L44	70.01'	N 27°19'12" W
L45	103.77'	S 46°25'21" W
L46	21.20'	S 14°58'52" W
L47	8.51'	N 14°46'09" E
L48	2.82'	N 75°13'51" W
L49	18.33'	N 75°13'51" W
L50	12.77'	N 14°46'09" E
L51	290.00'	S 59°36'08" W
L52	150.00'	S 59°36'08" W
L53	2.89'	S 12°36'11" W
L54	58.04'	N 68°17'42" E
L55	100.66'	N 59°55'22" E
L56	73.21'	N 50°17'47" E
L57	108.71'	S 21°17'05" E
L58	20.00'	N 14°56'10" E
L59	8.30'	S 16°33'33" E
L60	13.14'	S 16°33'33" E
L61	10.32'	S 30°22'28" E
L62	24.25'	N 59°55'22" E
L63	4.41'	N 59°55'22" E
L64	4.94'	N 59°55'22" E

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	84.87'	500.00'	9' 43' 31"	S 64°27'24" W	84.77'
C2	122.35'	500.00'	14' 01' 13"	S 76°19'46" W	122.04'
C3	54.55'	500.00'	6' 15' 04"	N 80°12'51" E	54.52'
C4	152.60'	500.00'	17' 29' 11"	N 68°20'44" E	152.01'
C5	17.04'	500.00'	1' 57' 11"	N 58°37'33" E	17.04'
C6	97.97'	500.00'	11' 13' 36"	N 52°02'09" E	97.82'
C7	115.02'	500.00'	13' 10' 47"	S 53°00'44" W	114.76'
C8	38.37'	200.00'	10' 59' 27"	S 65°25'54" W	38.31'
C9	39.53'	200.00'	11' 19' 29"	N 65°15'53" E	39.47'
C10	32.75'	200.00'	9' 23' 00"	S 25°22'20" E	32.72'
C11	50.67'	200.00'	14' 30' 53"	S 22°48'23" E	50.53'
C12	10.66'	200.00'	3' 03' 16"	N 28°50'50" W	10.66'
C13	17.56'	200.00'	5' 01' 51"	S 29°50'07" E	17.56'
C14	7.98'	200.00'	2' 17' 13"	N 31°12'26" W	7.98'
C15	48.14'	300.00'	9' 11' 38"	N 25°52'54" W	48.09'
C16	47.67'	300.00'	9' 06' 17"	S 25°50'14" E	47.62'
C17	48.28'	200.00'	13' 49' 49"	N 23°28'28" W	48.16'
C18	48.22'	200.00'	13' 48' 55"	S 23°28'01" E	48.11'
C19	7.13'	175.00'	2' 20' 07"	N 29°12'25" W	7.13'
C20	23.20'	225.00'	5' 54' 31"	N 27°25'13" W	23.19'
C21	8.98'	225.00'	2' 17' 13"	N 31°12'26" W	8.98'
C22	6.99'	175.00'	2' 17' 13"	N 31°12'26" W	6.98'
C23	9.33'	175.00'	3' 03' 16"	N 28°50'50" W	9.33'
C24	12.00'	225.00'	3' 03' 16"	N 28°50'50" W	11.99'
C25	51.75'	200.00'	14' 49' 31"	N 22°57'43" W	51.61'
C26	129.46'	800.00'	9' 16' 19"	N 54°55'56" E	129.32'
C27	41.94'	800.00'	3' 00' 14"	S 51°47'54" W	41.94'
C28	92.47'	800.00'	6' 37' 22"	S 56°36'41" W	92.42'
C29	43.84'	300.00'	8' 22' 20"	S 64°06'32" W	43.80'
C30	76.16'	500.00'	8' 43' 37"	N 63°55'54" E	76.08'
C31	10.57'	175.00'	3' 27' 40"	N 28°39'32" W	10.57'
C32	6.84'	225.00'	1' 44' 34"	N 29°31'05" W	6.84'
C33	38.61'	175.00'	12' 38' 30"	S 22°52'48" E	38.53'
C34	50.42'	225.00'	12' 50' 20"	S 22°58'43" E	50.31'

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C37	35.39'	175.00'	11' 35' 18"	S 22°21'12" E	35.33'
C38	47.46'	225.00'	12' 05' 12"	N 22°36'09" W	47.38'
C40	40.18'	275.00'	8' 22' 20"	S 64°06'32" W	40.15'
C41	47.49'	325.00'	8' 22' 20"	S 64°06'32" W	47.45'



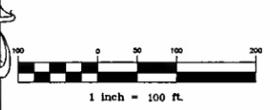
- NOTES:
- PERIMETER FENCE AND/OR MASONRY SCREENING WALL SHALL BE REQUIRED ALONG RESIDENTIAL LOTS ON BALLWEG ROAD AND LORETTA DAY DRIVE.
 - THE HOME OWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE SCREENING WALL AND/OR PERIMETER FENCE LOT 11X, BLOCK 3, LOT 1X BLOCK 4, & LOTS 1X, 21X, 28X, & 43, BLOCK 5.
 - THE CITY OF ARLINGTON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS ON ANY LOT CONTAINED WITHIN THIS ADDITION. THE MINIMUM FINISH FLOOR ELEVATIONS SHOWN ARE BASED ON THE MOST CURRENT INFORMATION AVAILABLE AT THE TIME THE PLAT IS FILLED AND MAY BE SUBJECT TO CHANGE. ADDITIONAL LOTS, OTHER THAN THOSE SHOWN, MAY ALSO BE SUBJECT TO MINIMUM FINISH FLOOR CRITERIA.
 - VISIBILITY TRIANGLES SHALL BE PROVIDED AT ALL PUBLIC OR PRIVATE STREET INTERSECTIONS IN ACCORDANCE WITH CURRENT CITY ORDINANCE. ALL LANDSCAPING (NOTHING OVER 2 FEET IN HEIGHT AS MEASURED FROM THE TOP OF THE CURB) WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY ORDINANCE.



VICINITY MAP
NO SCALE

LEGEND/ABBREVIATIONS

- CRS CAPPED IRON ROD SET
- CRF CAPPED IRON ROD FOUND
- DRCT DEED RECORDS, TARRANT COUNTY, TEXAS
- OPRCT OFFICIAL PLAT RECORDS, TARRANT COUNTY, TEXAS
- VOL VOLUME
- PG PAGE
- SWE SIDEWALK EASEMENT
- ◆ STREET NAME CHANGE
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- IPF IRON PIPE FOUND
- POB POINT OF BEGINNING
- FND FOUND
- IRF IRON ROD FOUND
- PSWE PRIVATE SCREENING WALL EASEMENT
- CC# COUNTY CLERK'S INSTRUMENT NUMBER
- WE WATER LINE EASEMENT



PRELIMINARY PLAT
BALLWEG ADDITION

LOTS 7-14, BLOCK 1
LOTS 15-43, BLOCK 2
LOTS 1-10, & LOT 11X BLOCK 3
LOT 1X & LOTS 2-7 BLOCK 4
LOT 1X, LOTS 2-20, LOT 21X, LOTS 22-27, LOT 28X, LOTS 29-42 LOTS 43X, & LOTS 44-49 BLOCK 5

DEVELOPER:
D.R. HORTON-TEXAS LTD.
DFW WEST DIVISION
6751 NORTH FREWAY
FORT WORTH, TEXAS 76131
TEL: 817-230-0800
CONTACT: MARK ALLEN, P.E.

OWNERS:
608 N. PARKRIDGE DRIVE
MANSFIELD, TEXAS 76063
TEL: 817-996-2498
CONTACT: JIM BALLWEG

906 BRANCH CREEK
MANSFIELD, TEXAS 76063
TEL: 817-888-4077
CONTACT: THOMAS BALLWEG

1307 HIGHLAND DRIVE
MANSFIELD, TEXAS 76063
TEL: 817-422-2470
CONTACT: JANET BALLWEG HINTON

6551 DARWOOD AVE
FORT WORTH, TEXAS 76116
TEL: 817-732-6551
CONTACT: JUDY BALLWEG MCWILLIAMS

AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, BEING 43.634 ACRES OF LAND SITUATED IN THE SOLOMAN L. FERRELL SURVEY, ABSTRACT NO. 452, AND THE W.H. WANT SURVEY, ABSTRACT NO. 1592, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS.

ENGINEER/SURVEYOR:
mima

mycoskie mcinnis associates
1201 EAST OSTRUM
MANSFIELD, TEXAS 76060
817-488-1671
817-274-8757
www.mma.com
CONTACT: ROGER MCINNIS, P.E.
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SHEET 1 OF 1

LOTS	NUMBER	USES	ACREAGE
RESIDENTIAL	167	RESIDENTIAL	32.301
NONRESIDENTIAL	6	RIGHT-OF-WAY DEDICATION	10.737
TOTAL	173	OPEN SPACE ('X' LOTS)	0.596
		TOTAL ACREAGE	43.634

APPROVED BY THE CITY OF ARLINGTON PLANNING AND ZONING COMMISSION ON _____ (DATE)
CHAIRMAN - PLANNING AND ZONING COMMISSION
SECRETARY - PLANNING AND ZONING COMMISSION

DEVELOPER'S/OWNERS SIGNATURE
DEVELOPER'S/OWNERS SIGNATURE
DEVELOPER'S/OWNERS SIGNATURE
DEVELOPER'S/OWNERS SIGNATURE

THE CITY OF ARLINGTON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF ANY STORM WATER TREATMENT FACILITY IDENTIFIED AS A BEST MANAGEMENT PRACTICE(S) (BMP) FOR STORM WATER QUALITY IN THE ACCEPTED STORM WATER MANAGEMENT SITE PLAN FOR THIS DEVELOPMENT AND ITS ASSOCIATED DRAINAGE EASEMENTS, HEREINAFTER REFERRED TO AS "IMPROVEMENTS," TO BE DEVELOPED AND CONSTRUCTED BY DEVELOPER OF SUCCESSORS. DEVELOPER WILL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF ARLINGTON, ITS OFFICERS, EMPLOYEES AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY, OR EXPENSE AND ATTORNEYS' FEES FOR ANY NEGLIGENCE ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION OR USE OF THE IMPROVEMENTS, INCLUDING AND NON PERFORMANCE OF THE FOREGOING DEVELOPER WILL OUIRE ANY SUCCESSOR IN INTEREST OF ALL OR PART OF THE PROPERTY, INCLUDE ANY PROPERTY OWNERS ASSOCIATION TO RUNNING WITH THE LAND. DEVELOPER SHALL IMPOSE COVENANTS UPON LOTS(S) ADJUTING, ADJACENT OR SERVED BY THE "IMPROVEMENTS." THE COVENANTS SHALL INCLUDE THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID IMPROVEMENTS. ACCESS TO THE IMPROVEMENTS IS GRANTED TO THE CITY FOR ANY PURPOSE RELATED TO THE EXERCISE OF GOVERNMENTAL SERVICES OR FUNCTIONS, INCLUDING BUT NOT LIMITED TO, FIRE AND POLICE PROTECTION, INSPECTION AND CODE ENFORCEMENT.

Staff Report



Combination Plat (R.M. Throckmorton Addition, Lot 3R2)

Planning and Zoning Meeting Date: 10-19-16

Document Being Considered: Plat

RECOMMENDATION

Consider a combination plat on the consent agenda.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

The applicant, Konda Holdings, LLC, proposes to combine a 1.648 acre portion of the R.M. Throckmorton Survey with Lot 3R of the R.M. Throckmorton Addition, creating Lot 3R2, of the R.M. Throckmorton Addition.

The existing structure and gasoline sales canopy have been demolished. There are no plans for development at this time.

Other than discretionary matters for the Commission, the application is administratively complete and meets the requirements of the subdivision regulations.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Property Location: Generally located south of Interstate Highway 20 and west of Park Springs Boulevard with the approximate addresses being 4400 Park Springs Boulevard, 3801 Carol Lane, and 3815 Carol Lane

Sector: Southwest

Council District: 2

Current Zoning: Community Commercial (CC)

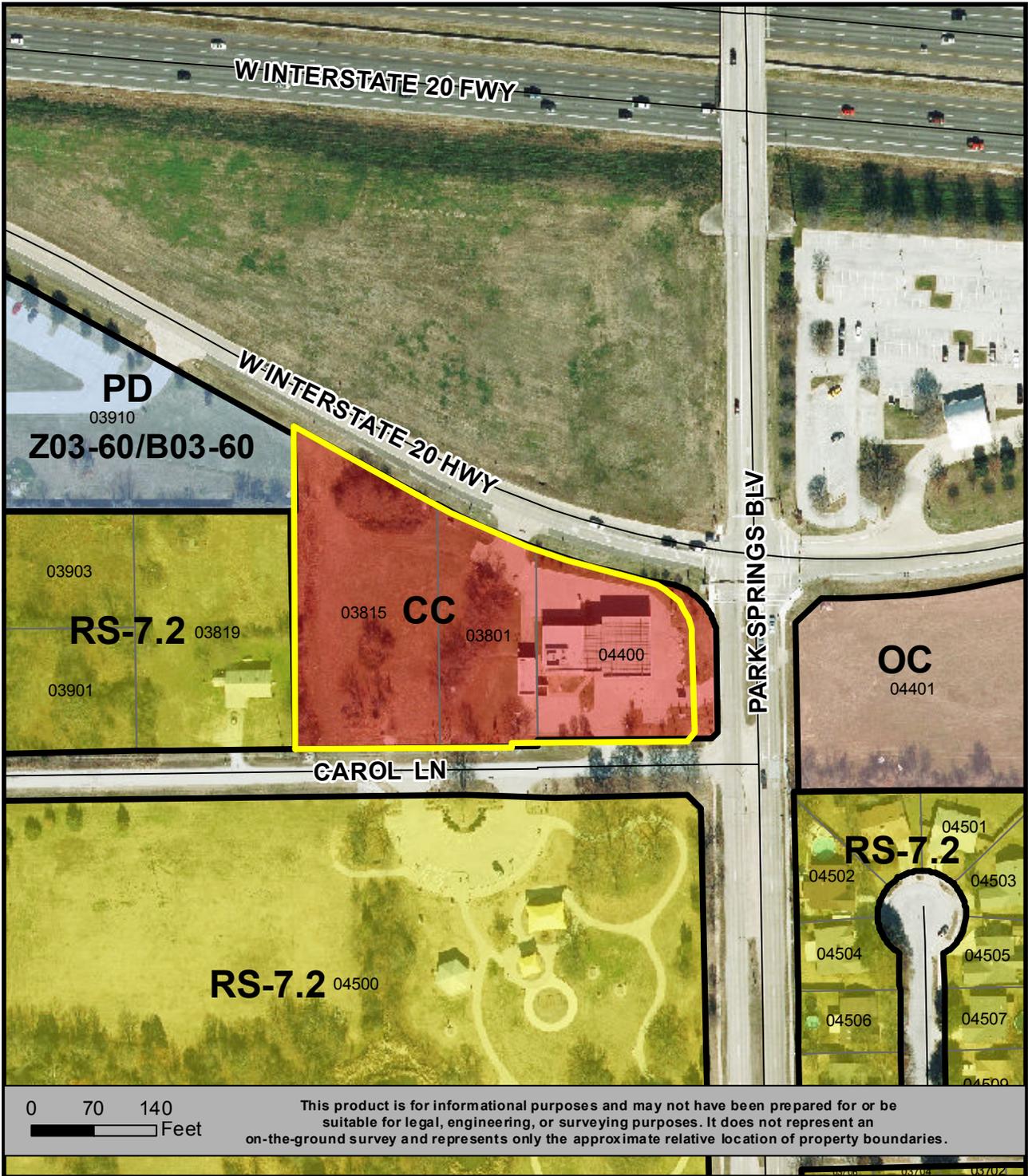
ATTACHED

- i. Location Map
- ii. 11 x 17 Plat

STAFF CONTACT(S)

Jennifer Pruitt, AICP, LEED AP
Development Planning Manager
Community Development and Planning
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Jennifer.Pruitt@arlingtontx.gov

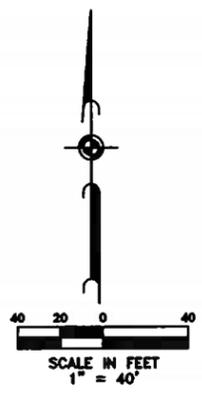
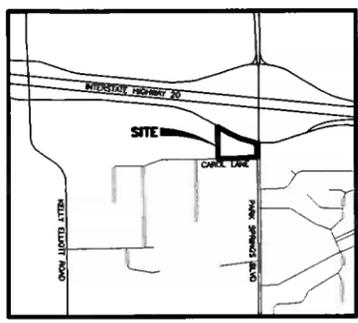
Bryan Isham
Senior Planner
Community Development and Planning
817-459-6654
Bryan.Isham@arlingtontx.gov



LOCATION MAP

**R.M. THROCKMORTON
COMBINATION PLAT**





ADR ADDITION LOT 2 CABINET A, SLIDE 11083 P.R.T.C.T.

20' DRAINAGE & SANITARY SEWER EASEMENT CABINET A, SLIDE 11083 P.R.T.C.T.

STACY SIMMONS DOC#0215183020 D.R.T.C.T.

KEN BRUDER VOLUME 6932, PAGE 2319 D.R.T.C.T.

LOT 3R2 2.566 Acres (111,775 SQ. FT.)

LOT 3R R.M. THROCKMORTON ADDITION CABINET B, SLIDE 109 P.R.T.C.T.

KELLY PERIGNS LLC DOC# D214106329 D.R.T.C.T.

WILLOW RIDGE SECTION TWO VOLUME 388-121, PAGE 99 P.R.T.C.T.

LOT 1, BLOCK 1 GENE SCHRICKEL, JR PARK ADDITION CABINET A, SLIDE 9496 P.R.T.C.T.

STATE OF TEXAS X COUNTY OF TARRANT X WHEREAS KONDA HOLDINGS, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A 2.566 ACRE TRACT OF LAND SITUATED IN THE R.M. THROCKMORTON SURVEY, ABSTRACT NUMBER 1531 IN THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS AND BEING THE REMAINING PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO KEN BRUDER, RECORDED IN VOLUME 6932, PAGE 2319 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.) AND ALL OF LOT 3R, R.M. THROCKMORTON ADDITION, AN ADDITION TO THE CITY OF ARLINGTON, RECORDED IN CABINET B, SLIDE 109 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.), SAID 2.566 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF CAROL LANE AT THE SOUTHWEST CORNER OF SAID BRUDER TRACT AND THE COMMON SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO STACY SIMMONS, RECORDED IN DOC# D215183020 D.R.T.C.T.; THENCE N 00°15'30" W, ALONG THE WEST LINE OF SAID STACY SIMMONS TRACT AND THE COMMON WEST LINE OF SAID BRUDER TRACT, PASSING AT A DISTANCE OF 277.83 FEET THE NORTHEAST CORNER OF SAID STACY SIMMONS TRACT AND THE COMMON SOUTHWEST CORNER OF ABR ADDITION LOT 2, AN ADDITION TO THE CITY OF ARLINGTON, RECORDED IN CABINET A, SLIDE 11083 P.R.T.C.T. AND CONTINUING ALONG THE EAST LINE OF SAID ABR ADDITION AND THE WEST LINE OF SAID BRUDER TRACT, A TOTAL DISTANCE OF 364.83 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 20 AT THE NORTHWEST CORNER OF SAID BRUDER TRACT AND THE COMMON NORTHEAST CORNER OF SAID ABR ADDITION;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 20 AND THE COMMON NORTH LINES OF SAID BRUDER TRACT AND SAID LOT 3R THE FOLLOWING COURSES AND DISTANCES:

S 60°33'40" E, A DISTANCE OF 155.21 FEET TO A TxDOT MONUMENT FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT;

ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 974.93 FEET, A DELTA ANGLE OF 16°31'35", AN ARC DISTANCE OF 281.21 FEET AND A CHORD BEARING OF S 89°03'47" E, A CHORD DISTANCE OF 280.23 FEET TO A 1/2" IRON ROD FOUND AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 20 AND THE WEST RIGHT-OF-WAY LINE PARK SPRINGS BOULEVARD AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE AND THE EAST LINE OF SAID LOT 3R THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 86.00 FEET, A DELTA ANGLE OF 76°32'31", AN ARC DISTANCE OF 88.17 FEET AND A CHORD BEARING OF S 39°03'19" E, A CHORD DISTANCE OF 81.76 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

S 01°47'10" E, A DISTANCE OF 106.80 FEET TO A 1/2" IRON ROD FOUND AT THE NORTH END OF A CORNER CLIP AT THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE OF PARK SPRINGS BOULEVARD AND SAID NORTH RIGHT-OF-WAY LINE OF CAROL LANE;

THENCE S 44°22'12" W, ALONG SAID CORNER CLIP, A DISTANCE OF 14.11 FEET TO A 3/4" IRON ROD FOUND FOR CORNER;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID CAROL LANE AND THE COMMON SOUTH LINES OF SAID LOT 3R AND SAID BRUDER TRACT THE FOLLOWING COURSES AND DISTANCES:

S 89°31'35" W, A DISTANCE OF 197.08 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

S 00°28'25" E, A DISTANCE OF 5.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

S 89°31'35" W, DISTANCE OF 241.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.566 ACRES OF LAND MORE OR LESS.

STATE OF TEXAS X COUNTY OF TARRANT X

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS;

THAT, KONDA HOLDINGS, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS A COMBINATION PLAT OF LOT 3R2, R.M. THROCKMORTON ADDITION, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON, EXCEPT ANY PRIVATE EASEMENTS SHOWN THEREON.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 2016.

KONDA HOLDINGS, LLC

NAME: _____ TITLE: _____

STATE OF TEXAS X COUNTY OF TARRANT X

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ OF KONDA HOLDINGS, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID KONDA HOLDINGS, LLC.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT I, JOHNNY RAY LEWIS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HAVING PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY AND THAT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

DATE:

JOHNNY RAY LEWIS REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6026

A COMBINATION PLAT OF R.M. THROCKMORTON ADDITION LOT 3R2

BEING A COMBINATION OF LOT 3R R.M. THROCKMORTON ADDITION CABINET B, SLIDE 109 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS AND A TRACT OF LAND DESCRIBED IN DEED TO KEN BRUDER, RECORDED IN VOLUME 6932, PAGE 2319 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, OUT OF THE R.M. THROCKMORTON SURVEY, ABSTRACT NO. 1531

1 LOT / 2.566 ACRES

CITY OF ARLINGTON TARRANT COUNTY, TEXAS

SURVEYOR: JOHNNY RAY LEWIS 2127 SHUMARD OAK LANE IRVING, TX 75063 (214) 387-3900 jlewis@mariosinocolo.com

OWNER/DEVELOPER: KONDA HOLDINGS, LLC 4700 MEANDERING WAY COLLEGEVILLE, TEXAS 76034 (817) 793-7911 skonda@owntech.com

APPROVED BY THE CITY OF ARLINGTON PLANNING AND ZONING COMMISSION ON THE ____ DAY OF _____, 2016

CHAIRMAN - PLANNING AND ZONING COMMISSION

SECRETARY - PLANNING AND ZONING COMMISSION

STORM WATER MANAGEMENT SITE PLAN MAINTENANCE STATEMENT

THE CITY OF ARLINGTON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, MAINTENANCE OR USE OF ANY STORM WATER TREATMENT FACILITY (IDENTIFIED AS A BEST MANAGEMENT PRACTICE(S) [BMP(S)] FOR STORM WATER QUALITY IN THE ACCEPTED STORM WATER MANAGEMENT SITE PLAN FOR THIS DEVELOPMENT), HEREINAFTER REFERRED TO AS "IMPROVEMENTS," TO BE DEVELOPED AND CONSTRUCTED BY DEVELOPER OR SUCCESSORS. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST OF ALL OR PART OF THE PROPERTY, INCLUDING ANY PROPERTY OWNERS ASSOCIATION TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE IMPROVEMENTS. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOT 3R2 ADJUTING, ADJACENT OR SERVED BY THE "IMPROVEMENTS". THE COVENANTS SHALL INCLUDE THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID IMPROVEMENTS. ACCESS TO THE IMPROVEMENTS IS GRANTED TO THE CITY FOR ANY PURPOSE RELATED TO THE EXERCISE OF GOVERNMENTAL SERVICES OR FUNCTIONS, INCLUDING BUT NOT LIMITED TO, FIRE AND POLICE PROTECTION, INSPECTION AND CODE ENFORCEMENT.

DEVELOPER/OWNER

NOTES:

- 1.) ALL CORNERS ARE MONUMENTED WITH A 5/8" IRON ROD UNLESS OTHERWISE NOTED.
2.) THE BEARING BASIS FOR THIS REVISED PLAT IS THE EAST LINE OF THE FINAL PLAT OF LOT 3R, R.M. THROCKMORTON ADDITION, IN THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, RECORDED IN CABINET B, SLIDE 109 P.R.T.C.T.
3.) THE COORDINATE VALUES SHOWN HEREON ARE GRID COORDINATES BASED ON NAD 83 TEXAS STATE PLANE, NORTH CENTRAL ZONE (4202).
4.) THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES, AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
5.) THIS PLAT DOES NOT INCREASE THE NUMBER OF LOTS IN THE PREVIOUSLY RECORDED SUBDIVISION, NOR ATTEMPT TO ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
6.) VISIBILITY TRIANGLES SHALL BE PROVIDED AT ALL PUBLIC OR PRIVATE STREET INTERSECTIONS IN ACCORDANCE WITH CURRENT CITY ORDINANCE. ALL LANDSCAPING (NOTHING OVER 2 FEET IN HEIGHT AS MEASURED FROM THE TOP OF THE CURB) WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY ORDINANCE.
7.) THE PURPOSE FOR THIS COMBINATION PLAT IS TO COMBINE LOT 3R, R.M. THROCKMORTON ADDITION WITH THE KEN BRUDER TRACT TO THE WEST TO CREATE ONE LOT KNOWN AS LOT 3R2, THROCKMORTON ADDITION.

- LEGEND
ROW RIGHT-OF-WAY
UE UTILITY EASEMENT
SF SQUARE FEET
IRF IRON ROD FOUND
CIRS CAPPED IRON ROD SET
PRCTC PLAT RECORDS TARRANT COUNTY, TEXAS
DRCTC DEED RECORDS TARRANT COUNTY, TEXAS

THIS PLAT FILED IN INSTRUMENT NUMBER _____, DATE _____

Staff Report



Thoroughfare Development Plan Amendment – Ballweg Road and Webb Ferrell Road

Planning and Zoning Meeting Date: 10-19-16 | Document Being Considered: Resolution

RECOMMENDATION

Following the public hearing, consider a resolution approving an amendment to the Thoroughfare Development Plan for the City of Arlington.

PRIOR BOARD OR COUNCIL ACTION

None.

ANALYSIS

In association with the Planned Development application and preliminary plat for the Ballweg Addition, the following Thoroughfare Development Plan (TDP) amendment is proposed.

- Realign and downgrade to a local street a section of Webb Ferrell Road from Deer Hollow Drive to Red Deer Way.
- Realign and downgrade Ballweg Road from a four-lane Major Collector to a two-lane Minor Collector from Loretta Day Drive to future Webb Ferrell Road.
- Realign and downgrade to a local street a section of Ballweg Road from future Webb Ferrell Road to North Webb Ferrell Road.

The TDP's current classification of this section of Webb Ferrell Road is as a two lane minor collector, and the current alignment includes a sharp S curve. The TDP's current classification of these sections of Ballweg Road is as a four lane major collector, and the proposed alignment bisects portions of an unplatted lot and sections of two City parks, Webb Community Park and Bowman Branch Linear Park. By realigning and downgrading these sections of Webb Ferrell Road and Ballweg Road, the roadways will provide local access to adjacent residential communities and the City parks. The amendment will also allow for greater utilization of the land proposed for development.

The City Council will consider the revisions to the Thoroughfare Development Plan at their October 25, 2016 meeting.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

Resolution

Thoroughfare Development Plan Amendment Map

Under separate cover:

None

Available in the City Secretary's Office:

None

STAFF CONTACT(S)

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Planning Manager

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Ann W. Foss, PhD
Principal Planner

Community Development and Planning
817-459-6678

ann.foss@arlingtontx.gov

Resolution No. _____

**A resolution approving and adopting revisions to the
Thoroughfare Development Plan for the City of
Arlington.**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ARLINGTON,
TEXAS:

I.

That the Thoroughfare Development Plan for the City of Arlington is hereby amended by the approval and adoption of the following revisions:

1. Realign and downgrade to a local street a section of Webb Ferrell Road from Deer Hollow Drive to Red Deer Way.
2. Realign and downgrade Ballweg Road from a four-lane Major Collector to a two-lane Minor Collector from Loretta Day Drive to future Webb Ferrell Road.
3. Realign and downgrade to a local street a section of Ballweg Road from future Webb Ferrell Road to North Webb Ferrell Road.

II.

Substantial copies of maps showing the revisions to the Thoroughfare Development Plan are attached hereto and incorporated herein for all intents and purposes.

PRESENTED AND PASSED on this the ____ day of October 2016, by a vote of __ ayes and __ nays at a regular meeting of the City Council of the City of Arlington, Texas.

W. JEFF WILLIAMS, Mayor

ATTEST:

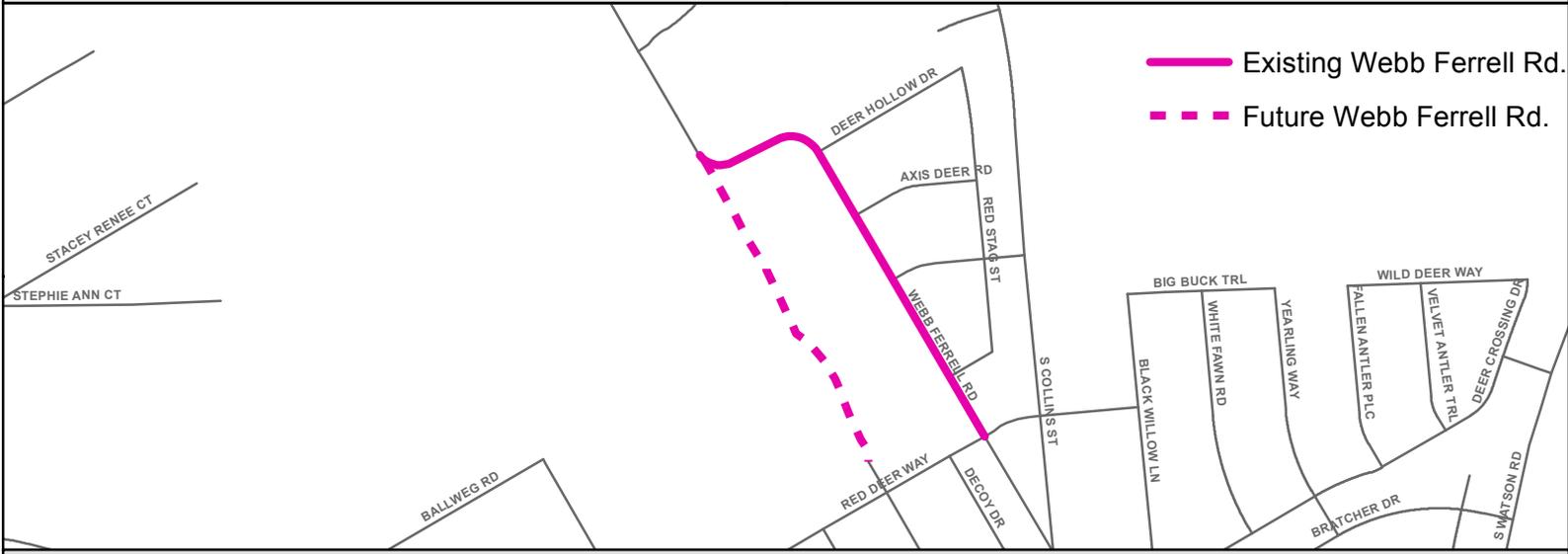
MARY SUPINO, City Secretary

APPROVED AS TO FORM:
TERIS SOLIS, City Attorney

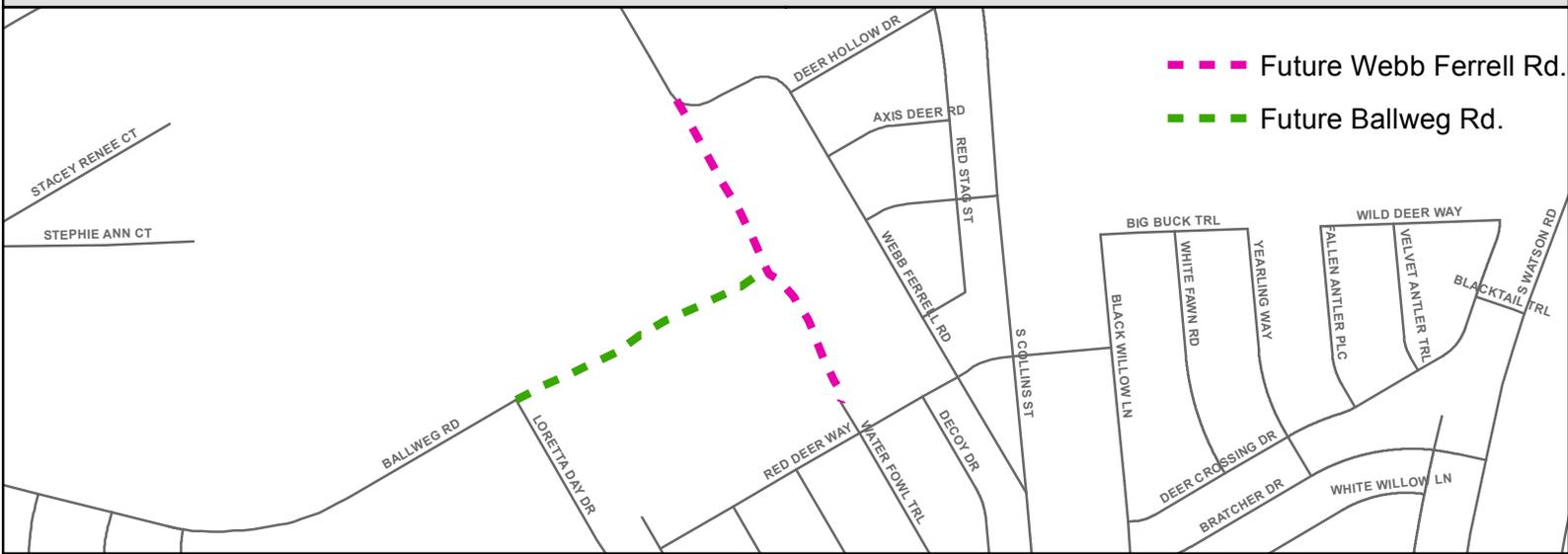
BY _____

Thoroughfare Development Plan Amendment

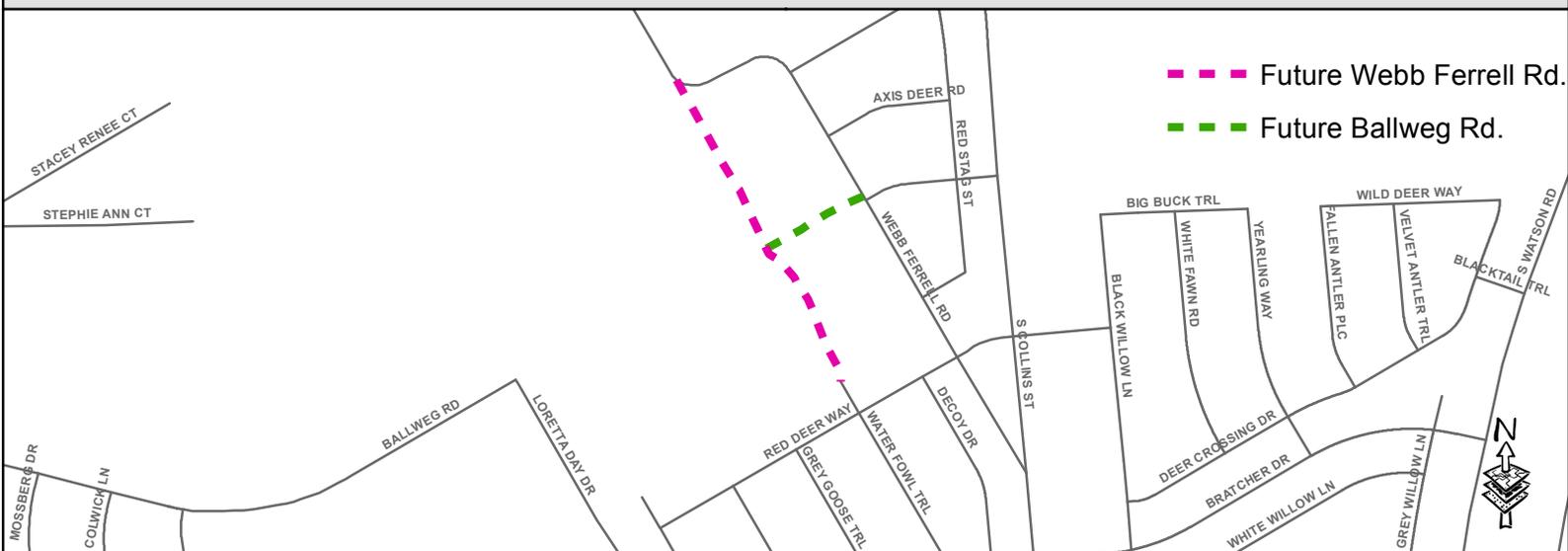
Webb Ferrell Road between Deer Hollow Drive and Red Deer Way (Realign and downgrade to a local street)



Ballweg Road between Loretta Day Drive and future Webb Ferrell Road (Realign and downgrade to a 2-lane minor collector)



Ballweg Road between future Webb Ferrell Road and North Webb Ferrell Road (Realign and downgrade to a local street)



Staff Report



Zoning Case PD16-12 (Take 5 Oil Change - 2417 Pleasant Ridge Road)

Planning and Zoning Meeting Date: 10-19-16

Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Zoning Case PD16-12, with a Development Plan.

PRIOR BOARD OR COUNCIL ACTION

On September 21, 2016, the Planning and Zoning Commission continued the case PD16-12 to October 19, 2016 by a vote of 7-0-0, per the applicant's request.

ANALYSIS

Request

The applicant requests to change the zoning on approximately 0.531 acres addressed at 2417 Pleasant Ridge Road, and generally located north of West Pleasant Ridge Road and east of South Bowen Road.

Current zoning: Community Commercial (CC)

Requested zoning: Planned Development (PD) for General Commercial (GC) uses limited to an Auto Service Center, with a Development Plan

Existing Site Conditions

The subject site was developed with a gas station and convenience store in 1989. The canopy and tanks were removed from the site in 2015, but the convenience store building still remains and has been unoccupied since that time. The site is currently zoned Community Commercial (CC). This application is to rezone the entire site to Planned Development for General Commercial (GC) to allow an auto service center use, which is not allowed in CC zoning.

Development Plan

The development plan proposes the demolition of the existing structure and redevelopment of the entire site. The proposal includes a 1,636-square-foot, three-bay service area specifically designed for minor repair of motor vehicles within enclosed service bays or stalls. These services may include but are not limited to services such as retail sale and dispensing of lubricating oils, tires, filters, and other limited repair and maintenance work.

The structure shall consist of two main exterior materials: brick veneer and EIFS. A tower element has been added to the corner of the structure incorporating a standing seam metal roof with a 12:10 slope.

The building is designed such that the customer is required to remain in the vehicle while their vehicle is being serviced and, therefore there is no waiting area incorporated into the design. The corporate concept is focused on convenience for the customer.

Per the UDC, Section 3.2.3.B.1 Auto Service Center, service bays shall not face a public street. With this PD, the applicant is proposing a deviation to this standard. The applicant is proposing the installation of a six-foot tall masonry wall along the West Pleasant Ridge street frontage, approximately 80 linear feet in length, in order to screen the bay doors from the public right-of-way. Landscaping will be provided along the exterior of the wall in the landscape setback area.

Landscaping and Screening

The applicant is proposing a landscape plan that complies with the requirements of the Unified Development Code (UDC). The following is a comparison of the current UDC standards to the applicant’s proposed landscape:

	Required per UDC	Proposed
Landscape Setback		
Setback Width	15 feet	15 feet
Trees in Setback	Eight 3” caliper trees	Eight 4” caliper trees
Plants in Setback	72 plants	15 ornamental grasses 104 shrubs 150 groundcover plants All focused on the Pleasant Ridge street frontage
Parking Lot Islands		
Trees in Islands	One 3” caliper tree per island	Four 4” caliper tree per island
Additional Landscaping		
Additional landscaping has been installed around the structure and in the island adjacent to the stacking area and around all the internal parking areas. The applicant is including a combination of boulders, Colorado River Rock, shrubs, ornamental grasses, and seasonal color to accent the project.		

The proposed eight-foot tall dumpster enclosure will be wrapped with brick veneer to provide compatibility with the primary structure. The applicant is also providing the required, four-foot tall evergreen living screen.

Parking

Based on the proposed use, two parking spaces are required (2 per 1000 gfa). The applicant is providing nine parking spaces. Each over-parked space requires three additional trees per the UDC. The applicant has complied with this requirement by installing three 4-inch caliper trees. Along with required vehicle parking, one bicycle rack is required.

A total of six cars can be stacked in the aisles leading up to the service bays; any additional cars may affect the circulation on the site and block a lane of Bowen Road.

Adjacent Land Uses

The property to the north of the subject site is zoned Community Commercial (CC) and is developed with a restaurant use. The property to the east has split zoning, Community Commercial (CC) and Neighborhood Commercial (NC), and is developed as a financial institution. The property to the south is zoned Community Commercial (CC) and is developed with a commercial use that includes gasoline sales. The property to the west is developed with a commercial use that includes gasoline sales, and is also located outside of Arlington city limits.

Comprehensive Plan Analysis

The proposed zoning change from CC to PD for auto service center represents a move away from the low-intensity neighborhood commercial uses that are envisioned for established residential areas in the Comprehensive Plan. The Comprehensive Plan contains goals to develop high-quality residential neighborhoods along with commercial development that

provides convenient neighborhood services to local residents. While immediately adjacent uses are zoned CC, the surrounding areas are primarily residential and a park and trail are located close to the site.

Although the Comprehensive Plan calls for neighborhood and community convenience uses at this location, the addition of the proposed auto service center contributes to the oversaturation of this use in this area. The zoning request is not reasonable considering the existing development patterns within the general vicinity.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

- i. Case Information
- ii. Itemized Allowable Uses
- iii. Location Map
- iv. Photos
- v. Development Plan (4 pages)

Under separate cover:

None

Available in the City Secretary's office:

None

CITY COUNCIL DATE

November 29, 2016

STAFF CONTACTS

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Jennifer.Pruitt@arlingtontx.gov

Kevin Charles
Senior Planner
Community Development and Planning
817-459-6515
Kevin.Charles@arlingtontx.gov

Case Information



Applicant: Richmond Group, represented by James M. Corkill, FAHA/AIA

Property Owner: Pleasant Ridge Road Property, LLC represented by Chan Lee

Sector Plan: West

Council District: 4

Allowable Uses: Auto service center

Development History: The subject site is currently platted and is commonly known as Lot 6A, Block 2 of the Pleasant Ridge Acres Addition.

No previous zoning cases have occurred in the general vicinity within the past five years.

Transportation: The proposed development has two points of access one from Pleasant Ridge and one from South Bowen Road.

Thoroughfare	Existing	Proposed
South Bowen Road	120-foot, 6-lane divided arterial	120-foot, 6-lane divided arterial
Pleasant Ridge	120-foot, 6-lane divided arterial	120-foot, 6-lane divided arterial

Traffic Impact: The proposed zoning change will increase the average daily trips by 396, with an addition of 30 trips during the a.m. peak hour and 37 trips during the p.m. peak hour. The additional trips will not significantly impact the adjacent roadway systems.

Water & Sewer: The site is currently served with water and sewer.

Drainage: The site is located in the Rush Creek drainage basin. The site has no portion within the FEMA floodplain. No significant drainage impacts are expected to result from development of this site as long as all relevant city ordinances are complied with.

Fire: Fire Station Number 9, located at 909 Wimbledon Drive, provides protection to this site. The estimated fire response time is less than five minutes, which is in keeping with recommended standards.

School District: Arlington Independent School District

The proposed request is located in the Arlington Independent School District and has no impact on the schools serving this site.

Notices Sent:

Case Information



Neighborhood
Associations:

ACTION North Arlington
Arlington Independent School District
Arlington Alliance for Responsible Government
Arlington Neighborhoods
East Arlington Review
Far South Arlington Neighborhood Assn
Forest Hills Home Owner's Association
Fort Worth Independent School District
HEB Independent School District
Kennedale Independent School District
Mansfield Independent School District
Northern Arlington Ambience
West Citizen Action Network (WeCan)
Wimbledon Addition Home Owner's Association
Southwest Arlington Property Owners (SWAPO)

Property Owners: 6
Letters of Support: 0
Letter of Opposition: 0

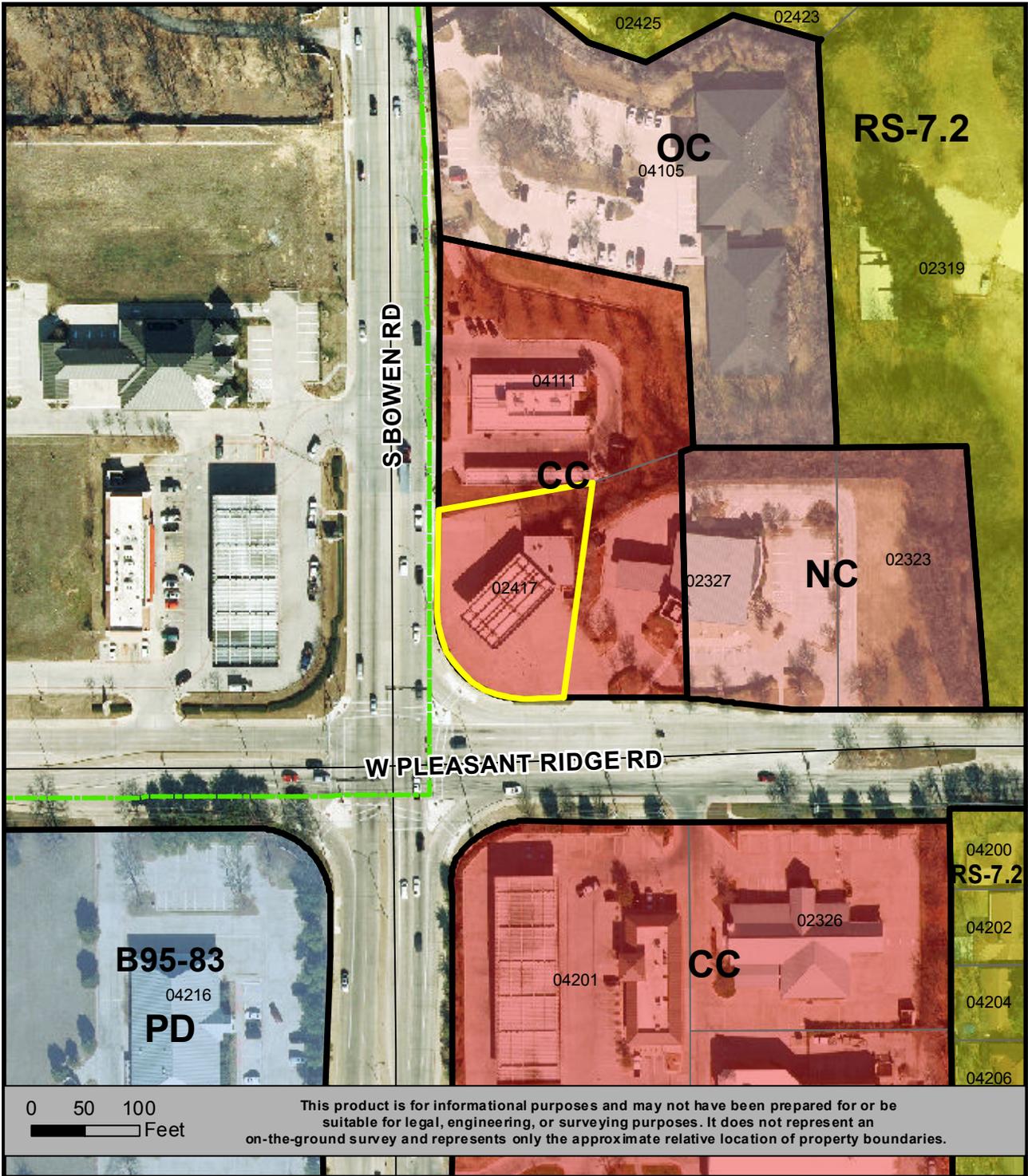
Itemized Allowable Uses



Allowable Uses:

**Planned Development (PD) for General Commercial (GC)
uses limited to Auto service center**

Permitted – Auto service center



LOCATION MAP
PD16-12

PD FOR GC USES LIMITED TO AN AUTO SERVICE CENTER WITH DEVELOPMENT PLAN



PD16-12

North of West Pleasant Ridge Road and east of South Bowen Road



View of subject site. View northeast.



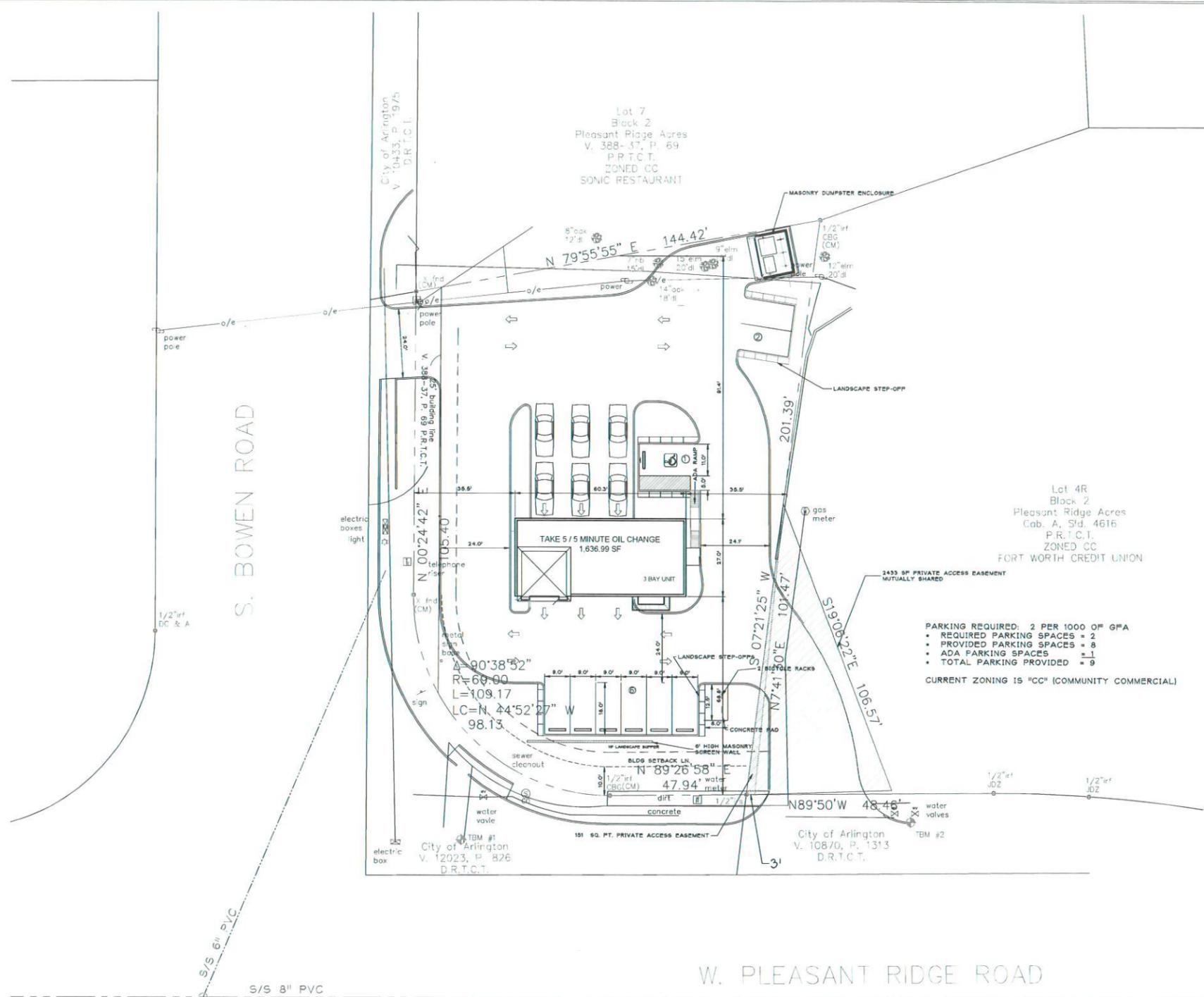
View of adjacent commercial use located north of the subject site. View north.



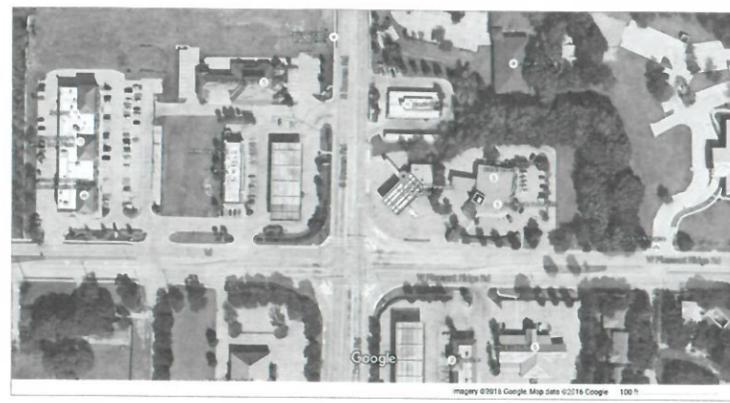
View of adjacent commercial use located north of the subject site. View south.



View of adjacent commercial use located east of the subject site. View east.



1 ARCHITECTURAL SITE PLAN
 SP-101 SCALE: 1" = 20'



2 VICINITY MAP
 SP-101 SCALE: N.T.S.

PROPOSED LAND USE: AUTOMOBILE SERVICE CENTER
 SQUARE FOOTAGE: BUILDING = 1,659.04 SF
 LAND = 23,144.73 SF
 ACREAGE: LAND = .531 AC
 SHARES PRIVATE ACCESS EASEMENT: LAND = 2,584 SF
 ACREAGE: LAND = .06 AC
 DENSITY OF PROPOSED LAND USE: .077
 GROSS AREA OF:
 STREETS= NONE
 SIDEWALKS= 409.92 SF
 OTHER PAVED SURFACES= 19,592.6 SF
 GROSS AREA OF OPEN SPACE= 20,002.52 SF
 PERCENTAGE OF TOTAL PROPERTY= 86%

- PARKING REQUIRED: 2 PER 1000 OF GFA
 - REQUIRED PARKING SPACES = 2
 - PROVIDED PARKING SPACES = 9
 - ADA PARKING SPACES = 1
 - TOTAL PARKING PROVIDED = 9
- CURRENT ZONING IS "CC" (COMMUNITY COMMERCIAL)

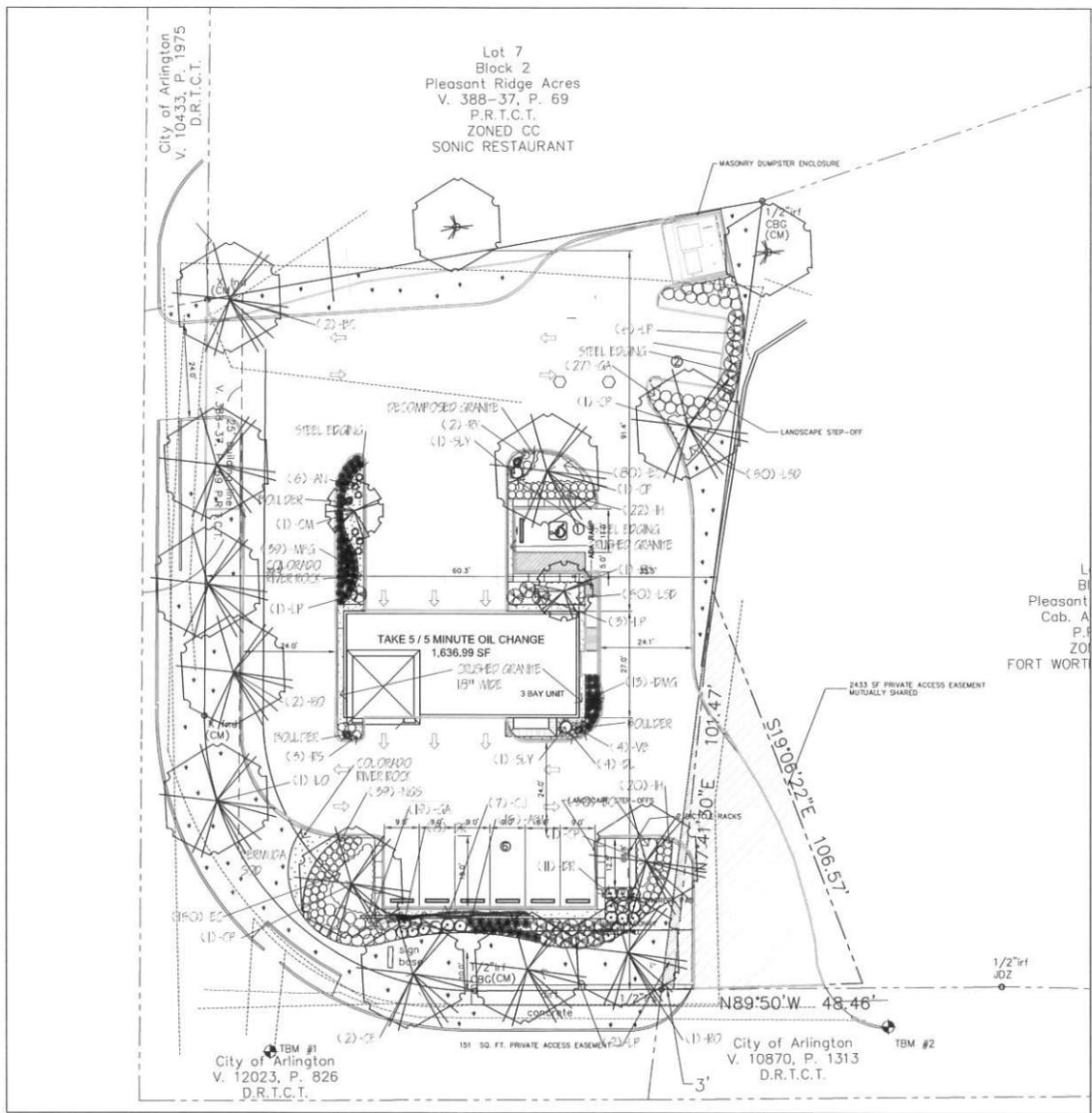
TAKE 5 / 5 MINUTE OIL CHANGE
 2417 W. PLEASANT RIDGE
 ARLINGTON, TX 76015

TAKE 5 / 5 MINUTE OIL CHANGE
 2450 SEVERN AVE. SUITE 308
 METAIRIE, LA 70001

RICHMOND GROUP
 ARCHITECTURE & PLANNING
 12200 STEMMONS FREEMAN, STE. 317, DALLAS, TEXAS 75234
 PHONE: 972-484-5977 - FAX: 972-484-8641 - R00RG-ARCH.COM

All drawings and written material herein constitute the original and unpublished work of the Architect, and the same may not be duplicated, used or disclosed without the written consent of the Architect.

REVISION
PROJECT NUMBER
2507
DATE
XX.XX.XX
SHEET
ARCHITECTURAL SITE PLAN
SP-105
DWG. FILE
PLOT SCALE

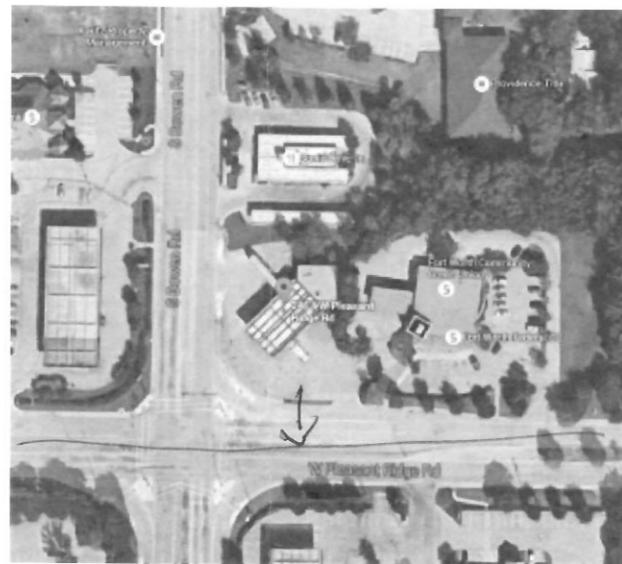


01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"



PLANT MATERIAL LIST

KEY	QUANTITY	TREES DESCRIPTION	SIZE
BC	2	TAXODIUM DISTICHUM BALD CYPRESS	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
CE	3	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
CP	3	PISTACHIA CHINENSE CHINESE PISTACHIO	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
LO	1	QUERCUS VIRGINIANA LIVE OAK	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
RO	3	QUERCUS SHUMARDII RED OAK	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
KEY	QUANTITY	ORNAMENTAL TREES DESCRIPTION	SIZE
CM	1	LAGERSTROEMIA INDICA 'RED' CRAPE MYRTLE	20 GAL., 6'-8" HT., MIN. 3 CANES
RB	1	CERCIS CANADENSIS VAR. TEXENSIS TEXAS REDBUD	30 GAL., 6'-7" HT., 3' SPREAD
KEY	QUANTITY	SHRUBS DESCRIPTION	SIZE
CI	7	GELSEMIUM SEMPERVIRENS CAROLINA JESSAMINE	5 GAL., MIN. 15" HT., SPACING A.S.
LP	19	LOROPETALUM CHINENSE CHINESE FRINGEFLOWER 'PURPLE DIAMOND'	5 GAL., MIN. 15" HT., 24" O.C.
DR	19	ROSA 'MEISWETDOM' DRIFT ROSE 'SWEET DRIFT'	5 GAL., MIN. 15" HT., 24" O.C.
GA	46	ABELIA GRANDIFLORA GLOSSY ABELIA	5 GAL., MIN. 15" HT., 36" O.C.
IH	42	RAPHIOLEPSIS INDICA 'PINK LADY' INDIAN HAWTHORN	5 GAL., MIN. 15" HT., 30" O.C.
AN	6	YUCCA FILAMENTOSA 'COLOR GUARD' ADAM'S NEEDLE	3 GAL., 12" HT., SPACING A.S.
NGS	39	NANDINA DOMESTICA 'GULF STREAM' NANDINA 'GULF STREAM'	5 GAL., MIN. 15" HT., 24" O.C.
RS	3	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	5 GAL., MIN. 15" HT., 18" O.C.
RY	2	HESPERALOE PARVIFOLIA RED YUCCA	5 GAL., MIN. 15" HT., SPACING A.S.
SLY	2	YUCCA RECURVIFOLIA SOFT LEAF YUCCA	5 GAL., MIN. 15" HT.
KEY	QUANTITY	GROUND COVER DESCRIPTION	SIZE
EC	280	EUONYMUS FORTUNEI 'COLORATUS' PURPLE WINTERCREEPER	4" POT, FULL PLANT 10" O.C.
LSD	100	LIRIOPE SPICATA 'SILVER DRAGON' LIRIOPE SILVER DRAGON	4" POT, FULL PLANT 10" O.C.
KEY	QUANTITY	BLOOMING COLOR DESCRIPTION	SIZE
DL	4	HEMEROCALLIS 'STELLA D'ORA' DAYLILY	1 GAL., FULL PLANT 16" O.C.
VB	4	VERBENA X. HYBRIDA VERBENA 'HOMESTEAD PURPLE'	1 GAL., FULL PLANT SPACING A.S.
KEY	QUANTITY	ORNAMENTAL GRASSES DESCRIPTION	SIZE
ABM	15	MUHLENBERGIA CAPILLARIS 'REGAL MIST' AUTUMN BLUSH MUHLY	1 GAL., FULL PLANT 16" O.C.
DMG	13	MISCANTHUS SINENSIS 'GRACILLIMUS' DF. MAIDEN GRASS	1 GAL., FULL PLANT 16" O.C.
MFG	39	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	1 GAL., FULL PLANT 16" O.C.



LOCATOR MAP
NOT TO SCALE

CITY OF ARLINGTON
LANDSCAPE REQUIREMENTS

- STREET LANDSCAPING:
- 15' BUFFER REQUIRED & PROVIDED
 - SOUTH BOWEN ROAD - 1 TREE PER 35 L.F. @ 163 L.F.
REQUIRED = 5 TREES PROVIDED = 5 TREES
 - 15' BUFFER REQUIRED & PROVIDED
 - PLEASANT RIDGE ROAD - 1 TREE PER 35 L.F. @ 96 L.F.
REQUIRED = 3 TREES PROVIDED = 3 TREES
- PARKING LOT SCREENING = SHRUBS PROVIDED FOR HEADLIGHT SCREEN
- INTERIOR PARKING LOT LANDSCAPING
- 1 PARKING ISLAND AT LEAST 162 SF. PER 20 SPACES @ 9 SPACES
REQUIRED = 162 SF. PROVIDED = XX SF.
 - 1 TREE PER REQUIRED PARKING ISLANDS @ 4 ISLANDS
REQUIRED = 4 TREES PROVIDED = 4 TREES
- BIKE RACKS
- 2% OF REQUIRED PARKING TOTAL @ 9 SPACES = 1 BIKE PARKING SPACE
REQUIRED = 1 BIKE SPACE PROVIDED = 2 BIKE SPACES
- AUTOMATIC SPRINKLER SYSTEM PROVIDED
- EXISTING TREES ON PROPERTY

TAKE 5 / 5 MINUTE OIL CHANGE
2417 W. PLEASANT RIDGE
ARLINGTON, TX 76015

TAKE 5 / 5 MINUTE OIL CHANGE
2450 SEVERN AVE., SUITE 308
METAIRIE, LA 70001

RICHMOND GROUP
ARCHITECTURE & PLANNING
12200 STEMMONS FREEWAY, STE. 317, DALLAS, TEXAS 75234
PHONE: 972.484.5977 - FAX: 972.484.8641 - RG@RG-ARCH.COM

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REVISION
PROJECT NUMBER 2507
DATE 06.28.16
SHEET L1.02
DWG. FILE
PLOT SCALE



JCL
J. CAMILLE LA FOY
LANDSCAPE ARCHITECTURE CONSULTING
1510 NORTH GREENLEAF AVENUE, #204
ALLEN, TEXAS 75015
214.482.4828



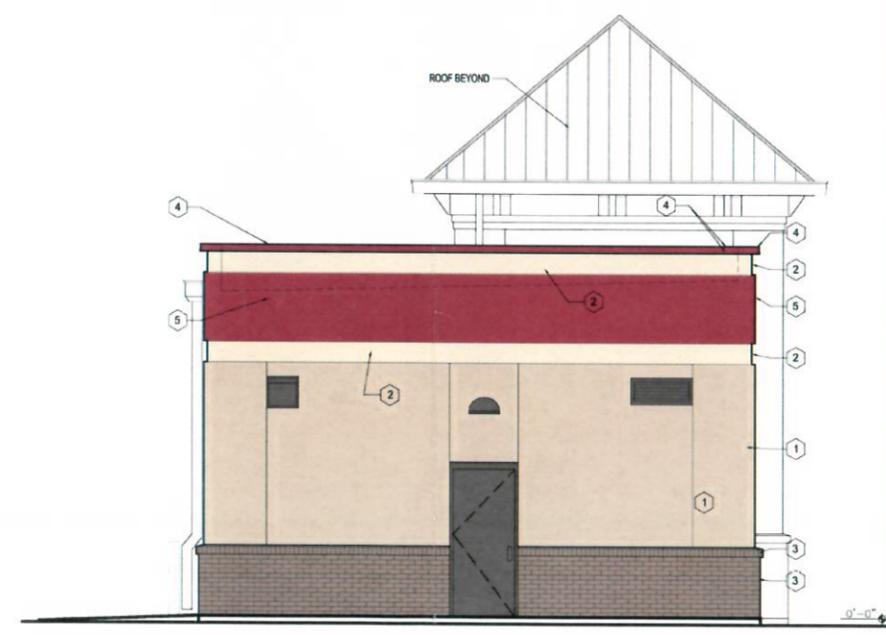
1 WEST ELEVATION
A-200 1/4"=1'-0"



3 SOUTH ELEVATION
A-200 1/4"=1'-0"



2 EAST ELEVATION
A-200 1/4"=1'-0"



4 NORTH ELEVATION
A-200 1/4"=1'-0"

EXTERIOR FINISH SCHEDULE				
NO.	AREA	TYPE	COATS	COLOR
1	EIFS MAIN COLOR	-	-	COLOR SELECTED BY ARCHITECT MATCH GLIDDEN COLOR #A0734, GOLDEN NEEDLES
2	EIFS ACCENT BAND	-	-	COLOR SELECTED BY ARCHITECT MATCH GLIDDEN COLOR #A0815, COUNTRY CREAM
3	BRICK	-	-	COLOR SELECTED BY ARCHITECT HENRY BRICK CO. MFG. "OLE CAHABA"
4	COPING / CORNICE	-	-	COLOR SELECTED BY ARCHITECT MATCH GLIDDEN COLOR #A0290, FLAMING SWORD
5	EIFS SECONDARY COLOR	-	-	COLOR SELECTED BY ARCHITECT MATCH GLIDDEN COLOR #A0290, FLAMING SWORD

TAKE 5 / 5 MINUTE OIL CHANGE
1440 BATTLEFIELD BLVD NORTH
CHESAPEAKE VA 23320
FOR: TAKE 5 OIL CHANGE
METAIRIE LA

12,112 KENILWORTH AVENUE
CHARLOTTE, NORTH CAROLINA 28204
PHONE: 704.370.6000 FAX: 704.370.6006
www.childrey-robinson.com

CHILDREY ROBINSON ASSOCIATES
ARCHITECTURE

7-15-2014

ELEVATIONS

A-200

Z:\0000 PROJECT DRAWING FILES\1 - V PROJECT\TAKE 5 CHESAPEAKE VA CAD FILES\BASE 040214.DWG



2 EAST ELEVATION
SCALE 3/8"=1'-0"

TAKE 5 / 5 MINUTE OIL CHANGE



5801 OFFICE PARK
ARLINGTON, TX 76016

TAKE 5 / 5 MINUTE
OIL CHANGE
2450 SEVERN AVE. SUITE 308
METAIRIE, LA 70001

RICHMOND GROUP
ARCHITECTURE & PLANNING
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REVISION	DATE	PURPOSE
△		
△		

PROJECT NUMBER

2508

DATE

XX.XX.XX

SHEET

RENDERED
ELEVATIONS
A-200

DWG. FILE PLOT SCALE

Staff Report



Zoning Case PD16-13 (Take 5 Oil Change - 5801 Office Park Drive)

Planning and Zoning Meeting Date: 10-19-16

Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Zoning Case PD16-13, with a Development Plan.

PRIOR BOARD OR COUNCIL ACTION

On September 21, 2016, the Planning and Zoning Commission continued the case PD16-13 to October 19, 2016 by a vote of 7-0-0, per the applicant's request.

ANALYSIS

Request

The applicant requests to change the zoning on approximately 0.49 acres addressed at 5801 Office Park Drive, and generally located north of West Interstate Highway 20 and west of West Green Oaks Boulevard.

Current zoning: Community Commercial (CC)

Requested zoning: Planned Development (PD) for General Commercial (GC) uses limited to an Auto Service Center, with a Development Plan

Existing Site Conditions

The subject site was developed with a restaurant, which has been vacant since 2015. The site is currently zoned Community Commercial (CC). This application is to rezone the entire site to Planned Development for General Commercial (GC) to allow an auto service center use, which is not allowed in CC zoning.

Development Plan

The development plan proposes the demolition of the existing structure and redevelopment of the entire site. The proposal includes a 1,629.04-square-foot, three-bay service area specifically designed for minor repair of motor vehicles within enclosed service bays or stalls. These services may include but are not limited to services such as retail sale and dispensing of lubricating oils, tires, filters, and other limited repair and maintenance work.

The structure shall consist of two main exterior materials: brick veneer and EIFS. A tower element has been added to the corner of the structure incorporating a standing seam metal roof with a 12:10 slope.

The building is designed such that the customer is required to remain in the vehicle while their vehicle is being serviced and, therefore there is no waiting area incorporated into the design. The corporate concept is focused on convenience for the customer.

Per the UDC, section 3.2.3.B.1 Auto Service Center, service bays shall not face a public street. With this PD, the applicant is proposing a deviation to this standard. The applicant is proposing the installation of a six-foot tall masonry wall along the Little Road street frontage in order to screen the bay doors from the public right-of-way. Landscaping will be provided along the exterior of the wall in the landscape setback area.

Landscaping and Screening

The applicant is proposing a landscape plan that complies with the requirements of the Unified Development Code (UDC). The following is a comparison of the current UDC standards to the applicant’s proposed landscape:

	Required per UDC	Proposed
Landscape Setback		
Setback Width	15 feet	15 feet
Trees in Setback	Eight 3” caliper trees	Eight 4” caliper trees
Plants in Setback	84 plants	73 ornamental grasses 64 shrubs 10 seasonal color plants
Parking Lot Islands		
Trees in Islands	One 3” caliper tree per island	Four 4” caliper tree per island
Additional Landscaping		
Additional landscaping has been installed around the structure and in the island adjacent to the stacking area and around all the internal parking areas. The applicant is including a combination of decomposed granite, shrubs, ornamental grasses, and seasonal color to accent the project.		

The proposed eight-foot tall dumpster enclosure will be wrapped with brick veneer to provide compatibility with the primary structure. The applicant is also providing the required four-foot tall evergreen living screen.

Parking

Based on the proposed use, two parking spaces are required (2 per 1000 gfa). The applicant is providing eight parking spaces. Each over-parked space requires three additional trees per the UDC. The applicant has complied with this requirement by installing three 4-inch caliper trees. Along with required vehicle parking, one bicycle rack is required.

A total of seven cars can be stacked in the aisles leading up to the service bays. Staff has concerns in reference to this location due to the unique location, configuration of this lot, number of drive approaches, and drive approach distance from the adjacent intersection.

Adjacent Land Uses

The properties to the north, south, and west of the subject site are zoned Community Commercial (CC) and are developed with a restaurant use to the west, a strip shopping center to the north, and across Office Park Drive to the south. The property to the east across Little Road is zoned as a PD for an Auto Service Center (Firestone).

Comprehensive Plan Analysis

The proposed zoning change from CC to PD for auto service center represents a move away from the low-intensity neighborhood commercial uses that are envisioned for established residential areas in the Comprehensive Plan. The Comprehensive Plan contains goals to develop high-quality residential neighborhoods along with commercial development that provides convenient neighborhood services to local residents. While immediately adjacent uses are zoned CC, the surrounding areas are primarily residential and a park and trail are located close to the site.

Although the Comprehensive Plan calls for neighborhood and community convenience uses at this location, the addition of the proposed auto service center contributes to the oversaturation of this use in this area. The zoning request is not reasonable considering the existing development patterns within the general vicinity.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

- i. Case Information
- ii. Itemized Allowable Uses
- iii. Location Map
- iv. Photos
- v. Development Plan (4 pages)

Under separate cover:

None

Available in the City Secretary's office:

None

CITY COUNCIL DATE

November 29, 2016

STAFF CONTACTS

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Jennifer.Pruitt@arlingtontx.gov

Kevin Charles
Senior Planner
Community Development and Planning
817-459-6515
Kevin.Charles@arlingtontx.gov

Case Information



Applicant: Richmond Group, represented by James M. Corkill, FAHA/AIA

Property Owner: Milner Ltd. Partnership represented by John Milner

Sector Plan: West

Council District: 4

Allowable Uses: Auto service center

Development History: The subject site is currently platted and is commonly known as Lot 23B of the A.C. Richey Addition.

No previous zoning cases have occurred in the general vicinity within the past five years.

Transportation: The proposed development has one point of access from Little Road and two points of access from Office Park Drive.

Thoroughfare	Existing	Proposed
Little Road	120-foot one-way lanes undivided major arterial	120-foot one-way lanes undivided major arterial
Office Park Drive	50-foot ROW 2 lanes undivided local street	50-foot ROW 2 lanes undivided local street

Traffic Impact: The proposed zoning change will increase the average daily trips by 396, with an addition of 30 trips during the a.m. peak hour and 37 trips during the p.m. peak hour. The additional trips will not significantly impact the adjacent roadway systems.

Water & Sewer: The site is currently served with water and sewer.

Drainage: The site is located in the Rush Creek drainage basin. The site has no portion within the FEMA floodplain. No significant drainage impacts are expected to result from development of this site as long as all relevant city ordinances are complied with.

Fire: Fire Station Number 7, located at 4000 Little Road, provides protection to this site. The estimated fire response time is less than five minutes, which is in keeping with recommended standards.

School District: Arlington Independent School District

Case Information



The proposed request is located in the Arlington Independent School District and has no impact on the schools serving this site.

Notices Sent:

Neighborhood
Associations:

ACTION North Arlington
Arlington Independent School District
Arlington Alliance for Responsible Government
Arlington Neighborhoods
East Arlington Review
Far South Arlington Neighborhood Assn
Forest Hills Home Owner's Association
Fort Worth Independent School District
HEB Independent School District
Kennedale Independent School District
Mansfield Independent School District
Northern Arlington Ambience
West Citizen Action Network (WeCan)
Shorewood Estates
Hidden Oaks Addition
Overland Stage Neighborhood Association
Willow Bend/Thousand Oaks Additions
Southwest Arlington Property Owners (SWAPO)

Property Owners: 13
Letters of Support: 0
Letter of Opposition: 0

Itemized Allowable Uses



Allowable Uses:

**Planned Development (PD) for General Commercial (GC)
uses limited to Auto service center**

Permitted – Auto service center



LOCATION MAP
PD16-13

PD FOR GC USES LIMITED TO AN AUTO SERVICE CENTER WITH DEVELOPMENT PLAN



PD16-13

North of West Interstate Highway 20 and west of West Green Oaks Boulevard



View of subject site. View north.



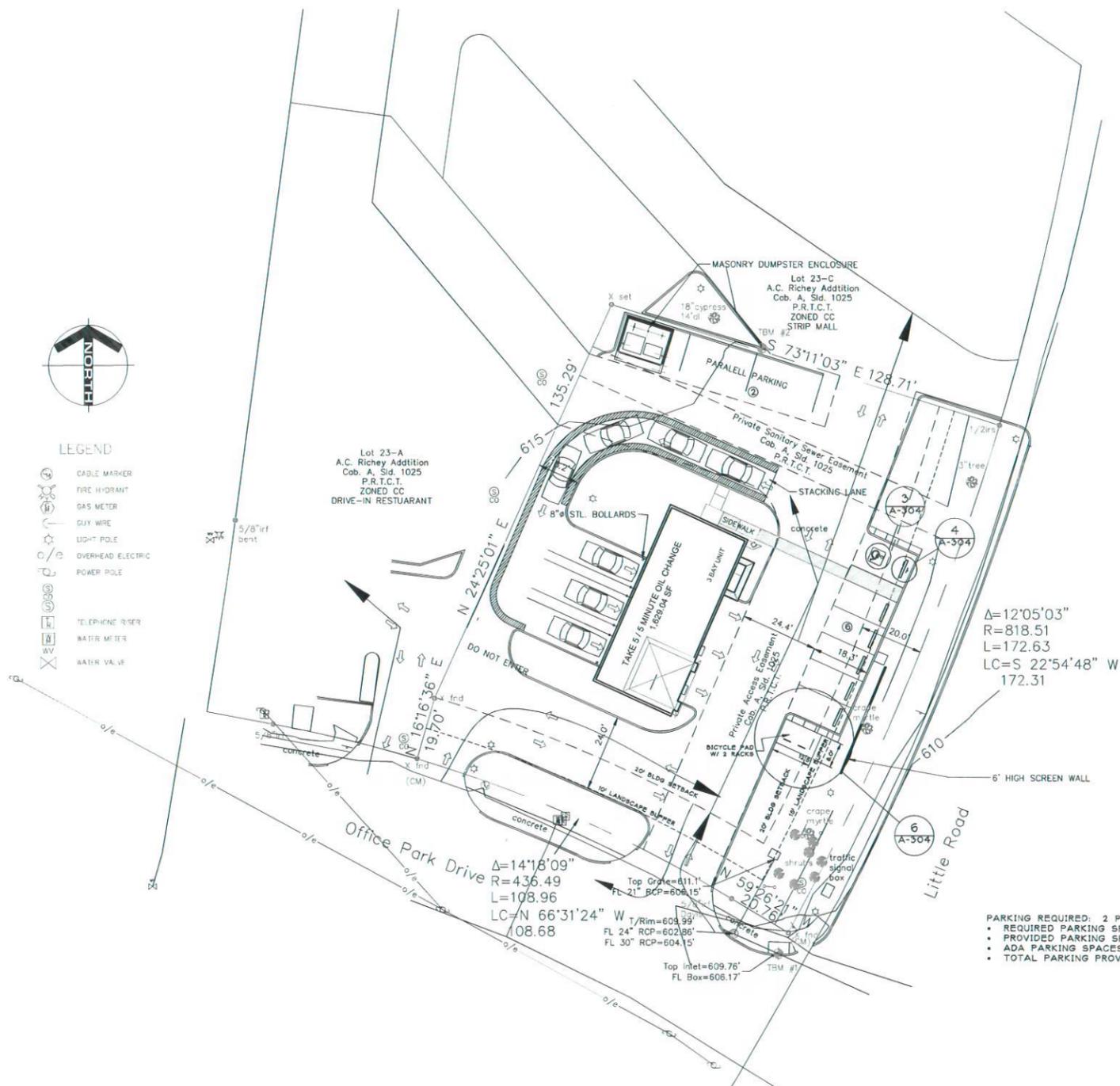
View of adjacent commercial use located east of the subject site. View east.



View of adjacent commercial use located south of the subject site. View south.

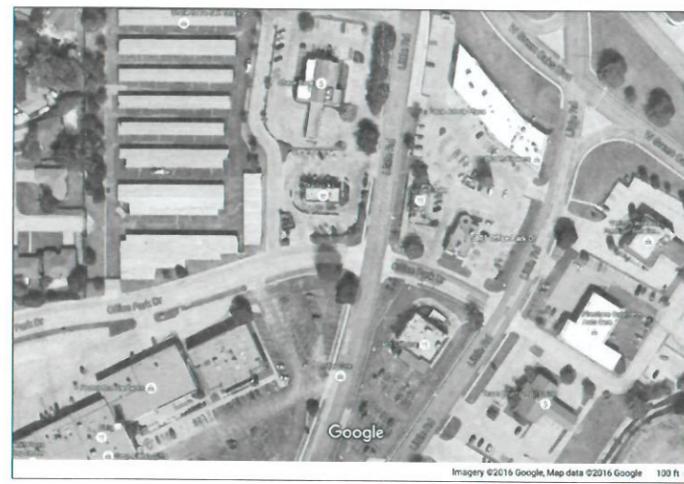


View of adjacent commercial use located west of the subject site. View west.



- LEGEND**
- CABLE MARKER
 - FIRE HYDRANT
 - GAS METER
 - GUY WIRE
 - LIGHT POLE
 - OVERHEAD ELECTRIC
 - POWER POLE
 - TELEPHONE RISER
 - WATER METER
 - WATER VALVE

1 ARCHITECTURAL SITE PLAN ALTERNATE #6
 A-101 SCALE: 1"=20'



2 VICINITY MAP
 SP-101 SCALE: N.T.S.

PROPOSED LAND USE: AUTOMOBILE SERVICE CENTER
 SQUARE FOOTAGE: BUILDING = 1,659.04 SF
 LAND = 21,358.98 SF
 ACREAGE: LAND = .49 AC
 DENSITY OF PROPOSED LAND USE: .077
 GROSS AREA OF
 STREETS= NONE
 SIDEWALKS= 245.3 SF
 OTHER PAVED SURFACES= 16,597.82 SF
 GROSS AREA OF OPEN SPACE= 16,843.12 SF
 PERCENTAGE OF TOTAL PROPERTY= 78%

PARKING REQUIRED: 2 PER 1000 OF GFA
 • REQUIRED PARKING SPACES = 2
 • PROVIDED PARKING SPACES = 7
 • ADA PARKING SPACES = 1
 • TOTAL PARKING PROVIDED = 8

TAKE 5 / 5 MINUTE OIL CHANGE
 OIL CHANGE
 2450 SEVERN AVE. SUITE 308
 METAIRIE, LA 70001



5801 OFFICE PARK
 ARLINGTON, TX 76016

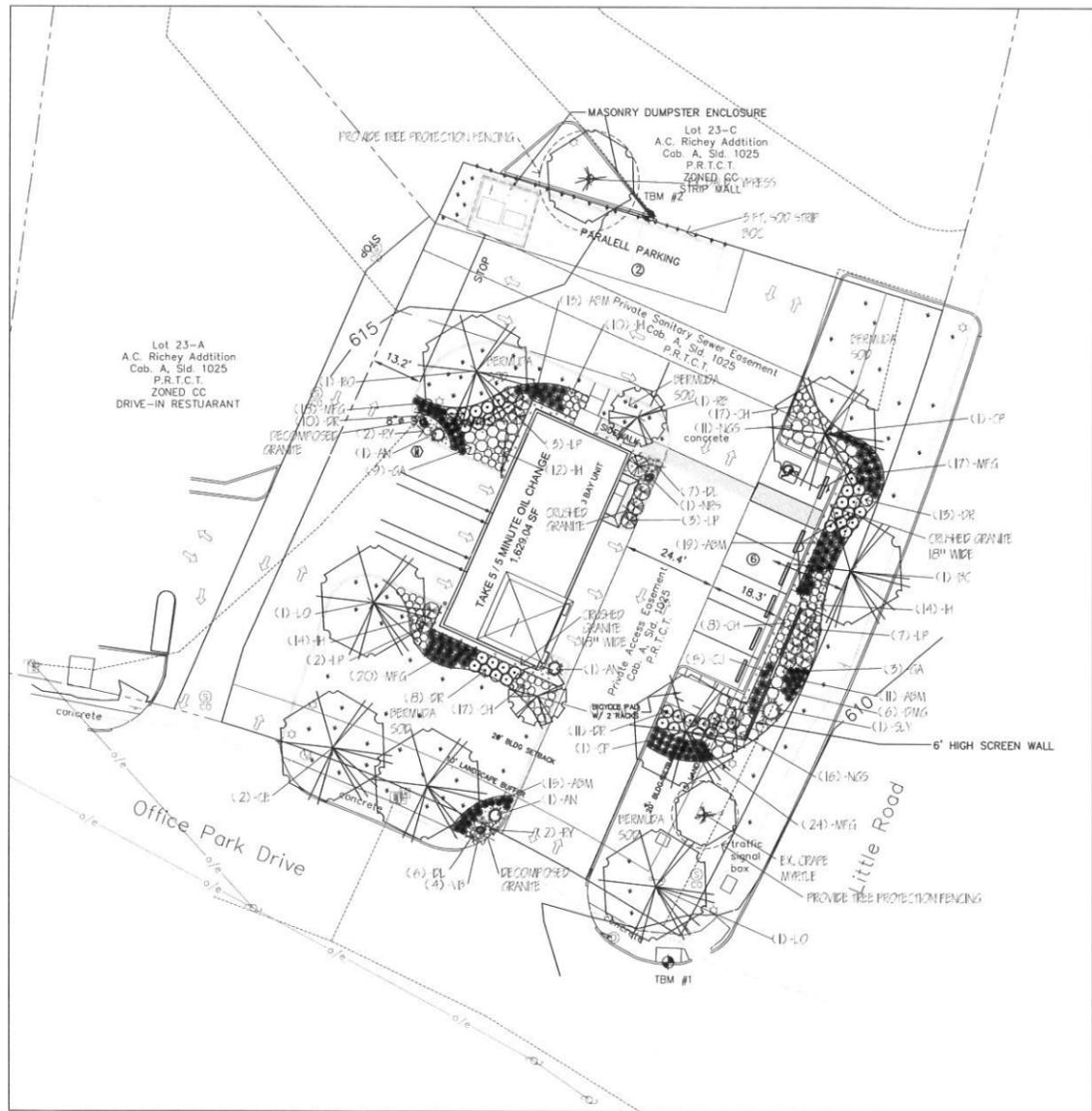
RICHMOND GROUP
 ARCHITECTURE & PLANNING
 12200 STEWARTS FREEMAN, STE. 317, DALLAS, TEXAS 75234
 PHONE: 972-484-5977 - FAX: 972-484-8641 - RGRG-ARCH.COM

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REVISION	
	DATE
	PURPOSE
	DATE
	PURPOSE

PROJECT NUMBER	2508
DATE	XX.XX.XX
SHEET	ARCHITECTURAL SITE PLAN

SP-106
 DWG. FILE PLOT SCALE



01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

PLANT MATERIAL LIST

KEY	QUANTITY	TREES DESCRIPTION	SIZE
BC	1	TAXODIUM DISTICHUM BALD CYPRESS	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
CE	2	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
CP	2	PISTACHIA CHINENSE CHINESE PISTACHIO	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
LO	2	QUERCUS VIRGINIANA LIVE OAK	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
RO	1	QUERCUS SHUMARDII RED OAK	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
KEY	QUANTITY	ORNAMENTAL TREES DESCRIPTION	SIZE
CM	1	LAGERSTROEMIA INDICA 'TUSCARORA' CRAPE MYRTLE	30 GAL., 6'-7 HT., 4" SPD., MIN. 4 CANES
RB	1	CERCIS CANADENSIS VAR. TEXENSIS TEXAS REDBUD	30 GAL., 6'-7 HT., 3" SPREAD
KEY	QUANTITY	SHRUBS DESCRIPTION	SIZE
CJ	5	GELSEMIUM SEMPERVIRENS CAROLINA JESSAMINE	5 GAL., MIN. 15" HT., SPACING A.S.
LP	15	LOROPETALUM CHINENSE CHINESE FRINGEFLOWER 'PURPLE DIAMOND'	5 GAL., MIN. 15" HT., 24" O.C.
DR	42	ROSA 'MEISWETDOM' DRIFT ROSE 'SWEET DRIFT'	5 GAL., MIN. 15" HT., 24" O.C.
GA	12	ABELIA GRANDIFLORA GLOSSY ABELIA	5 GAL., MIN. 15" HT., 36" O.C.
IH	50	RAPHIOLEPSIS INDICA 'PINK LADY' INDIAN HAWTHORN	5 GAL., MIN. 15" HT., 30" O.C.
AN	3	YUCCA FILAMENTOSA 'COLOR GUARD' ADAM'S NEEDLE	3 GAL., 12" HT., SPACING A.S.
NGS	27	NANDINA DOMESTICA 'GULF STREAM' NANDINA 'GULF STREAM'	5 GAL., MIN. 15" HT., 24" O.C.
CH	42	ILEX CORNUTA 'CARISSA' CARISSA HOLLY	5 GAL., MIN. 15" HT., 18" O.C.
NRS	1	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY	30 GAL., MIN. 5' HT., 3" SPREAD
RY	4	HESPERALOE PARVIFOLIA RED YUCCA	5 GAL., MIN. 15" HT., SPACING A.S.
SLY	1	YUCCA RECURVIFOLIA SOFT LEAF YUCCA	5 GAL., MIN. 15" HT.
KEY	QUANTITY	BLOOMING COLOR DESCRIPTION	SIZE
DL	13	HEMEROCALLIS 'STELLA D'ORA' DAYLILY	1 GAL., FULL PLANT 16" O.C.
VB	4	VERBENA X. HYBRIDA VERBENA 'HOMESTEAD PURPLE'	1 GAL., FULL PLANT SPACING A.S.
KEY	QUANTITY	ORNAMENTAL GRASSES DESCRIPTION	SIZE
ABM	58	MUHLENBERGIA CAPILLARIS 'REGAL MIST' AUTUMN BLUSH MUHLY	1 GAL., FULL PLANT 16" O.C.
DMG	6	MISCANTHUS SINENSIS 'GRACILLIMUS' DF. MAIDEN GRASS	1 GAL., FULL PLANT 16" O.C.
MFG	79	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	1 GAL., FULL PLANT 16" O.C.



LOCATOR MAP
NOT TO SCALE

CITY OF ARLINGTON
LANDSCAPE REQUIREMENTS

STREET LANDSCAPING:
 15' BUFFER REQUIRED & PROVIDED
 LITTLE ROAD - 1 TREE PER 35 L.F. @ 172 L.F.
 REQUIRED = 5 TREES PROVIDED = 5 TREES
 10' BUFFER REQUIRED & PROVIDED
 OFFICE PARK DRIVE - 1 TREE PER 35 L.F. @ 103 L.F.
 REQUIRED = 3 TREES PROVIDED = 3 TREES

PARKING LOT SCREENING = SHRUBS PROVIDED FOR HEADLIGHT SCREEN

INTERIOR PARKING LOT LANDSCAPING
 1 PARKING ISLAND AT LEAST 162 SF. PER 20 SPACES @ 8 SPACES
 REQUIRED = 162 SF. PROVIDED = 970 SF.
 1 TREE PER REQUIRED PARKING ISLANDS @ 2 ISLANDS
 REQUIRED = 2 TREES PROVIDED = 2 TREES

BIKE RACKS
 5% OF REQUIRED PARKING TOTAL @ 11 SPACES = 1 BIKE PARKING SPACE
 REQUIRED = 1 BIKE SPACE PROVIDED = 2 BIKE SPACES

AUTOMATIC SPRINKLER SYSTEM PROVIDED
 EXISTING TREES ON PROPERTY

TAKE 5 / 5 MINUTE OIL CHANGE

 5801 OFFICE PARK
 ARLINGTON, TX 76016

TAKE 5 / 5 MINUTE OIL CHANGE
 2450 SEVERN AVE. SUITE 308
 METAIRIE, LA 70001

RICHMOND GROUP
 ARCHITECTURE & PLANNING
 12200 STEMMONS FREEWAY, STE. 317, DALLAS, TEXAS 75234
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REVISION	
△	DATE
△	PURPOSE
△	DATE
△	PURPOSE

PROJECT NUMBER
2508
DATE
07.15.16
SHEET

L1.02

DWG. FILE PLOT SCALE



JCL
 J. CAMILLE LA FOY
 LANDSCAPE ARCHITECTURE CONSULTING
 1010 NORTH WYOMING ST. SUITE 400
 ALLEN, TEXAS 75012
 214-484-4828



2 EAST ELEVATION
SCALE 3/8"=1'-0"

TAKE 5 / 5 MINUTE OIL CHANGE



5801 OFFICE PARK
ARLINGTON, TX 76016

TAKE 5 / 5 MINUTE
OIL CHANGE

2450 SEVERN AVE. SUITE 308
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REVISION
△ DATE PURPOSE
△ DATE PURPOSE

PROJECT NUMBER

2508

DATE

XX.XX.XX

SHEET

RENDERED
ELEVATIONS
A-200

DWG. FILE PLOT SCALE

Staff Report



Zoning Case PD16-14 (Take 5 Oil Change - 4500 Matlock)

Planning and Zoning Meeting Date: 10-19-16

Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Zoning Case PD16-14, with a Development Plan.

PRIOR BOARD OR COUNCIL ACTION

On September 21, 2016, the Planning and Zoning Commission continued the case PD16-14 to October 19, 2016 by a vote of 7-0-0, per the applicant's request.

ANALYSIS

Request

The applicant requests to change the zoning on approximately 0.819 acres addressed at 4500 Matlock Road, and generally located south of East Stephens Street and west of Matlock Road.

Current zoning: Planned Development (PD) for a Convenience Store with Gasoline Sales and Car Wash

Requested zoning: Planned Development (PD) for General Commercial (GC) uses limited to an Auto Service Center, with a Development Plan

Existing Site Conditions

The subject site was developed with a gas station and convenience store in 1990. The canopy, tanks, and convenience store building still remain and have been unoccupied since approximately 2009. The site is currently zoned Planned Development (PD) for a Convenience Store with Gasoline Sales and Car Wash. This application is to rezone the entire site to Planned Development for General Commercial (GC) to allow an auto service center use, which was not identified as an allowed use in the previous PD.

Development Plan

The development plan proposes the demolition of the existing structure and redevelopment of the entire site. The proposal includes a 1,637-square-foot, three-bay service area specifically designed for minor repair of motor vehicles within enclosed service bays or stalls. These services may include but are not limited to services such as retail sale and dispensing of lubricating oils, tires, filters, and other limited repair and maintenance work.

The structure shall consist of two primary exterior materials: brick veneer and EIFS. A tower element has been added to the corner of the structure incorporating a standing seam metal roof with a 12:10 slope.

The building is designed such that the customer is required to remain in the vehicle while their vehicle is being serviced and, therefore there is no waiting area incorporated into the design. The corporate concept is focused on convenience for the customer.

Per the UDC, section 3.2.3.B.1 Auto Service Center, service bays shall not face a public street. With this PD, the applicant is proposing a deviation to this standard. The applicant is proposing the installation of a six-foot tall masonry wall along the Stephens Street frontage in order to screen the bay doors from the public right-of-way.

Since the last P&Z meeting on this case, the applicant has revised the plan in order to orient the building such that service bays now front East Stephens Street. This configuration will now allow for the applicant to stack up to nine vehicles, three in the service bays and six in the stacking lanes, without interfering with the circulation on the site.

Landscaping and Screening

The applicant is proposing a landscape plan that complies with the requirements of the Unified Development Code (UDC).

The following is a comparison of the current UDC standards to the applicant’s proposed landscape:

	Required per UDC	Proposed
Landscape Setback		
Setback Width	15 feet (Matlock) 10 feet (E. Stephens Street)	Complied
Trees in Setback	Nine 3” caliper trees	Nine 4” caliper trees
Plants in Setback	95 plants	17 ornamental grasses 58 shrubs 17 seasonal color plants
Parking Lot Islands		
Trees in Islands	One 3” caliper tree per island	Four 4” caliper tree per island
Additional Landscaping		
Additional landscaping has been installed around the structure and in the island adjacent to the stacking area and around all the internal parking areas. The applicant is including a combination of decomposed granite, shrubs, ornamental grasses, and seasonal color to accent the project.		

The proposed eight-foot tall dumpster enclosure will be wrapped with brick veneer to provide compatibility with the primary structure. The applicant is also providing the required four-foot tall evergreen living screen.

Parking

Based on the proposed use, two parking spaces are required (2 per 1000 gfa). The applicant is providing eight parking spaces. Each over-parked space requires three additional trees per the UDC. The applicant has complied with this requirement by installing three additional 4-inch caliper trees. Along with required vehicle parking, one bicycle rack is required.

Adjacent Land Uses

The properties to the north and east are developed as office uses and zoned General Commercial (GC). The property to the south of the subject site is zoned Community Commercial (CC) and is developed as a strip shopping center with general commercial uses. The property to the west is developed with a warehouse use and is zoned Industrial Manufacturing (IM).

Comprehensive Plan Analysis

The proposed zoning change from PD for gasoline sales, convenience store, and car wash to PD for auto service center represents a minor change that is still in keeping with the community convenience commercial uses that are envisioned as one of the uses for Regional

Activity Centers (RAC) in the Comprehensive Plan. The goals for RAC's include developing special places that facilitate regional opportunities. Additionally, the site's proximity to I-20 suggests auto service uses may be convenient for local and regional users of the area. Considering the goals for this area and the site's location, the proposed zoning change to PD for auto service center is in conformance with the Comprehensive Plan and other relevant plans.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

- i. Case Information
- ii. Itemized Allowable Uses
- iii. Location Map
- iv. Photos
- v. Development Plan (4 pages)

Under separate cover:

None

Available in the City Secretary's office:

None

CITY COUNCIL DATE

November 29, 2016

STAFF CONTACTS

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Community Development and Planning
817-459-6515
Kevin.Charles@arlingtontx.gov

Case Information



Applicant: Richmond Group, represented by James M. Corkill, FAHA/AIA

Property Owner: DFW Trio Investment, LLP represented by Ihsan Housini

Sector Plan: West

Council District: 4

Allowable Uses: Auto service center

Development History: The subject site is currently platted and is commonly known as Lot 6 of the J L Newton Addition.

No previous zoning cases have occurred in the general vicinity within the past five years.

Transportation: The proposed development has two points of access from Matlock Road and East Stephens Street.

Thoroughfare	Existing	Proposed
Matlock Road	120-foot, 6-lane divided arterial	120-foot, 6-lane divided arterial
East Stephens Street	60-foot, 2-lane undivided	60-foot, 2-lane undivided

Traffic Impact: The subject zoning case will have no significant impact on traffic trips.

Water & Sewer: The site is currently served with water and sewer.

Drainage: The site is located in the South Fish Creek drainage basin. The site has no portion within the FEMA floodplain. No significant drainage impacts are expected to result from development of this site as long as all relevant city ordinances are complied with.

Fire: Fire Station Number 9, located at 909 Wimbledon Drive, provides protection to this site. The estimated fire response time is less than five minutes, which is in keeping with recommended standards.

School District: Arlington Independent School District

The proposed request is located in the Arlington Independent School District and has no impact on the schools serving this site.

Notices Sent:
Neighborhood Associations: ACTION North Arlington

Case Information



Arlington Independent School District
Arlington Alliance for Responsible Government
Arlington Neighborhoods
East Arlington Review
Far South Arlington Neighborhood Assn
Forest Hills Home Owner's Association
Fort Worth Independent School District
HEB Independent School District
Kennedale Independent School District
Mansfield Independent School District
Northern Arlington Ambience
West Citizen Action Network (WeCan)
Harold Patterson Community Assn
North Cravens Community Group
Villages of Fairfield Neighborhood Association
Villages of Fairfield Neighborhood Association
Southwest Arlington Property Owners (SWAPO)

Property Owners: 8
Letters of Support: 0
Letter of Opposition: 0

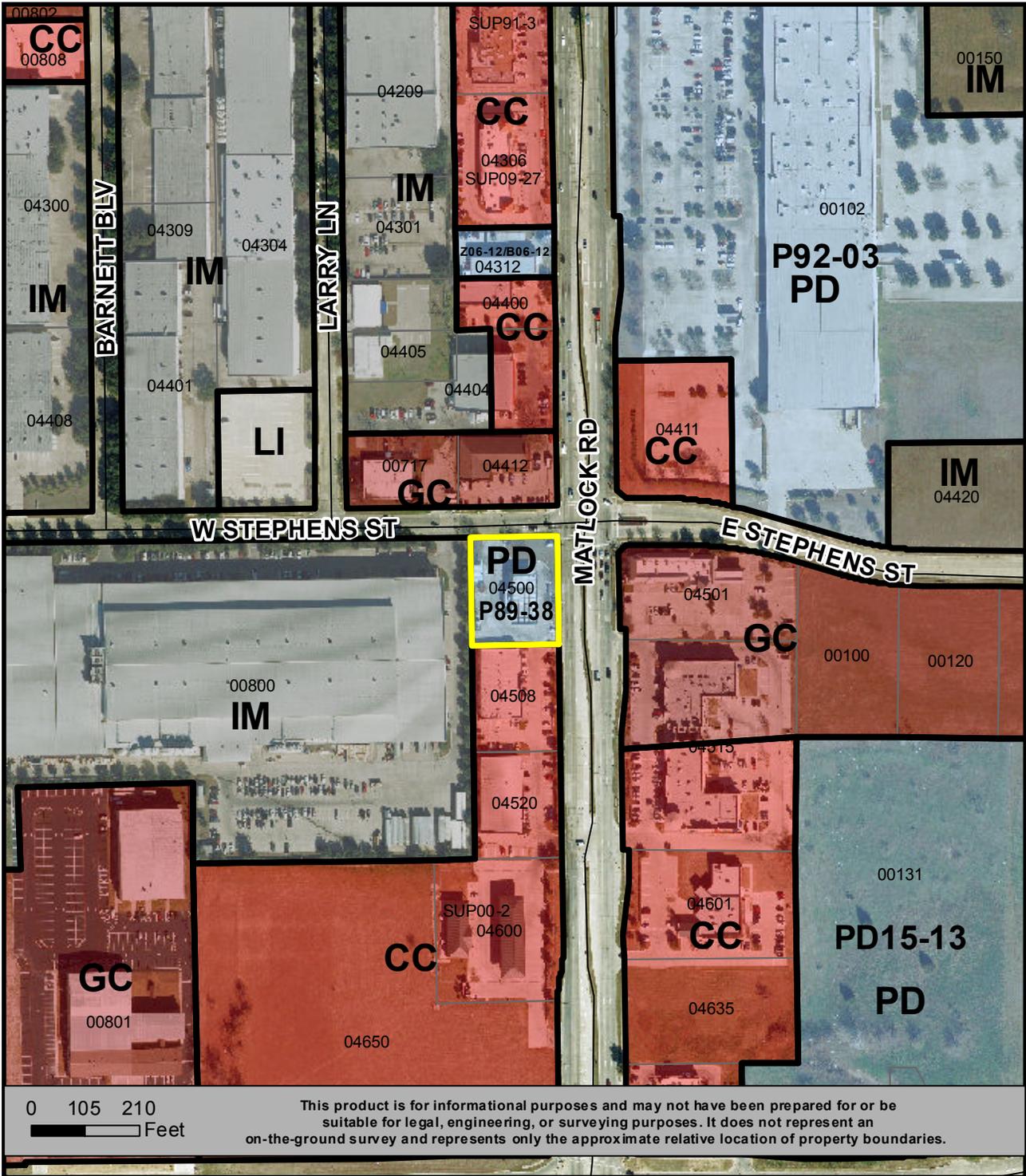
Itemized Allowable Uses



Allowable Uses:

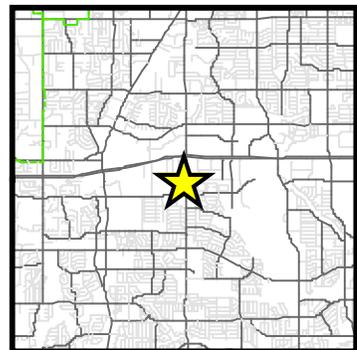
**Planned Development (PD) for General Commercial (GC)
uses limited to Auto service center**

Permitted – Auto service center



**LOCATION MAP
PD16-14**

**PD FOR GC USES LIMITED TO AN
AUTO SERVICE CENTER WITH
DEVELOPMENT PLAN**



PD16-14

South of East Stephens Street and west of Matlock Road



View of adjacent uses. View north.



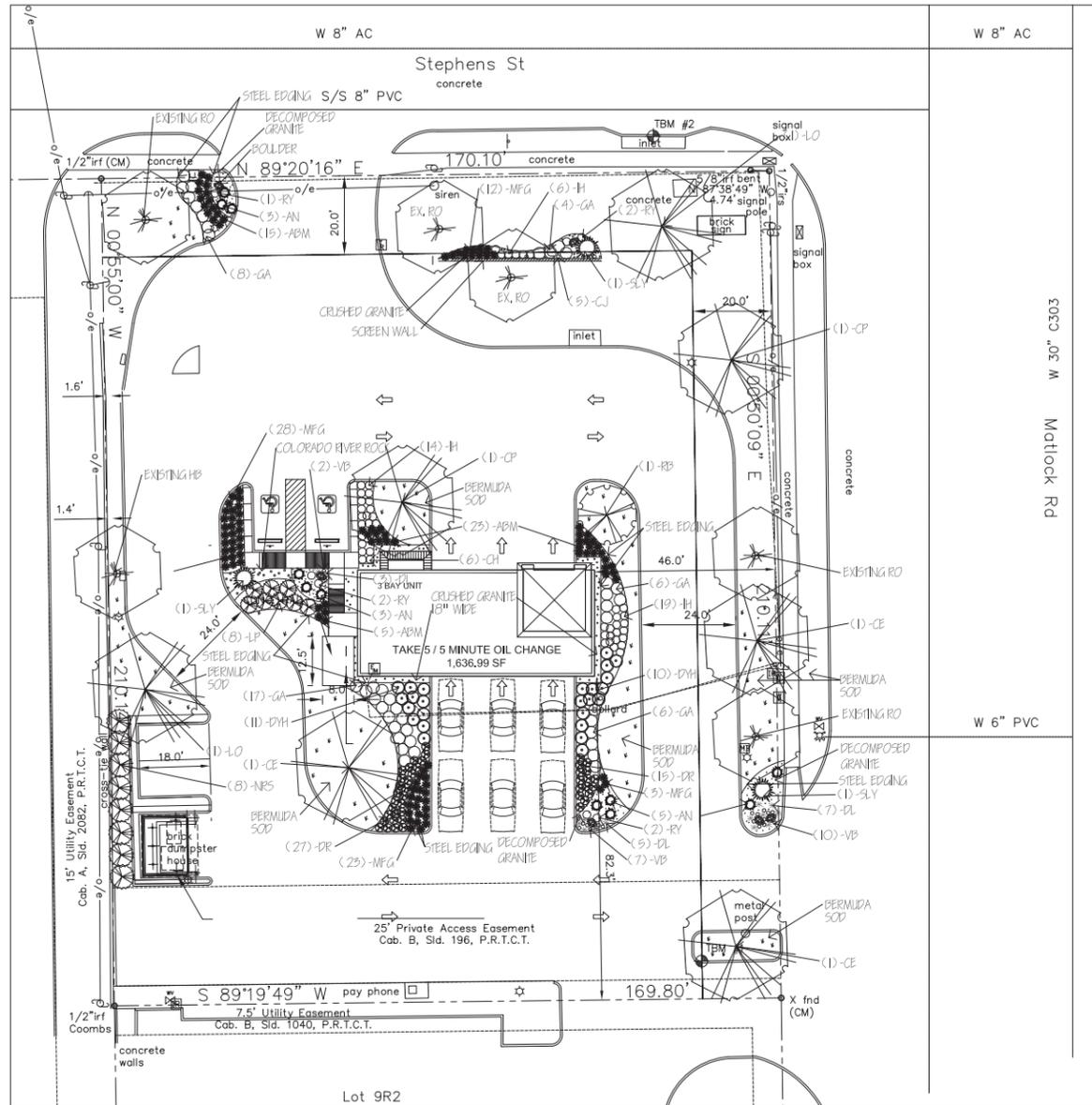
View of adjacent commercial use located east of the subject site. View east.



View of adjacent commercial uses located south of the subject site. View south.



View of the subject site. View southwest.



01 LANDSCAPE PLAN
 SCALE: 1" = 20'-0"
 TRUE NORTH

PLANT MATERIAL LIST

KEY	QUANTITY	LARGE TREES DESCRIPTION	SIZE
CE	3	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
CP	2	PISTACHIA CHINENSE CHINESE PISTACHIO	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
LO	2	QUERCUS VIRGINIANA LIVE OAK	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
KEY	QUANTITY	ORNAMENTAL TREES DESCRIPTION	SIZE
RB	1	CERCIS CANADENSIS VAR. 'TEXENSIS TEXAS REDBUD	30 GAL., 6'-7" HT., 3' SPREAD
KEY	QUANTITY	SHRUBS DESCRIPTION	SIZE
LP	8	CHINESE FRINGEFLOWER 'PURPLE DIAMOND'	5 GAL., MIN. 15" HT., 24" O.C.
DR	42	ROSA 'MEISWETDOM' DRIFT ROSE 'SWEET DRIFT'	5 GAL., MIN. 15" HT., 24" O.C.
DYH	21	ILEX VOMITORIA 'NANA' DF. YAUPON HOLLY	5 GAL., MIN. 15" HT., 24" O.C.
GA	41	ABELIA GRANDIFLORA GLOSSY ABELIA	5 GAL., MIN. 15" HT., 36" O.C.
IH	39	RAPHIOLEPSIS INDICA 'PINK LADY' INDIAN HAWTHORN	5 GAL., MIN. 15" HT., 30" O.C.
AN	11	YUCCA FILAMENTOSA 'COLOR GUARD' ADAM'S NEEDLE	3 GAL., 12" HT., SPACING A.S.
CH	6	ILEX CORNUTA 'CARISSA' CARISSA HOLLY	5 GAL., MIN. 15" HT., 18" O.C.
CJ	5	GELSEMIUM SEMPERVIRENS CAROLINA JESSAMINE	1 GAL., MIN. 15" HT., SPACING O.C.
NRS	8	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY	30 GAL., MIN. 5' HT., 3' SPREAD
RY	7	HESPERALOE PARVIFOLIA RED YUCCA	5 GAL., MIN. 15" HT., SPACING A.S.
SLY	3	YUCCA RECURVIFOLIA SOFT LEAF YUCCA	5 GAL., MIN. 15" HT.
KEY	QUANTITY	BLOOMING COLOR DESCRIPTION	SIZE
DL	15	HEMEROCALLIS 'STELLA D'ORA' DAILYLILY	1 GAL., FULL PLANT 16" O.C.
VB	19	VERBENA X. HYBRIDA VERBENA 'HOMESTEAD PURPLE'	1 GAL., FULL PLANT SPACING A.S.
KEY	QUANTITY	ORNAMENTAL GRASSES DESCRIPTION	SIZE
ABM	43	MUHLENBERGIA CAPILLARIS 'REGAL MIST' AUTUMN BLUSH MUHLY	1 GAL., FULL PLANT 16" O.C.
MFG	66	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	1 GAL., FULL PLANT 16" O.C.

CITY OF ARLINGTON
 LANDSCAPE REQUIREMENTS

STREET LANDSCAPING:
 10' BUFFER REQUIRED & PROVIDED
 STEPHENS STREET - 1 TREE PER 35 L.F. @ 135 L.F. **
 REQUIRED = 4 TREES PROVIDED = 4 TREES
 15' BUFFER REQUIRED & PROVIDED
 MATLOCK ROAD - 1 TREE PER 35 L.F. @ 186 L.F. **
 REQUIRED = 5 TREES PROVIDED = 5 TREES

PARKING LOT SCREENING = SHRUBS PROVIDED FOR HEADLIGHT SCREEN

INTERIOR PARKING LOT LANDSCAPING
 1 PARKING ISLAND AT LEAST 162 SF. PER 20 SPACES @ 8 SPACES
 REQUIRED = 162 SF. PROVIDED = 570 SF.
 1 TREE PER REQUIRED PARKING ISLANDS @ 2 ISLANDS
 REQUIRED = 2 TREES PROVIDED = 2 TREES

BIKE RACKS
 5% OF REQUIRED PARKING TOTAL @ 11 SPACES = 1 BIKE PARKING SPACE
 REQUIRED = 1 BIKE SPACE PROVIDED = 2 BIKE SPACES

AUTOMATIC SPRINKLER SYSTEM PROVIDED
 EXISTING TREES ON PROPERTY
 ** DRIVEWAY L.F. HAS BEEN REMOVED FROM CALCULATIONS



PROJECT LOCATION

TAKE 5 / 5 MINUTE OIL CHANGE
 4500 MATLOCK
 ARLINGTON, TX 76018

TAKE 5 / 5 MINUTE OIL CHANGE
 2450 SEVERN AVE., SUITE 308
 METAIRIE, LA 70001

RICHMOND GROUP
 ARCHITECTURE & PLANNING
 12200 STEWARTS FREEWAY, STE. 317, DALLAS, TEXAS 75234
 PHONE: 972-484-5977 - FAX: 972-484-8641 - RG@RG-ARCH.COM

All drawings and written material herein constitute the original and unpublished work of the Architect, and the same may not be duplicated, used or disclosed without the written consent of the Architect.

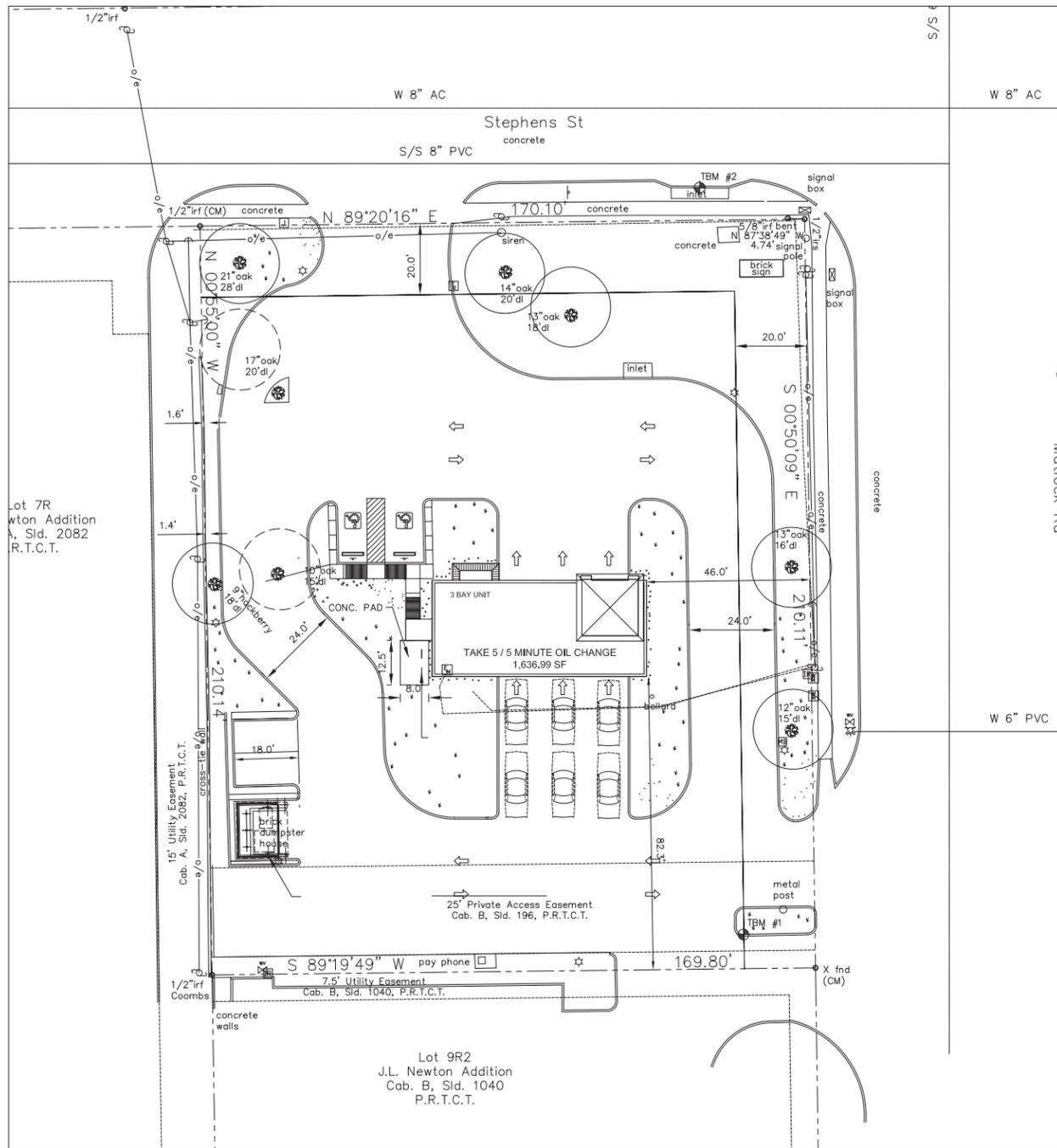
REVISION	DATE	PURPOSE
△		
△		

PROJECT NUMBER
2509
 DATE
10.12.2016
 SHEET

L1.02

DWG. FILE PLOT SCALE



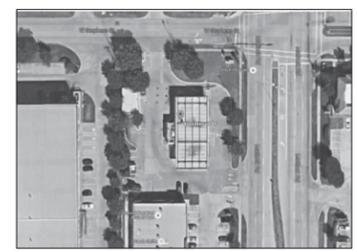


01 EXISTING TREE PLAN
SCALE: 1" = 20'-0"



TREE KEY

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED



PROJECT LOCATION

TAKE 5 / 5 MINUTE OIL CHANGE
4500 MATLOCK
ARLINGTON, TX 76018

TAKE 5 / 5 MINUTE OIL CHANGE
2450 SEVERN AVE. SUITE 308
METAIRIE, LA 70001

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12200 STEWARTS FREEWAY, STE. 317, DALLAS, TEXAS 75234
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REVISION
DATE PURPOSE
DATE PURPOSE

PROJECT NUMBER
2509

DATE
09.29.2016

SHEET

L1.01

DWG. FILE PLOT SCALE





2 EAST ELEVATION
SCALE 3/8"=1'-0"

TAKE 5 / 5 MINUTE OIL CHANGE



5801 OFFICE PARK
ARLINGTON, TX 76016

TAKE 5 / 5 MINUTE

OIL CHANGE

2450 SEVERN AVE. SUITE 308
METAIRIE, LA 70001

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12200 STEAMBOAT FREEWAY, STE. 317, DALLAS, TEXAS 75234
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REVISION	DATE	PURPOSE
△		
△		

PROJECT NUMBER
2508

DATE
XX.XX.XX

SHEET

RENDERED
ELEVATIONS
A-200

DWG. FILE PLOT SCALE