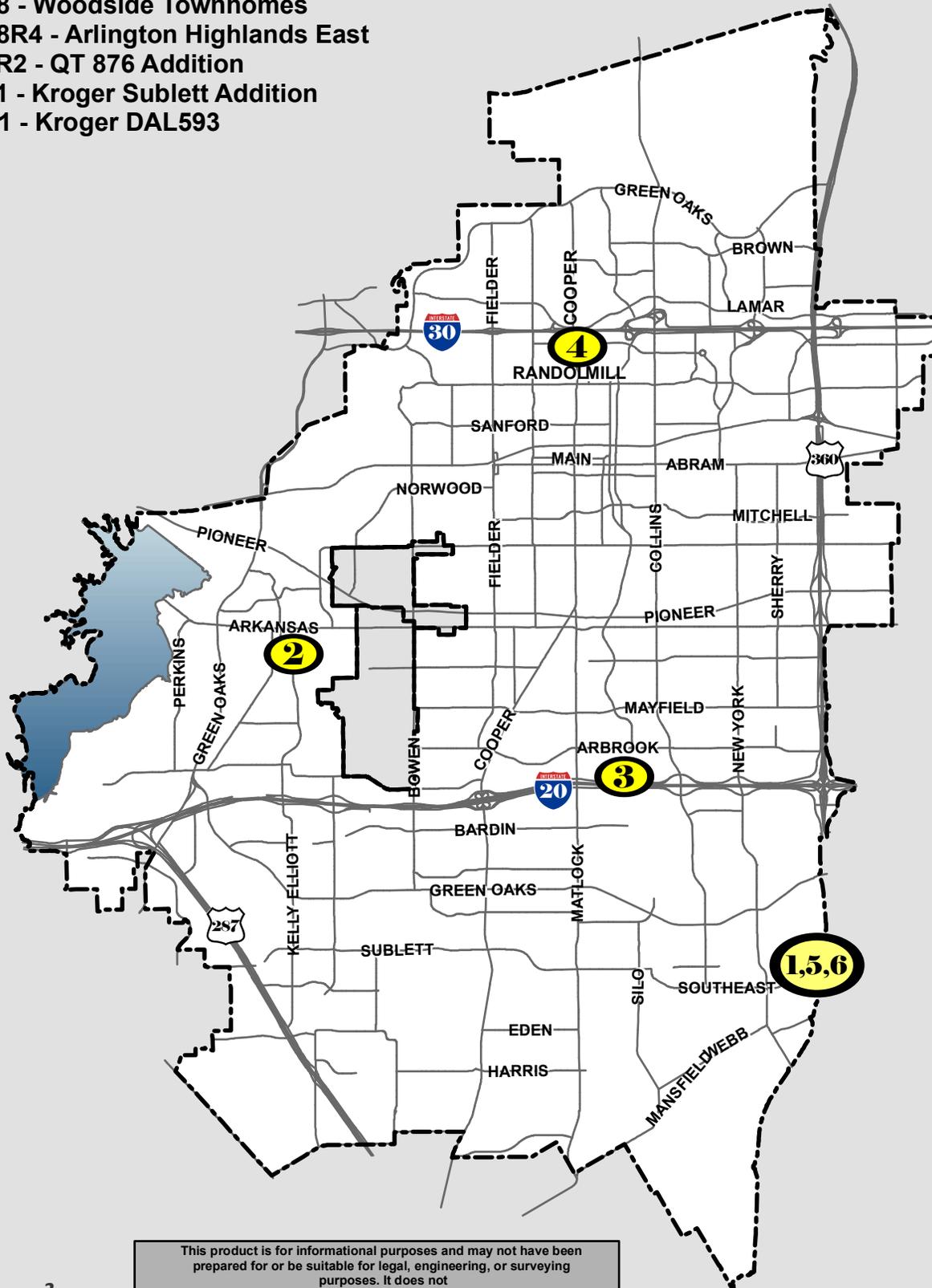


PLANNING & ZONING

November 9, 2016



1. Preliminary Plat –Kroger Sublett
2. PD16-18 - Woodside Townhomes
3. PD07-18R4 - Arlington Highlands East
4. PD11-7R2 - QT 876 Addition
5. PD16-11 - Kroger Sublett Addition
6. ASP16-1 - Kroger DAL593



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**

**November 9, 2016
4:00 P.M.**

I. CALL TO ORDER

II. DISCUSSION OF REGULAR SESSION AGENDA ITEMS

III. DIRECTOR UPDATE ON PREVIOUS COUNCIL ITEMS

- A. Zoning Case PD16-15
(Costco Wholesale Liquor Addition – 600 West Arbrook Boulevard)

Application to change the zoning on approximately 15.590 acres from Community Commercial (CC) to Planned Development (PD) for limited Community Commercial (CC) uses plus a Package Liquor Store, with a Development Plan; generally located south of West Arbrook Boulevard and east of Matlock Road.

CC Approved 9-0-0 on 10/25/16 on final reading

- B. Zoning Case ASP16-2
(Hurricane Harbor – 1800 East Lamar Boulevard)

Application to approve an Alternate Sign Plan on approximately 46 acres zoned Entertainment District Overlay – Community Commercial (EDO-CC); generally located north of East Interstate 30 Highway and west of Ballpark Way.

CC Approved 9-0-0 on 10/25/16 on final reading

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.

- C. Zoning Case ASP16-3
(Six Flags – 2201 East Road to Six Flags)

Application to approve an Alternate Sign Plan on approximately 190 acres zoned Entertainment District Overlay – Community Commercial (EDO-CC); generally located south of East Interstate 30 Highway and east of Ballpark Way.

CC Approved 9-0-0 on 10/25/16 on final reading

- D. Zoning Case PD16-21 (formerly known as ZA16-8)
(Ballweg Residential – 7415, 7418, and 7500 Webb Ferrell Road)

Application to change the zoning on approximately 43.634 acres from Residential Estate (RE) to Residential Single Family – 7.2 (RS-7.2); generally located west of South Collins Street and south of Mansfield Webb Road.

CC Approved 9-0-0, with stipulations, on 10/25/16 on first and final reading

- E. Thoroughfare Development Plan Amendment
(related to Ballweg Residential Development)

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.

CC Approved 9-0-0 on 10/25/16

- F. Zoning Case PD14-9R
(Legends Express Car Wash – 5521, 5523, and 5525 South Cooper Street)

Application to change the zoning on approximately 1.786 acres from Planned Development (PD) for Community Commercial (CC) uses plus a carwash, with a Development Plan to Planned Development (PD) for Community Commercial (CC) uses plus a carwash and a commercial kennel with an outside run, with a Development Plan; generally located north of West Nathan Lowe Road and east of South Cooper Street.

CC Approved 8-0-0 on 11/01/16

- G. Zoning Case PD16-20
(Sandlin Delafield, Inc. – 6900 Silo Road)

Application to change the zoning on approximately 5.532 acres from Neighborhood Commercial (NC) to Planned Development for Residential Single-Family-7.2 (PD-RS-7.2) with a development plan; generally located north of East Eden Road and west of Silo Road.

CC Approved 8-0-0 on 11/01/16

IV. DISCUSSION OF FUTURE MEETING DATES AND TIMES

- (a) Planning and Zoning Commission Two-Hour Bus Tour – December 2, 2016
- (b) Planning and Zoning Commission Meeting on December 7, 2016

V. ADJOURN



AGENDA

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

November 9, 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 19, 2016 P&Z Meeting

IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS

- A. Preliminary Plat –Kroger Sublett Addition – Lots 1-9, Block A, and Lot 1, Block B zoned Planned Development (PD); generally located south of East Sublett Road and west of South Highway 360 with the approximate address of 2420 East Sublett Road.

V. PUBLIC HEARING FOR ZONING CASES

- A. Zoning Case PD16-18
(Woodside Townhomes – 2501 Woodside Drive)

Application to change the zoning on approximately 5.50 acres from Planned Development (PD) for retirement village to Planned Development (PD) for Residential Medium-Density (RM-12) uses, with a Development Plan; generally located south of West Arkansas Lane and east of Woodside Drive.

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.

- B. Zoning Case PD07-18R4
(Arlington Highlands East – 415 Curtis Mathes Way, 4,000 Bagpiper Way, and 401, 415, and 421 East Interstate 20 Highway)

Application for approval of a revision to the development plan on approximately 19.425 acres currently zoned Planned Development (PD) for limited commercial uses, with a Development Plan.; generally located north of East Interstate 20 Highway and east of Matlock Road.

- C. Zoning Case PD11-7R2
(QT 876 Addition – 1425 North Cooper Street and 600 West Road to Six Flags Street)

Application for approval of a revision to the development plan on approximately 2.590 acres currently zoned Planned Development (PD) for Community Service (CS) uses, with exclusions, with a Development Plan; generally located south of West Road to Six Flags Street and east of North Cooper Street.

- D. Zoning Case PD16-11

(Kroger Sublett Addition – 2420 East Sublett Road)

Application to change the zoning on approximately 33.607 acres from Planned Development (PD) for Community Commercial (CC) uses, with a concept brief to Planned Development (PD) for limited Community Commercial (CC) uses plus a Package Liquor store, with a Development Plan; generally located south of East Sublett Road and west of South Highway 360.

- E. Zoning Case ASP16-1

(Kroger DAL593 – 2420 East Sublett Road)

Application to approve an Alternate Sign Plan on approximately 33.607 acres with a proposed zoning of Planned Development (PD) for limited Community Commercial (CC) uses plus a Package Liquor store, with a Development Plan; generally located south of East Sublett Road and west of South Highway 360.

VI. MISCELLANEOUS

- A. Consider and adopt the schedule of Planning & Zoning Commission meetings for the 2017 calendar year
- B. Reports from Boards/Commissions Liaisons
- C. Reports from Staff and Announcements
- D. Discussion of Future Meeting Dates and Times

VII. ADJOURN



**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

Monthly Bus Tour

**December 2, 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 (Kroger Sublett Addition)

Planning and Zoning Meeting Date: 11-9-16

Document Being Considered: Plat

RECOMMENDATION

Consider a preliminary plat on the consent agenda.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

The applicant, Winkleman & Associates, Inc. proposes to subdivide a 33.607-acre portion of the B.B.B. & C. Railroad Co. Survey, Abstract No. 203 creating 10 Lots of the Kroger Sublett Addition. The applicant is proposing commercial development with two anchor tenants and eight parcels at the perimeter.

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 East Sublett Road and west of South Highway 360 with the approximate address of 2420 East Sublett Road

Sector: Southeast

Council District: 3

Current Zoning: Planned Development (PD)

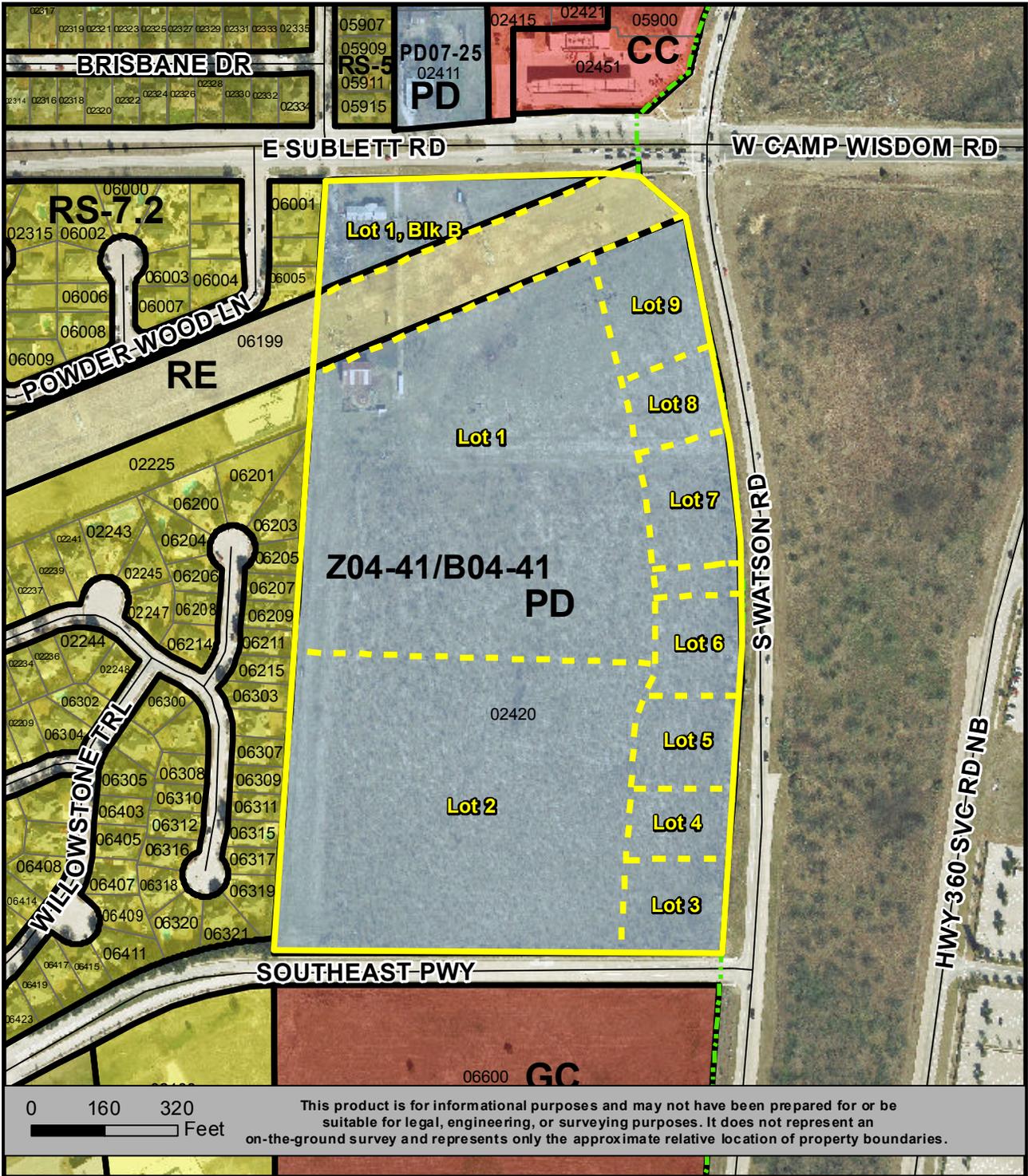
ATTACHED

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

STAFF CONTACT(S)

Jennifer Pruitt, AICP, LEED AP
Planning Manager, Land Development
Community Development and Planning
817-459-6138
Jennifer.Pruitt@arlingtontx.gov

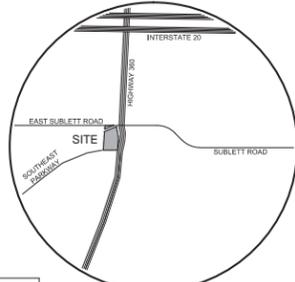
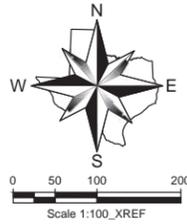
Shon Brooks
Principal Planner
Community Development and Planning
817-459-6514
Shon.Brooks@arlingtontx.gov



LOCATION MAP

**SUBLETT KROGER
PRELIMINARY PLAT**





ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRS	IRON ROD SET w/CAP STAMPED "WAI"
CIRF	IRON ROD FOUND w/CAP
XCS	"X" CUT IN CONCRETE SET
XCF	"X" CUT IN CONCRETE FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND
AMON	ALUMINUM MONUMENT FOUND
BMON	BRASS MONUMENT FOUND
CC#	COUNTY CLERK'S INSTRUMENT No.
CM	CONTROLLING MONUMENT

VICINITY MAP
NOT TO SCALE

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S47°12'21"E	5.18'

CURVE TABLE

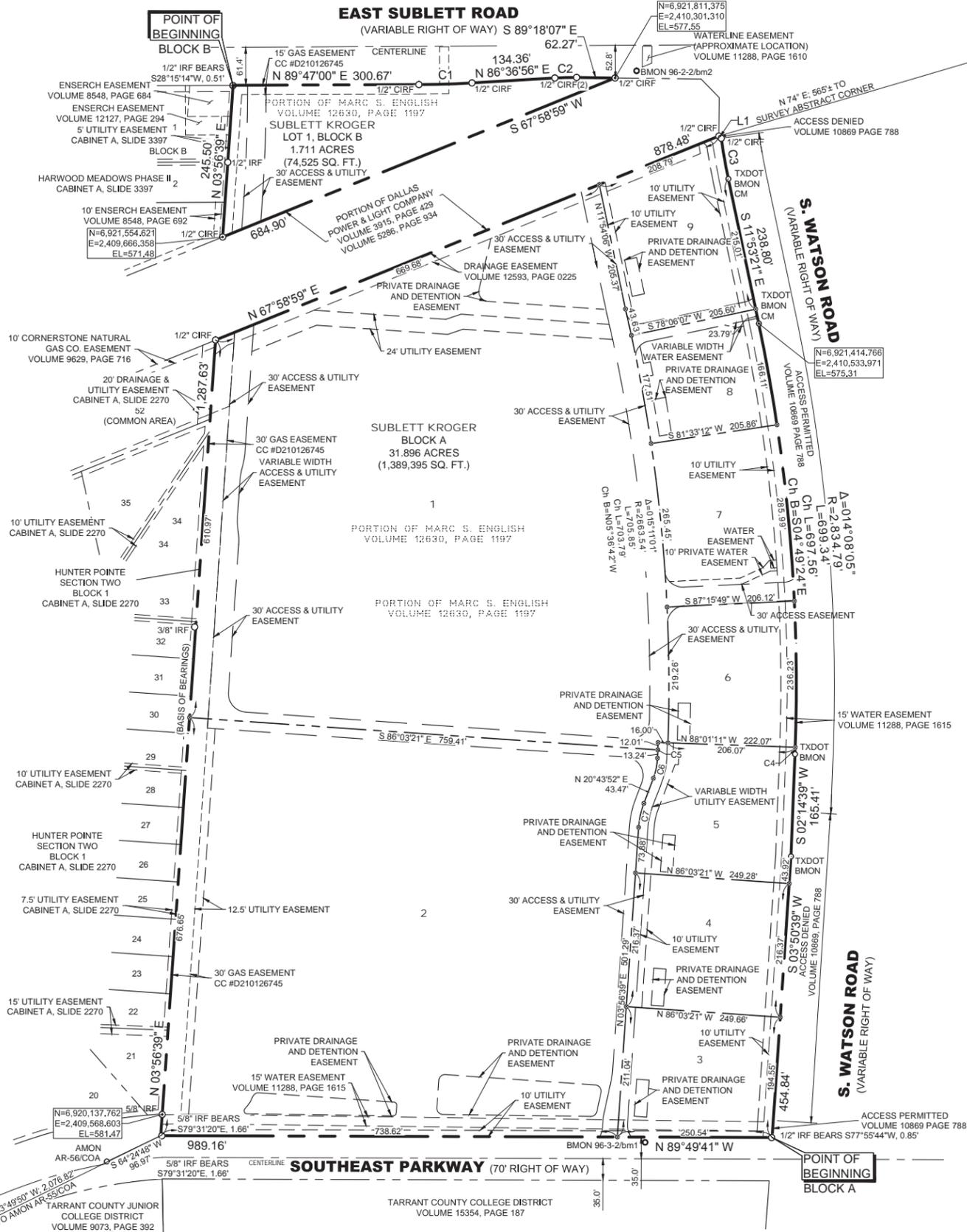
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	3°10'04"	1,552.00'	85.81'	85.80'	N88°11'58"E
C2	4°04'57"	495.00'	35.27'	35.26'	S88°39'25"W
C3	3°52'04"	984.93'	66.49'	66.48'	S09°57'19"E
C4	0°13'21"	2,834.79'	11.01'	11.01'	N02°07'58"E
C5	0°32'47"	2,647.54'	25.25'	25.25'	N02°15'13"E
C6	18°12'16"	105.00'	33.36'	33.22'	N11°37'44"E
C7	16°47'13"	135.00'	39.55'	39.41'	S12°20'16"W

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48439C0365K, dated September 25, 2009, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain. (Areas determined to be outside the 500-year floodplain.)

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



LOT AREA TABLE

LOT/BLOCK	SQ. FT.	ACRES
LOT 1, BLOCK A	554,070	12.720
LOT 1, BLOCK B	74,525	1.711
LOT 2, BLOCK A	482,379	11.074
LOT 3, BLOCK A	50,665	1.163
LOT 4, BLOCK A	53,977	1.239
LOT 5, BLOCK A	51,572	1.184
LOT 6, BLOCK A	46,942	1.078
LOT 7, BLOCK A	56,804	1.304
LOT 8, BLOCK A	37,787	0.867
LOT 9, BLOCK A	55,191	1.267

DATA TABLE

Lots	Number	Use	Acreage
Residential	0	Residential	n/a
Non-residential	10	Public Street	n/a
Total	10	Park/Open Space	n/a
		Other	33.607
		Total	33.607

NOTE:
VISIBILITY TRIANGLES SHALL BE PROVIDED AT ALL PUBLIC AND PRIVATE STREET INTERSECTIONS IN ACCORDANCE WITH CURRENT CITY ORDINANCE.
ALL LANDSCAPING (NOTHING OVER 2 FEET IN HEIGHT AS MEASURED FROM THE TOP OF CURB) WITHIN THE VISIBILITY TRIANGLE SHALL COMPLY WITH THE VISIBILITY ORDINANCE.
LOTS 2, 3, 4, 5, 6, 8, AND 9 WILL REQUIRE DETENTION AT TIME OF DEVELOPMENT.

PRELIMINARY PLAT
SUBLETT KROGER
LOTS 1-9, BLOCK A, AND LOT 1, BLOCK B
BEING 33.607 ACRES OUT OF THE B. B. & C. RAILROAD CO. SURVEY, ABSTRACT NO. 203
CITY OF ARLINGTON, TARRANT COUNTY, TEXAS
APRIL 18, 2016 - 10 LOTS

OWNER
Kroger Texas LP
751 FREEPORT PARKWAY
COPPELL, TEXAS 75019
972-785-6015 Office
972-785-6080 fax
CONTACT: CHRISTINA KONRAD
christina.konrad@kroger.com

SURVEYOR / ENGINEER
WINKELMANN & ASSOCIATES, INC.
6750 HILLCREST PLAZA DRIVE
SUITE 325
DALLAS, TEXAS 75230
(972) 490-7090
CONTACT: MARIA BONILLA
mbonilla@winkelm.com



B. B. & C. RAILROAD CO. SURVEY, ABSTRACT NO. 203
CITY OF ARLINGTON, TARRANT COUNTY, TEXAS
KROGER TEXAS LP
751 FREEPORT PARKWAY
COPPELL, TEXAS 75019

PRELIMINARY PLAT
SUBLETT KROGER
LOTS 1-9, BLOCK A, AND LOT 1, BLOCK B

Date : 05.10.16
Scale : 1:100_XREF
File : 31591-PPLT
Project No. : 31591

SHEET
1
2

OWNERS CERTIFICATE
Lots 1 -9, Block A

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, We, Kroger Texas LP, are the sole owners of a tract of land situated in the B. B. B. & C. RAILROAD CO. SURVEY, ABSTRACT NO. 203, in the City of Arlington, Tarrant County, Texas, and being a of portion of a tract of land described in a deed to Marc S. English recorded in Volume 12630, Page 1197, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner from which a 1/2-inch iron rod found bears South 77 deg 55 min 44 sec West, a distance of 0.85 feet, said point being the intersection of the Westerly right-of-way of S. Watson Road, a variable width right-of-way, with the Northerly right-of-way of Southeast Parkway, a 70-foot right-of-way;

THENCE North 89 deg 49 min 41 sec West, along the Northerly of said Southeast Parkway right-of-way, a distance of 999.16 feet to a point for corner from which a 5/8-inch iron rod found bears South 79 deg 31 min 20 sec East, a distance of 1.66 feet;

THENCE North 03 deg 56 min 39 sec East, departing the northerly right-of-way of said Southeast Parkway, a distance of 1287.63 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner on the Southerly line of a tract of land described in a deed to Dallas Power & Light Company recorded in Volume 5286, Page 934, Official Public Records, Tarrant County, Texas;

THENCE North 67 deg 58 min 59 sec East, along the Southerly line of said Dallas Power & Light Company tract, a distance of 879.48 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." found for corner on the Westerly right-of-way of S. Watson Road;

THENCE along the Westerly right of way of said S. Watson Road, the following courses and distances:

South 47 deg 12 min 21 sec East, a distance of 5.18 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner, said point being the beginning of a curve to the left having a radius of 984.93 feet, a central angle of 03 deg 52 min 04 sec, a chord bearing of South 09 deg 57 min 19 sec East, and a chord length of 66.48 feet;

Along said curve to the left, an arc distance of 66.49 feet to a TxDOT (Texas Department of Transportation) Brass monument found for corner;

South 11 deg 53 min 21 sec East, a distance of 238.80 feet to a TxDOT Brass monument found for corner and the beginning of a curve to the right having a radius 2834.79 feet, a central angle of 14 deg 08 min 05 sec, a chord bearing of South 04 deg 49 min 24 sec East, and a chord length of 697.56 feet;

Along said curve to the right, an arc distance of 699.34 feet to a TxDOT Brass monument found for corner;

South 02 deg 14 min 39 sec West, a distance of 165.41 feet to a TxDOT Brass monument found for corner;

THENCE South 03 deg 50 min 39 sec West, continuing along the Westerly right of way of said S. Watson Road, a distance of 454.84 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 31.896 acres or 1,389,395 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 13th day of January, 2016, utilizing a G.P.S. measurement (NAD 83) from the City of Arlington, GPS Monument Nos. AR56 and AR 55.

OWNERS CERTIFICATE
Lot 1, Block B

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, We, Kroger Texas LP, are the sole owners of a tract of land situated in the B. B. B. & C. RAILROAD CO. SURVEY, ABSTRACT NO. 203, in the City of Arlington, Tarrant County, Texas, and being a of portion of a tract of land described in a deed to Marc S. English recorded in Volume 12630, Page 1197, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner on the Southerly right-of-way of East Sublett Road, a variable width right of way, from which a 1/2-inch iron rod found bears South 28 deg 15 min 14 sec W, a distance of 0.51 feet, said point being the Northeast corner of Lot 1, Block B, of Harwood Meadows Phase II Addition, an addition to the City of Arlington, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 3397, Official Public Records, Tarrant County, Texas;

THENCE along the Southerly right-of-way of said East Sublett Road, the following courses and distances:

North 89 deg 47 min 00 sec East, a distance of 300.67 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner, said point being the beginning of a curve to the left having a radius 1,552.00 feet, a central angle of 03 deg 10 min 04 sec, a chord bearing of North 88 deg 11 min 58 sec East, and a chord length of 85.80 feet;

Along said curve to the left, an arc distance of 85.81 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner;

North 86 deg 36 min 56 sec East, a distance of 134.36 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner, said point being the beginning of a curve to the right having a radius 495.00 feet, a central angle of 04 deg 04 min 57 sec, a chord bearing of North 88 deg 39 min 25 sec East, and chord length of 35.26 feet;

Along said curve to the right, an arc distance of 35.27 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner;

South 89 deg 18 min 07 sec East, a distance of 62.27 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner at the intersection of the Southerly right-of-way of said East Sublett Road with the Northwesterly line of a tract of land described in a deed to Dallas Power & Light Company recorded in Volume 5286, Page 934, Official Public Records, Tarrant County, Texas;

THENCE South 67 deg 58 min 59 sec West, departing the Southerly right-of-way of said East Sublett Road, along the Northwesterly line of said Dallas Power & Light Company tract, a distance of 684.90 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner, said point being the Southeast corner of Lot 2, Block B of said Harwood Meadows Phase II Addition;

THENCE North 03 deg 56 min 39 sec East, along the Easterly line of said Lot 2, Block B, a distance 245.50 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 1.711 acres or 74,525 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 13th day of January, 2016, utilizing a G.P.S. measurement (NAD 83) from the City of Arlington, GPS Monument Nos. AR56 and AR 55.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Kroger Texas LP, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as SUBLETT KROGER, Lots 1 -9, Block A, and Lot 1, Block B, in addition to the City of Arlington, Tarrant County, Texas, except the private easements shown thereon, and do hereby dedicate to the public-foots use the streets and easements shown thereon.

Pursuant to Section 12.002 of the Texas Property Code, as amended, I have obtained original tax certificates from each taxing unit with jurisdiction over each parcel of real property in said subdivision indicating that no delinquent ad valorem taxes owed on the real property which is the subject of the plat or replat I have submitted to the City of Arlington, Tarrant County, Texas for filing and recording with the Tarrant County Clerk-foots office.

THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

WITNESS UNDER MY HAND THIS THE ____ day of _____, 2016.

KROGER TEXAS L.P., an Ohio limited partnership
By: KRGP Inc., an Ohio corporation, its general partner

By: _____
Rick J. Landrum
Vice President

STATE OF OHIO §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Rick J. Landrum, Vice President of KRGP Inc., an Ohio corporation and the general partner of Kroger Texas L.P., an Ohio limited partnership, 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 purposes and considerations therein.

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

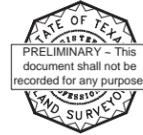
Notary Public in and for the State of Ohio

SURVEYOR'S CERTIFICATE

This is to certify that I, Leonard J. Lueker, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Dated this the ____ day of _____, 2016.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration # 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
490-7090



STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Leonard J. Lueker, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires: _____

Approved by the City of Arlington Planning and Zoning Commission on _____, 2016.

Chairman - Planning and Zoning Commission

Secretary - Planning and Zoning Commission

GENERAL NOTES

THIS PLAT SUBJECT TO AIRPORT HEIGHT RESTRICTION ZONES (CONTOURS 710-780)

The City of Arlington reserves the right to require minimum finish floor elevations on any lots within this addition.

Visibility Triangles shall be provided at all public or private street or driveway 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.

This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.

THE CITY OF ARLINGTON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF THE FOLLOWING:

PRIVATE WATER STORAGE FACILITY (DETENTION POND) AND ASSOCIATED PRIVATE DRAINAGE EASEMENT, PRIVATE ACCESS EASEMENTS AND ASSOCIATED IMPROVEMENTS PRIVATE STORM DRAIN SYSTEMS LOCATED ON LOTS 1-9, AND THEIR ASSOCIATED PRIVATE DRAINAGE EASEMENTS, ANY STORM WATER TREATMENT FACILITY (IDENTIFIED AS A BEST MANAGEMENT PRACTICE(S) (BMPs) FOR STORM WATER QUALITY IN THE ACCEPTED STORM WATER MANAGEMENT SITE PLAN FOR THIS DEVELOPMENT) AND ITS ASSOCIATED DRAINAGE EASEMENTS, -HEREINAFTER COLLECTIVELY REFERRED TO AS "IMPROVEMENTS", DEVELOPED AND CONSTRUCTED BY DEVELOPER OR HIS PREDECESSORS, OR TO BE DEVELOPED AND CONSTRUCTED BY DEVELOPER OR HIS 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-FEE FEES FOR ANY NEGLIGENCE ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION OR USE OF THE IMPROVEMENTS, INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING. 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 LOTS 1 -9, ABUTTING, 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.

THE CITY OF ARLINGTON WILL NOT BE RESPONSIBLE FOR, OR MAINTAIN ANY NON-DRAINAGE RELATED IMPROVEMENTS WITHIN THE DRAINAGE EASEMENT, INCLUDING BUT NOT LIMITED TO PAVING AND FENCES. DEVELOPER, OR HIS SUCCESSOR, WILL JOINTLY AND SEVERALLY OPERATE AND MAINTAIN THE IMPROVEMENTS. THIS RESPONSIBILITY WILL INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING: FREQUENT MOWING IN ACCORDANCE WITH THE FIRE PREVENTION AND NUISANCE CHAPTERS OF THE CITY CODE, AS AMENDED, AND ROUTINE MAINTENANCE OF THE IMPROVEMENTS AND DRAINAGE EASEMENTS, PERIODIC REMOVAL OF DEBRIS FROM THE IMPROVEMENTS AND DRAINAGE AREAS, THE IMPROVEMENTS AND DRAINAGE AREA CROSS SECTIONS WILL BE MAINTAINED TO THE APPROVED DESIGNED SLOPE, GRADE, CONTOUR, AND VOLUME, INCLUDING ANY CONCRETE STRUCTURES. AREAS OF EROSION WILL BE REPAIRED. SOIL MATERIALS USED IN REPAIRS WILL BE OF CONSISTENT AND COMPATIBLE CHARACTERISTICS WITH THE SURROUNDING MATERIALS AND SHALL BE COMPACTED TO A DENSITY EQUALING THAT OF THE UNDISTURBED SURROUNDING MATERIAL. NO ADDITIONAL IMPROVEMENTS WILL BE ALLOWED WITHIN DRAINAGE EASEMENTS WITHOUT THE ADVANCE WRITTEN PERMISSION OF THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ARLINGTON. UPON REQUEST FROM THE CITY, PROVIDING ANNUALLY, ON OR BEFORE JANUARY 31 OF EACH YEAR TO THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ARLINGTON, A WRITTEN REPORT SPECIFICALLY DESCRIBING THE OPERATION AND MAINTENANCE OF THE IMPROVEMENTS FOR THE PRECEDING YEAR INCLUDING PROCEDURES USED, THE NAMES OF PERSONS RESPONSIBLE FOR EACH PROCEDURE AND THE DATE OF EACH PROCEDURE, RESPECTIVELY.

Developer's/Owner's signature

REVISION	APPROVED
No.	DATE
 Winkelmann & Associates, Inc. CONSULTING CIVIL ENGINEERS & SURVEYORS 751 HILLCREST PLAZA DRIVE, SUITE 325 COPPELL, TEXAS 75019 (972) 490-7090 FAX Texas Surveyor No. 00200000 Expires 03/31/2018 Copyright © 2016 Winkelmann & Associates, Inc.	

B. B. B. & C. RAILROAD CO. SURVEY, ABSTRACT NO. 203
CITY OF ARLINGTON
TARRANT COUNTY, TEXAS
KROGER TEXAS LP
751 FREEPORT PARKWAY
COPPELL, TEXAS 75019

PRELIMINARY PLAT
SUBLETT KROGER
LOTS 1 -9, BLOCK A, AND LOT 1, BLOCK B

Date : 05.10.16
Scale : N/A
File : 31591-PPLT
Project No. : 31591

SHEET
29

PRELIMINARY PLAT
SUBLETT KROGER
LOTS 1 -9, BLOCK A, AND LOT 1, BLOCK B
BEING 33.607 ACRES OUT OF THE B. B. B. & C. RAILROAD CO.
SURVEY, ABSTRACT NO. 203
CITY OF ARLINGTON, TARRANT COUNTY, TEXAS
APRIL 18, 2016 - 10 LOTS

OWNER
Kroger Texas LP
751 FREEPORT PARKWAY
COPPELL, TEXAS 75019
972-785-6015 Office
972-785-6080 fax
CONTACT: CHRISTINA KONRAD
christina.konrad@kroger.com

SURVEYOR / ENGINEER
WINKELMANN & ASSOCIATES, INC.
6750 HILLCREST PLAZA DRIVE
SUITE 325
DALLAS, TEXAS 75230
(972) 490-7090
CONTACT: MARIA BONILLA
mbonilla@winkelmann.com

Staff Report



Zoning Case PD16-18 (Woodside Townhomes)

Planning and Zoning Meeting Date: 11-9-16

Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Zoning Case PD16-18 with a Development Plan.

PRIOR BOARD OR COUNCIL ACTION

On October 19, 1994, the Planning and Zoning Commission recommended approval of P94-62 for a retirement village which includes a nursing home, independent living center, personal care facility, and cottages by a vote of 7-0-0.

On November 8, 1994, City Council approved first reading of P94-62.

On November 15, 1994, City Council approved P94-62 by a vote of 8-0-0.

On August 20, 1997, the Planning and Zoning Commission recommended approval of P94-62-R1 to alter the original site design by a vote of 6-2-0.

On September 9, 1997, City Council approved first reading of P94-62-R1 by a vote of 9-0-0.

On October 28, 1997, City Council approved P94-62-R1 by a vote of 8-1-0.

On March 6, 2002, the Planning and Zoning Commission recommended approval of P94-62-R4 to add all Residential (R1) uses to a portion of the site by a vote of 9-0-0.

On March 19, 2002, City Council approved first reading of P94-62-R4 by a vote of 7-0-0.

On March 26, 2002, City Council approved P94-62-R4 by a vote of 7-0-1.

ANALYSIS

Request

The applicant requests to change the zoning on approximately 5.50 acres addressed at 2501 Woodside Drive, and generally located south of West Arkansas Lane and east of Woodside Drive.

Current zoning: Planned Development (PD) for a retirement village

Requested zoning: Planned Development (PD) for Residential Medium-Density (RM-12) uses, with a Development Plan

Existing Site Conditions

The subject site was part of a previously approved Planned Development (PD). The overall PD was for a retirement village which included a nursing home, an independent living center, a personal care facility, and a small cottage development. Residential (R1) uses were added in 2002 to the southwest portion of the development. The subject site, 2501 Woodside Drive, never evolved as the cottage portion of the retirement village, and is currently undeveloped.

Adjacent Land Uses

To the west of the subject site is part of the existing PD and is developed with the nursing home, independent living center, personal care facility, and single-family uses. Properties to

the north, east and south are zoned Residential Single-Family (RS-7.2) and developed with single-family homes.

Density

The Residential Medium-Density zoning category allows for a maximum of 12 dwelling units per acre. The following table illustrates densities of the adjacent developments and zoning categories:

Adjacent Property Density		
Development Name or Zoning Category	Location in Comparison to Subject Site	Density
Cottages of P94-62 (existing site zoning)	Subject Site	Density of 5.82 dwelling units per acre
PD14-15 Knott’s Landing	Southwest	Density of 5.25 dwelling units per acre
P94-62-R4 – Residential (R1) uses in existing PD	West	Density of 4.82 dwelling units per acre
Residential Single-Family 7.2 (RS-7.2)	North, East, and South	Maximum density of 6 dwelling units per acre

Development Plan

The proposal is for a 33-unit, townhome product. The development is proposing a density of 6.02 dwelling units per acre, which is significantly less dense than the 12 dwelling units per acre that is typically allowed in RM-12. The proposed development is seeking deviations from minimum lot area as well as minimum lot depth on a number of lots. The following is a comparison of the *Unified Development Code* (UDC) requirements and the Development Plan proposal:

Section 2.2.7.C Lot Dimensions – Residential Medium-Density (RM-12)			
	UDC Requirement	Proposed	Number of lots meeting UDC requirements
Lot Area	2,900 square-foot minimum	Average: 4,340 sq. ft. Minimum: 2,880 sq. ft. Maximum: 10,114 sq. ft.	29 of 33 Lots
Lot Width	20-foot minimum	Average: 37.5-foot Minimum: 20.7-foot Maximum: 53.4-foot	33 of 33 lots
Lot Depth	100-foot minimum	Average: 98.11-foot Minimum: 82.3-foot Maximum: 152.7-foot	17 of 33 lots
Section 2.2.7.E Building Standards – Residential Medium-Density (RM-12)			
Lot Coverage	75% maximum	Average: 37.87% Minimum: 15.92% Maximum: 53.6%	33 of 33 lots

The proposed housing types are unique in their adaptation to UDC requirements that front loading, front facing garages cannot project from the front façade of the building. These housing types include a walled and roofed front porch area that leads into an open air courtyard, before leading to the structure’s front door. The applicant has indicated that

some of the entry porches will be a single story, while others will include an additional room on the second floor above the entry porch. The proposed townhomes will exceed the 800 square foot minimum living area required in the RM-12 zoning district by requiring the minimum living area in all units to be 1,000 square feet. The following metrics have been produced in order to achieve the anti-monotony standards set forth in the UDC:

1. Exterior Materials
 - a. Primary building materials are brick and stone and are distributed amongst adjacent unit types so as to create a unique character to each unit.
2. Fenestration
 - a. A variety of window types, sizes and locations are to be used throughout the development to create a unique character at each unit.
3. Entryways
 - a. Each entryway is to have a unique character within a grouping of units to differentiate each townhouse.
4. Building Form
 - a. Where appropriate, building forms incorporate varying articulations at the public elevation to differentiate each townhouse.

Landscaping

Tree Preservation

Section 5.2.3, Tree Preservation and Replacement of the UDC requires that residential development that is over one acre in size preserve a minimum of 35% of the protected tree species on site. The proposed site layout is only able to preserve a total of 32% of the protected trees; however, the applicant is proposing to use the additional 117.5 positive tree points (an additional 117.5 caliper inches of tree coverage) to mitigate for the 3% they were unable to preserve.

Woodside Drive and Internal Streetscapes

This development is proposing to install 20, four-inch caliper trees within the six-foot wide landscape buffer adjacent to Woodside Drive. They are proposing to alternate using four different species of trees within this buffer as the UDC will not allow for more than 30% of this requirement to be met with one single species of tree. Along portions of Woodside Drive, this landscape buffer abuts a proposed decorative metal and masonry fence, while another portion abuts a proposed 6-foot tall masonry wall. The decorative metal fencing allows for views into the internal green spaces that are landscaped with trees and an additional 15 landscape beds. Entrance features at both access points off of Woodside Drive contain a landscaped bed featuring a mixture of six different species of plants, as well as a curved wall, and a masonry and stone entry monument.

The applicant is proposing to comply with the Residential Streetscape Design portion of the UDC by providing the six-foot parkway and five-foot sidewalk in the right-of-way of the internal streets. These internal streetscapes are also complying with standards by using the same four species of trees as the Woodside Drive streetscape, and will have a total of 53 trees, all four-inch caliper.

Front Yard Landscaping

Each individual lot will meet the front yard landscaping requirements of the UDC, which are:

- Six shrubs
- One tree (proposed at three-inch caliper)

A number of lots on the northern and eastern edges of the development have preserved trees located between the proposed structures and the single-family lots adjacent to them.

Fencing

The development is proposing the use of four different fencing types. These include perimeter fencing that is located on Woodside Drive and adjacent to the single family developments that surround the subject site, and privacy fencing that pertains to each individually developed lot. The following are the proposed requirement with this Development Plan:

Planned Development Fencing Requirements		
Perimeter Fence Types	6-foot Masonry Wall	Lots that back up to 6-foot streetscape setback along Woodside Drive
	4-foot Decorative Metal with Masonry Columns	X-Lots adjacent to Woodside Drive
	6-foot Spruce, with Metal Posts	Adjacent to existing single family lots
Privacy Fence Types	6-foot Decorative Metal with Metal Posts	Individual lots adjacent to open space
	6-foot Spruce, with Metal Posts	Individual lots adjacent to other residential lots

Open Space

The common open space requirement for a single family, attached development with more than five units is at least 200 square feet per unit. The proposed development would require a minimum of 6,600 square feet of open space. The applicant has included the following types of open spaces within the development:

Open Space Requirements		
	Required	Proposed
Overall Site Open Space	6,600 square feet	Active Open Space – 22,092 square feet
		Landscaped Open Space – 18,333 square feet

This equates to 40,425 square feet of open space, or about 16.9% of the total development itself. Two of the proposed X-lots will contain tree lined trails that add additional pedestrian connectivity throughout the site. One of these trails has a bench shaded by preserved and proposed trees.

Parking

The UDC requires that each townhome have a minimum of two parking spaces per dwelling unit. These two spaces are required to be located within a minimum 390 square foot garage. The proposed development will meet both of these minimum requirements. The driveways located on the residential lots will also be a minimum of 20 feet in depth, measured from the property line, in order to accommodate for visitor parking. The wider lots within the development will also allow for on-street parking with an estimated 50 spaces available.

Deviations

The proposed Development Plan is seeking deviations from the following UDC requirements:

- Section 2.2.7.C Lot Dimensions
 - o Minimum Lot Area – 2,900 square feet
 - Proposed Minimum Lot Area – 2,880 square feet (deviation on 4 lots)
 - o Minimum Lot Depth – 100 feet
 - Proposed Minimum Lot Depth – 82 feet (deviation on 16 lots)
- Section 5.2.3.B Residential Development: Tree Preservation Requirements
 - o All residential developments shall preserve a minimum of 35 percent of the existing total protected caliper inches.
 - Proposal – Preserve 32 percent of the existing, protected caliper inches and mitigate the remaining three percent with the 117.5 caliper inches being proposed.

Comprehensive Plan Analysis

The 2015 Comprehensive Plan, *99 Square Miles*, contains goals in this area to develop residential neighborhoods with a variety of housing styles, to encourage the provision of affordable quality housing to attract new middle and upper income families to Arlington, as well as providing high quality housing options for Arlington’s current residents. Multi-family developments are appropriate in this development area with a density of up to 30 units per acre. The proposed PD 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 (9 pages)

Under separate cover:

None

Available in the City Secretary’s office:

None

CITY COUNCIL DATE

December 6, 2016

STAFF CONTACTS

Jennifer Pruitt, AICP, LEED AP
Development Planning Manager
Community Development and Planning
817-459-6138
Jennifer.Pruitt@arlingtontx.gov

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

Case Information



Applicant: Cole Design Group, represented by Ronald Salamie

Property Owner: JLM Capital Investments LLC, represented by Russell Martin

Sector Plan: West

Council District: 4

Allowable Uses: All uses as itemized in attachment ii.

Development History: The subject site is currently platted and commonly known as Lot 1, Block 2, of the Marmid Addition.

Previous zoning cases for the subject site and in the general vicinity in the past five years include:

Case No.	Location	Request	Disposition
P94-62	Subject Site	PD for a retirement village: nursing home, independent living center, personal care facility, and cottages	Approved
Z02-09	Subject Site	Added all R1 uses to the previous planned development	Approved
PD11-6	North	PD for limited O uses	Approved
PD14-15	South	PD for all RS-5 uses, with a Development Plan	Approved

Transportation: The proposed development has two points of access from Woodside Drive.

Thoroughfare	Existing	Per TDP
Woodside Drive	70-foot ROW 2-lane collector	70-foot ROW 2-lane collector

Traffic Impact: The proposed PD zoning increases the number of townhomes from 17 to 33 and increases the Average Daily Traffic from 99 to 193. The AM and PM Peak traffic increases from 5 vehicles to 16 vehicles. The proposed zoning will not impact the adjacent street system.

Water & Sewer: Water is available from a 6-inch water line in Woodside Dr. Sanitary Sewer is available from an 8-inch sanitary sewer line in an easement bisecting the property.

Case Information



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

Fire: Fire Station 14, located at 5501 Ron McAndrew 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
- Arlington Independent School District
- Arlington Alliance for Responsible Government
- Arlington Neighborhoods
- East Arlington Review
- Far South Arlington Neighborhood Association
- Forest Hills Home Owner's Association
- Northern Arlington Ambience
- West Citizen Action Network (WeCan)
- Hilldale-Mintwood
- Kingswick On Patrol Crime Watch
- Quail Hollow on the Lane Owner's Association
- Villas of Tuscany Home Owner's Association
- Villas on the Parc
- Whitemarsh Estates Home Owner's Association
- Williams Place Addition
- Wooded Acres
- Southwest Arlington Property Owners (SWAPO)

Property Owners: 52

Letters of Support: 0

Letter of Opposition: 0

Itemized Allowable Uses



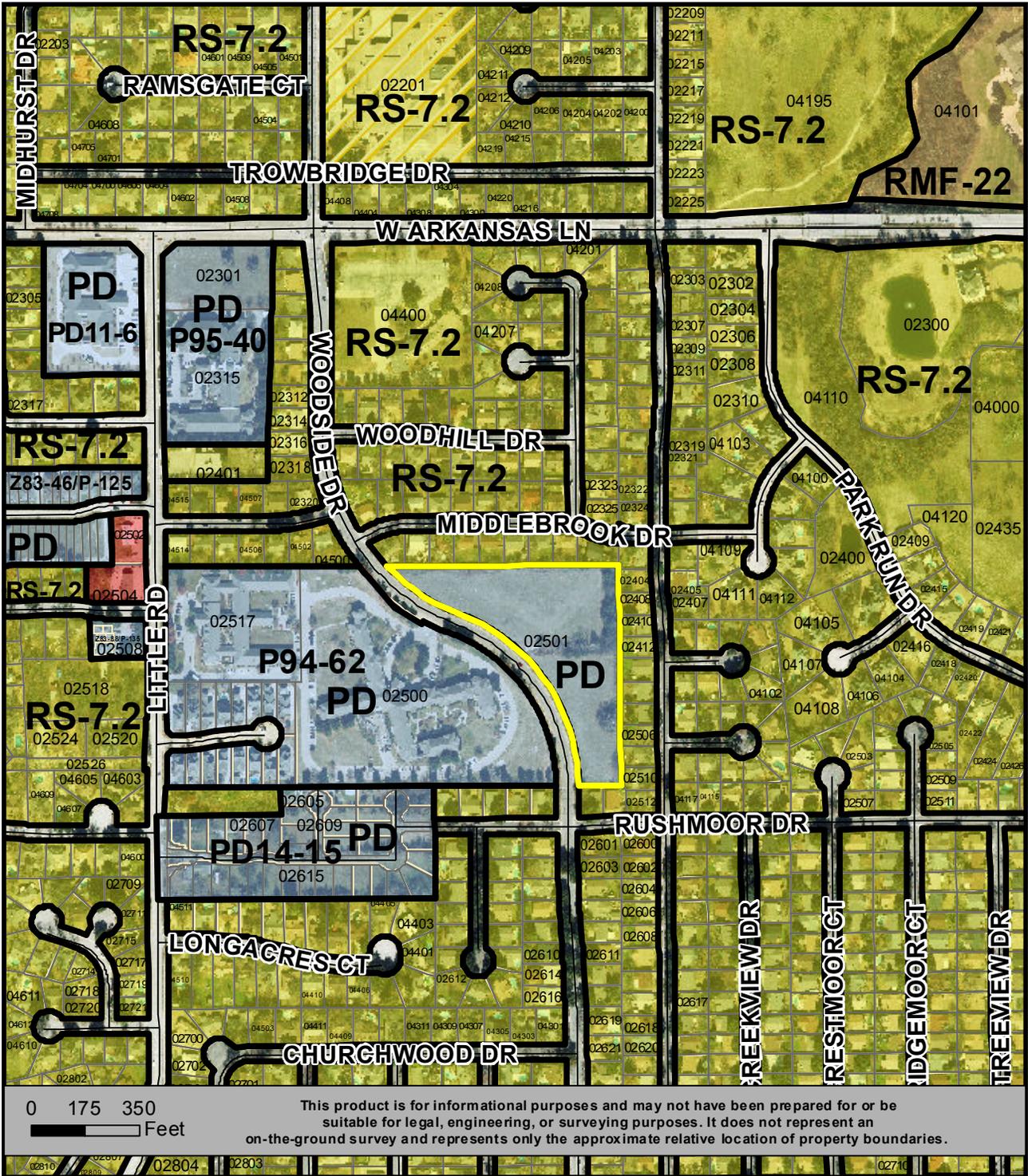
Allowable Uses:

Residential Medium-Density (RM12)

Permitted - Dwelling, duplex on minimum 6,000 square feet, Dwelling, single-family detached Dwelling, on minimum 7,200 Square Feet, townhouse on minimum 2,900 square feet, Non-Residential on minimum 15,000 square foot lots, Assisted living facility (≤ 6 residents), Community home for disabled persons, Foster family home, Foster group homes, Government administration and civic buildings helter, Religious assembly, Public or private school, Cemetery, Community garden, Public park or playground, Golf course, Utility lines, towers or metering station, garage-private, and accessory swimming pool-private.

Specific Use Permit (SUP) - Assisted living facility (≥ 7 residents), Philanthropic institution (other than listed), Bed and breakfast inn, Country club, Marina, Airport or landing field, Gas well, Telecommunication Facilities Towers ≤ 75 ft., Stealth towers ≤ 100 ft., Telecommunication Facilities Towers > 75 ft., Stealth towers > 100 ft.

Conditions (C) - Dwelling, live/work, Nursing home, Telecommunication Facilities Building-mounted antennae and towers, Nursery garden shop or plant sales, Telecommunication Facilities Building-mounted antennae and towers.



LOCATION MAP
PD16-18

**PD FOR RM-12 at 6.02 D.U.A.
WITH A DEVELOPMENT PLAN**



PD16-18

South of West Arkansas Lane and east of Woodside Drive



View of subject site. View north.



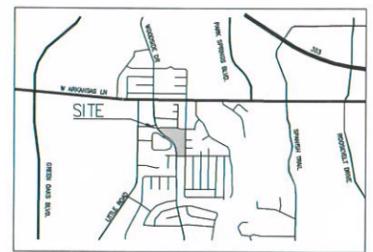
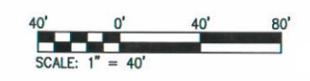
View of adjacent single family residences located east of the subject site. View east.



View of adjacent nursing home facility across Woodside Drive. View west.



View of adjacent single family residences located south of the subject site. View south.



VICINITY MAP

SITE DATA TABLE

	REQUIRED	PROVIDED
SITE DATA		
Existing Zoning	-	PD94-62-R5
Proposed Zoning	-	PD16-18
Proposed Base Zoning	-	RM-12
Total Open Space Area (sf)	6,600	40,425
Total Open Space Area (%)	-	16.9%
Gross Impervious Area (sf) (excluding sidewalks to entryways)	-	115,014
Gross Impervious Area (%)	-	48.2%
DENSITY		
Total Area of Site (sf)	-	238,782
Total Area of Site (ac)	-	5.48
# of Townhome Units	-	33
Building Pad Area Per Unit, min (sf)	-	1,440
Total Building Coverage (sf)	-	51,040
Max Density (dwelling units/ac)	12.00	6.02
LOT DIMENSIONS		
Lot Area, min (sf)	2,900	2,880
Gross Living Area, minimum (sf)	800	1,000
Lot Width (Frontage), min (ft)	20	20
Lot Depth, min (ft)	100	82
SETBACKS		
Street Front - Major Collector (ft)	40	40
Street Front - Local Streets (ft)	20	20
Street Side	20	20
Interior Side	5	5
Interior Rear	10	10
Interior Adjacent to Single Family	20	20
BUILDING STANDARDS		
Max Building Height (ft)	40	40
Lot Coverage, Max Percent	75.0%	53.6%
Living Area, min (sf)	800	1,000
Garage Area, min (sf)	390	390
OPEN SPACE		
Landscape Open Space (sf)		
Block A, Lots 1X, 20X, and 23X		18,333
Block B, Lot 15X		
Active Open Space (sf)		22,092
Block B, Lot 1X		
Total (200 sf/unit required)	6,600	40,425

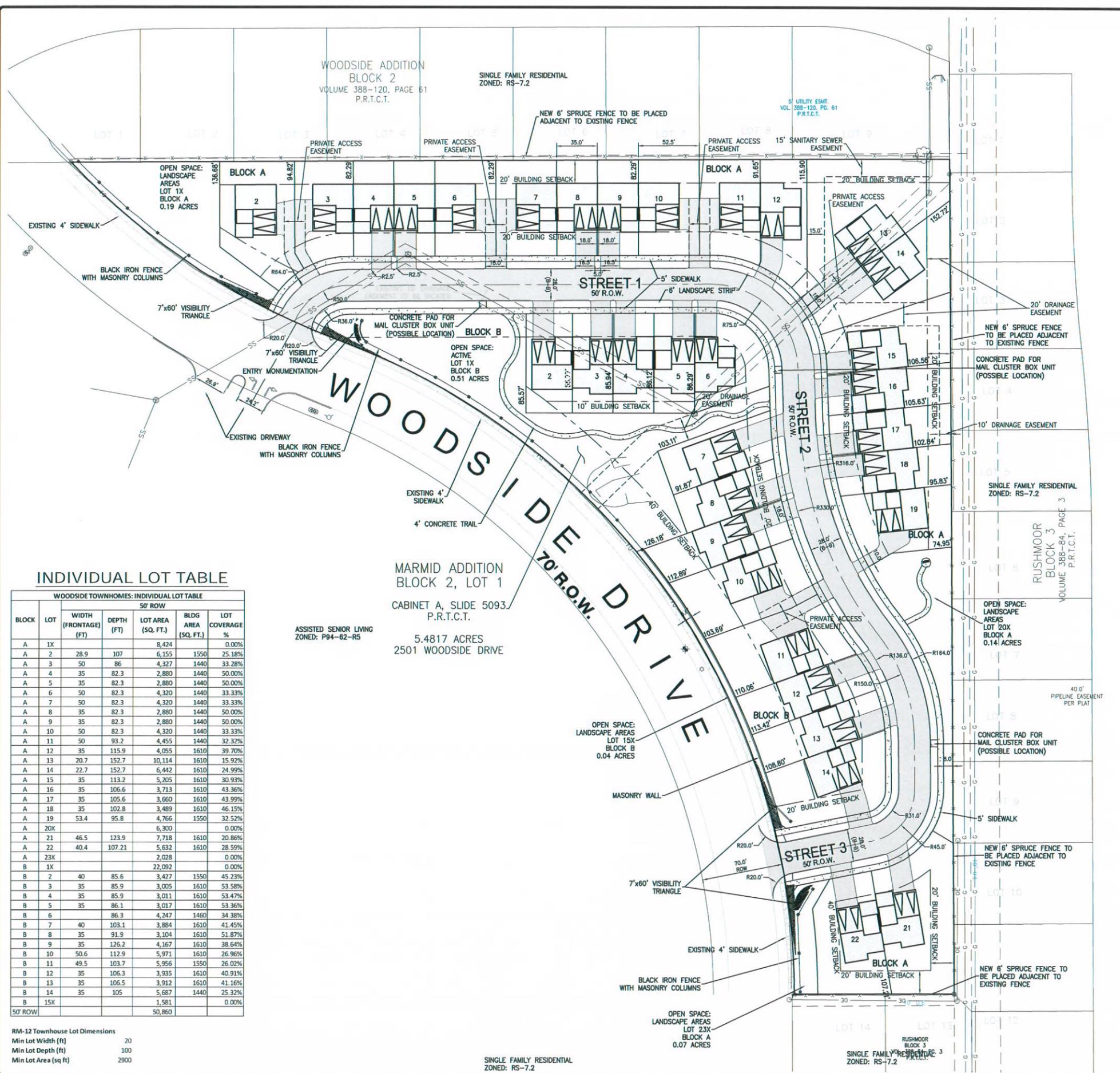
FENCING TABLE

LOCATION	PROPOSED FENCING
RESIDENTIAL ALONG WOODSIDE DRIVE	6' MASONRY WALL
OPEN SPACE ALONG WOODSIDE DRIVE	4' DECORATIVE METAL FENCE WITH MASONRY COLUMNS
INDIVIDUAL LOTS ADJACENT TO OPEN SPACE	6' DECORATIVE METAL FENCE WITH METAL POSTS
INDIVIDUAL LOTS, SIDE AND REAR, ADJACENT TO RESIDENTIAL	6' SPRUCE W/ METAL POSTS

FENCE NOTES:
 1. ALL FENCING PER UDC SEC 5.3.4 FENCES
 2. A NEW 6' SPRUCE FENCE SHALL BE INSTALLED ADJACENT TO EXISTING RESIDENTIAL HOMES. FENCE AT EXISTING RESIDENTIAL DEVELOPMENT AND ADJACENT TO OPEN SPACE SHALL BE INSTALLED WITH SUBDIVISION IMPROVEMENTS. FENCE AT EXISTING RESIDENTIAL DEVELOPMENT AND ADJACENT TO NEW TOWNHOME LOTS SHALL BE INSTALLED WHEN THE NEW TOWNHOME IS CONSTRUCTED.
 3. WOOD FENCES SHALL BE 6' SPRUCE FENCE WITH DOG EARED PICKETS AND METAL POSTS AND CAPS. ALL STAIN SHALL BE APPROVED THROUGH THE HOMEOWNERS ASSOCIATION, ONCE ESTABLISHED.

GENERAL NOTES

- THIS PLAN IS SUBJECT TO ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- A MINIMUM 20' DRIVEWAY SPACE WILL BE PROVIDED, MEASURED FROM THE RIGHT-OF-WAY TO THE FACE OF THE GARAGE.
- ON TOWNHOUSE LOTS WHERE THE BUILDING FACE IS LESS THAN FIVE FEET FROM THE LOT LINE, MAINTENANCE EASEMENTS SHALL BE PROVIDED TO ALLOW FOR BUILDING MAINTENANCE. EASEMENTS SHALL BE SHOWN ON THE FINAL PLAN.
- MAIL CLUSTER BOX UNITS SHOWN ON THIS PLAN ARE PRELIMINARY IN NATURE AND SUBJECT TO APPROVAL BY THE U.S. POSTAL SERVICE.



INDIVIDUAL LOT TABLE

WOODSIDE TOWNHOMES: INDIVIDUAL LOT TABLE						
BLOCK	LOT	50' ROW		LOT AREA (SQ. FT.)	BLDG AREA (SQ. FT.)	LOT COVERAGE %
		WIDTH (FRONTAGE) (FT)	DEPTH (FT)			
A	1X			8,424		0.00%
A	2	28.9	107	6,155	1550	25.18%
A	3	50	86	4,327	1440	33.28%
A	4	35	82.3	2,880	1440	50.00%
A	5	35	82.3	2,880	1440	50.00%
A	6	50	82.3	4,320	1440	33.33%
A	7	50	82.3	4,320	1440	33.33%
A	8	35	82.3	2,880	1440	50.00%
A	9	35	82.3	2,880	1440	50.00%
A	10	50	82.3	4,320	1440	33.33%
A	11	50	93.2	4,455	1440	32.32%
A	12	35	115.9	4,055	1610	39.70%
A	13	20.7	152.7	10,114	1610	15.92%
A	14	22.7	152.7	6,442	1610	24.99%
A	15	35	113.2	5,205	1610	30.93%
A	16	35	106.6	3,713	1610	43.36%
A	17	35	105.6	3,660	1610	43.99%
A	18	35	102.8	3,489	1610	46.15%
A	19	53.4	95.8	4,766	1550	32.52%
A	20X			6,300		0.00%
A	21	46.5	123.9	7,718	1610	20.86%
A	22	40.4	107.21	5,632	1610	28.59%
A	23X			2,028		0.00%
B	1X			22,092		0.00%
B	2	40	85.6	3,427	1550	45.23%
B	3	35	85.9	3,005	1610	53.58%
B	4	35	85.9	3,011	1610	53.47%
B	5	35	86.1	3,017	1610	53.36%
B	6	35	86.3	3,023	1610	53.25%
B	7	40	103.1	3,884	1610	41.45%
B	8	35	91.9	3,104	1610	51.87%
B	9	35	126.2	4,167	1610	38.64%
B	10	50.6	112.9	5,971	1610	26.96%
B	11	49.5	103.7	5,956	1550	26.02%
B	12	35	106.3	3,935	1610	40.91%
B	13	35	105.5	3,912	1610	41.16%
B	14	35	105	5,687	1440	25.32%
B	15X			1,581		0.00%
	50' ROW			50,860		

RM-12 Townhouse Lot Dimensions
 Min Lot Width (ft) 20
 Min Lot Depth (ft) 100
 Min Lot Area (sq ft) 2900

DEVELOPER/OWNER: **MAKEMAYS DEVELOPMENT, LLC**
 1404 SOUTHWOOD BLVD
 ARLINGTON, TEXAS 76013
 PHONE # 817-614-6669

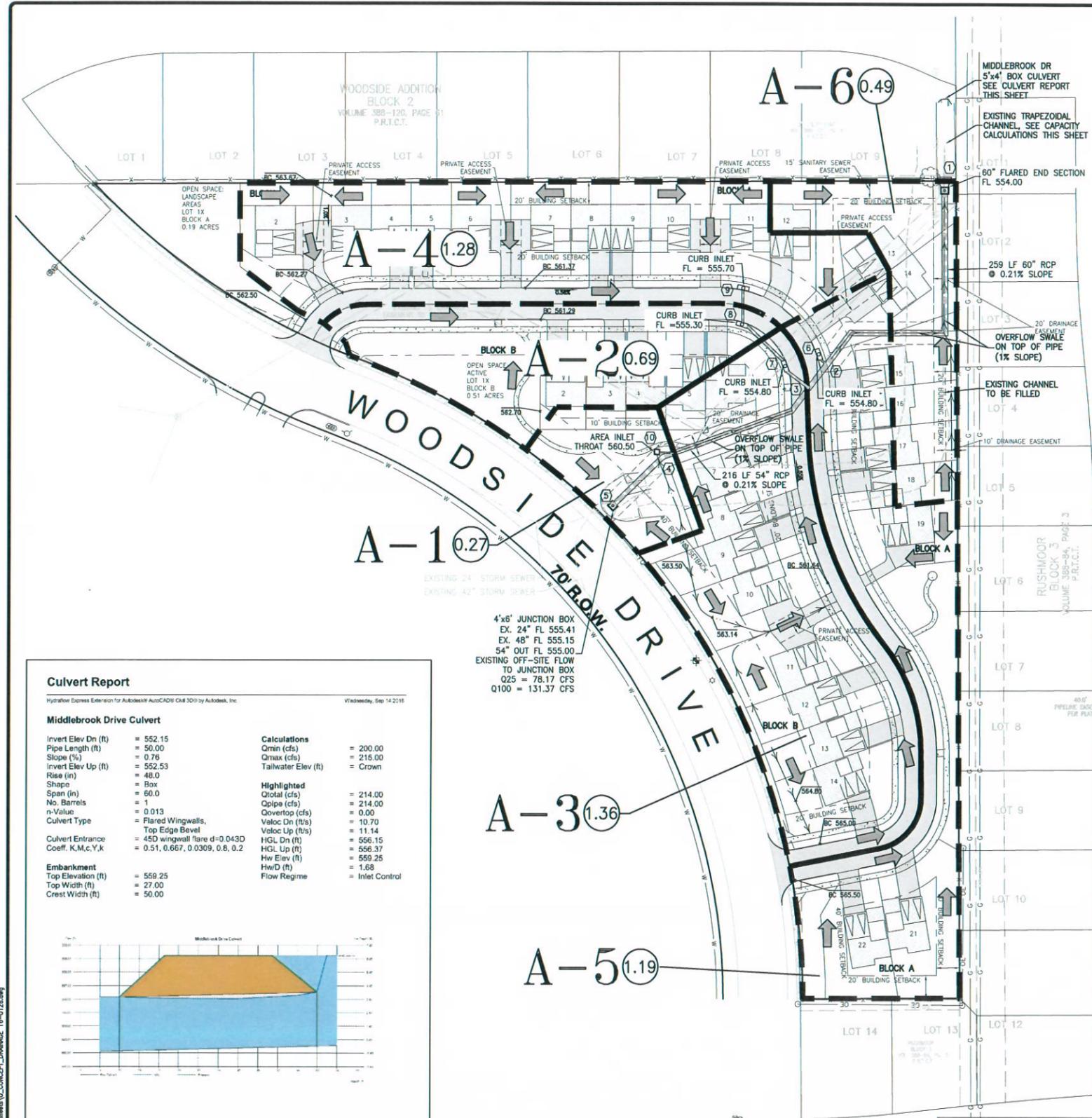


WOODSIDE TOWNHOMES DEVELOPMENT PLAN
 PD16-18
 2501 WOODSIDE DRIVE
 ARLINGTON, TEXAS 76016
SUBDIVISION PLAN

COLE
 CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
 Texas Registered Engineering Firm, F-10233
 One American Center, Suite 1000, Dallas, TX 75201
 Phone: 214-760-1000
 Fax: 214-760-1001
 Website: www.cole-engineering.com

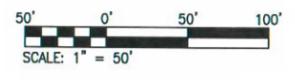
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 CHECKED BY: RJS
 DRAWING SCALE:
 DATE: 10/13/16
 Job Number: 16-0126
 Sheet Number: C1.0

DATE: 10/13/16
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 FILE: 16-0126.dwg
 PROJECT: 16-0126
 SHEET: C1.0
 TITLE: SUBDIVISION PLAN
 USER: AS



LEGEND

- STORM PIPE
- CURB INLET
- ▣ YARD DRAIN
- ▭ DRAINAGE AREA BOUNDARY
- SWALE/DITCH INVERT
- PROPOSED SHEET FLOW
- I 0.00 = DRAINAGE AREA DESIGNATION AND SIZE (ACRES)



STORM WATER NARRATIVE

OFF-SITE RUNOFF CONVEYANCE THROUGH THE SITE
 AN EXISTING EARTH CHANNEL TRAVERSES THE PROPERTY FROM WOODSIDE DRIVE TO THE EXISTING CONCRETE CHANNEL AT THE NORTHEAST CORNER OF THE PROPERTY. THIS CHANNEL CARRIES FLOW FROM 24" AND 42" STORM SEWERS THAT ARE PART OF THE WOODSIDE DRIVE COLLECTION SYSTEM. ACCORDING TO RECORD DRAWINGS FOR LOTS 1-3, BLK 1, & LOT 1 BLK2, MARMID ADDITION, PROPOSED SENIOR LIVING COMMUNITY BY CARTER & BURGESS DATED 12/29/1998, THE PROPOSED 25-YEAR FLOWRATE LEAVING THE EXISTING 24" AND 42" STORM SEWERS, Q₂₅ = 78 CFS.

THE CHANNEL IS TO BE FILLED IN AS A PART OF THIS DEVELOPMENT, AND A 54"/60" STORM SEWER SHALL CONVEY THE RUNOFF PRESENTLY CARRIED BY THIS CHANNEL. THE NEW STORM SEWER WILL DISCHARGE TO THE EXISTING CONCRETE CHANNEL THAT FLOWS NORTH FROM THE NORTHEAST CORNER OF THE PROPERTY.

ON-SITE CONVEYANCE
 ON-SITE RUNOFF WILL BE COLLECTED IN STREET GUTTERS AND FLOW TO FOUR CURB INLETS IN SAG AND ONE AREA INLET IN SAG, WHICH WILL CONNECT TO THE NEW STORM SEWER AND DISCHARGE TO THE EXISTING CONCRETE CHANNEL.

Culvert Report
 Hydraulic Design Extension for Autodesk AutoCAD/Civil 3D/11 by Autodesk, Inc. Wednesday, Sep 14 2016

Middlebrook Drive Culvert

Invert Elev Dn (ft)	= 552.15	Calculations	Q _{min} (cfs)	= 200.00
Pipe Length (ft)	= 50.00		Q _{max} (cfs)	= 215.00
Slope (%)	= 0.75		Tailwater Elev (ft)	= Crown
Invert Elev Up (ft)	= 552.53			
Rise (in)	= 48.0	Highlighted	Q _{total} (cfs)	= 214.00
Shape	= Box		Q _{overflow} (cfs)	= 0.00
Span (in)	= 60.0		Veloc Dn (ft/s)	= 10.70
No. Barrels	= 1		Veloc Up (ft/s)	= 11.14
n-Value	= 0.013		HGL Dn (ft)	= 556.15
Culvert Type	= Flared Wingwalls,		HGL Up (ft)	= 556.37
	Top Edge Bevel		Hw Elev (ft)	= 559.25
			HwD (ft)	= 1.68
			Flow Regime	= Inlet Control
Culvert Entrance	= 45D wingwall flare d=0.043D			
Coeff. K,M,c,Y,k	= 0.51, 0.667, 0.0309, 0.8, 0.2			

Embankment

Top Elevation (ft)	= 559.25
Top Width (ft)	= 27.00
Crest Width (ft)	= 50.00

Woodside Townhomes - Downstream Channel Analysis
 Trapezoidal Drainage Channel - From Surveyed Cross section at property line

Description	Bottom Width (ft)	Water Depth (ft)	Left Slope (Z1)	Right Slope (Z2)	Coefficient of Roughness n	Longitudinal Slope (ft/ft)	Cross Sectional Area (sf)	Wetted perimeter (ft)	Hydraulic Radius (ft)	Velocity (1.486/n)R ^{2/3} S ^{1/2} (ft/s)	Q100 Calculated (cfs)	Top Width (ft)	Freeboard (inches)
Cross Section at North Property Line	2.8	3.02	1.42	1.06	0.015	0.0050	19.77	12.45	1.59	9.54	188.5	10.29	9.6
Slope per design plans													
Cross Section at North Property Line Surveyed Slope	2.8	2.19	1.42	1.06	0.015	0.0168	12.08	9.79	1.23	15.62	188.7	9.23	19.6

PROPOSED RUNOFF CALCULATIONS

Drainage Area Designation	Total Area (ac)	Runoff Coefficient C	T _c (min)	Rainfall Intensities (in/hr)			Flowrate (cfs)			Drains to:
				I _s	I ₁₅	I ₁₀₀	Q _s	Q ₂₅	Q ₁₀₀	
A-1	0.27	0.37	5.00	7.09	9.17	11.09	0.71	1.01	1.38	Area Inlet 10
A-2	0.69	0.81	5.00	7.09	9.17	11.09	3.96	5.64	7.75	Curb Inlet 8
A-3	1.36	0.81	5.00	7.09	9.17	11.09	7.81	11.11	15.27	Curb Inlet 7
A-4	1.28	0.81	5.00	7.09	9.17	11.09	7.35	10.46	14.37	Curb Inlet 9
A-5	1.19	0.81	5.00	7.09	9.17	11.09	6.83	9.72	13.36	Curb Inlet 6
A-6	0.49	0.67	5.00	7.09	9.17	11.09	2.33	3.31	4.55	Channel

INLET CALCULATIONS

Inlet	Q ₂₅ (cfs)	Q _{capacity} (cfs)
Curb Inlet 6	9.72	19.00
Curb Inlet 7	11.11	19.00
Curb Inlet 8	5.64	19.00
Curb Inlet 9	10.46	19.00
Area Inlet 10	1.01	17.00

STORM SEWER CALCULATIONS

Label	Diameter (in)	Length (Unified) (ft)	Manning's n	Bend Angle (Calculated) (degrees)	Slope (ft/ft)	Flow (cfs)	Excess Capacity (Full Flow) (cfs)	Capacity (Full Flow) (cfs)	Velocity (In) (ft/s)	Velocity (Out) (ft/s)	Stop Node	Invert (Downstream) (ft)	Elevation Ground (Downstream) (ft)	Hydraulic Grade Line (Out) (ft)	Start Node	Invert (Upstream) (ft)	Elevation Ground (Upstream) (ft)	Hydraulic Grade Line (In) (ft)
Pipe 1-2A	60	128.7	0.013	0.00	0.002	116.74	2.54	119.28	5.95	5.95	Outlet 1	554.00	561.00	559.00	2A	554.27	560.30	559.25
Pipe 1-2B	60	82.7	0.013	90.21	0.002	116.74	1.89	118.63	5.95	5.95	2A	554.27	560.30	559.28	2B	554.44	560.50	559.44
Pipe 1-2C	60	31.7	0.013	52.86	0.002	116.74	4.27	121.01	5.95	5.95	2B	554.44	560.50	559.47	Junction 2	554.51	560.54	559.53
Pipe 2-3	60	28.8	0.013	0.00	0.002	107.02	11.86	118.88	5.45	5.45	Junction 2	554.51	560.54	559.53	Junction 3	554.57	560.59	559.58
Pipe 2-6	18	11.1	0.013	90.00	0.026	9.72	7.29	17.01	5.50	5.50	Junction 2	554.51	560.54	559.53	Curb Inlet 6	554.80	560.30	559.63
Pipe 3-4	54	135.9	0.013	27.19	0.002	79.81	9.45	89.26	5.02	5.02	Junction 3	554.57	560.59	559.59	Junction 4	554.85	560.92	559.82
Pipe 3-7	30	29.1	0.013	96.50	0.008	27.21	9.25	36.46	5.54	5.54	Junction 3	554.57	560.59	559.59	Curb Inlet 7	554.80	560.30	559.71
Pipe 4-10	12	14.2	0.013	90.00	0.099	1.01	10.18	11.19	1.29	1.29	Junction 4	554.85	560.92	559.82	Area Inlet 10	556.25	560.50	559.83
Pipe 4-5A	54	9.4	0.013	0.00	0.002	78.80	4.97	83.77	4.95	4.95	Junction 4	554.85	560.92	559.82	SA	554.87	561.00	559.83
Pipe 4-5B	54	61.5	0.013	24.32	0.002	78.80	12.61	91.41	4.95	4.95	SA	554.87	561.00	559.85	Junction Box 5	555.00	561.00	559.95
Pipe 7-8	30	51.1	0.013	0.00	0.010	16.10	24.47	40.57	3.28	3.28	Curb Inlet 7	554.80	560.30	559.82	Curb Inlet 8	555.30	560.30	559.90
Pipe 8-9	24	33.2	0.013	46.39	0.012	10.46	14.35	24.81	3.33	3.33	Curb Inlet 8	555.30	560.30	560.05	Curb Inlet 9	555.70	560.30	560.12

DEVELOPER/OWNER: **MAKEWAY'S DEVELOPMENT, LLC**
 1404 SOUTHWOOD BLVD
 ARLINGTON, TEXAS 76013
 PHONE # 817-614-8669

STATE OF TEXAS
 RONALD J. SALAMIE
 82073
 REGISTERED PROFESSIONAL ENGINEER
 RONALD SALAMIE
 10/27/2016

WOODSIDE TOWNHOMES DEVELOPMENT PLAN
 PD16-18
 2501 WOODSIDE DRIVE
 ARLINGTON, TEXAS 76016
DRAINAGE LAYOUT

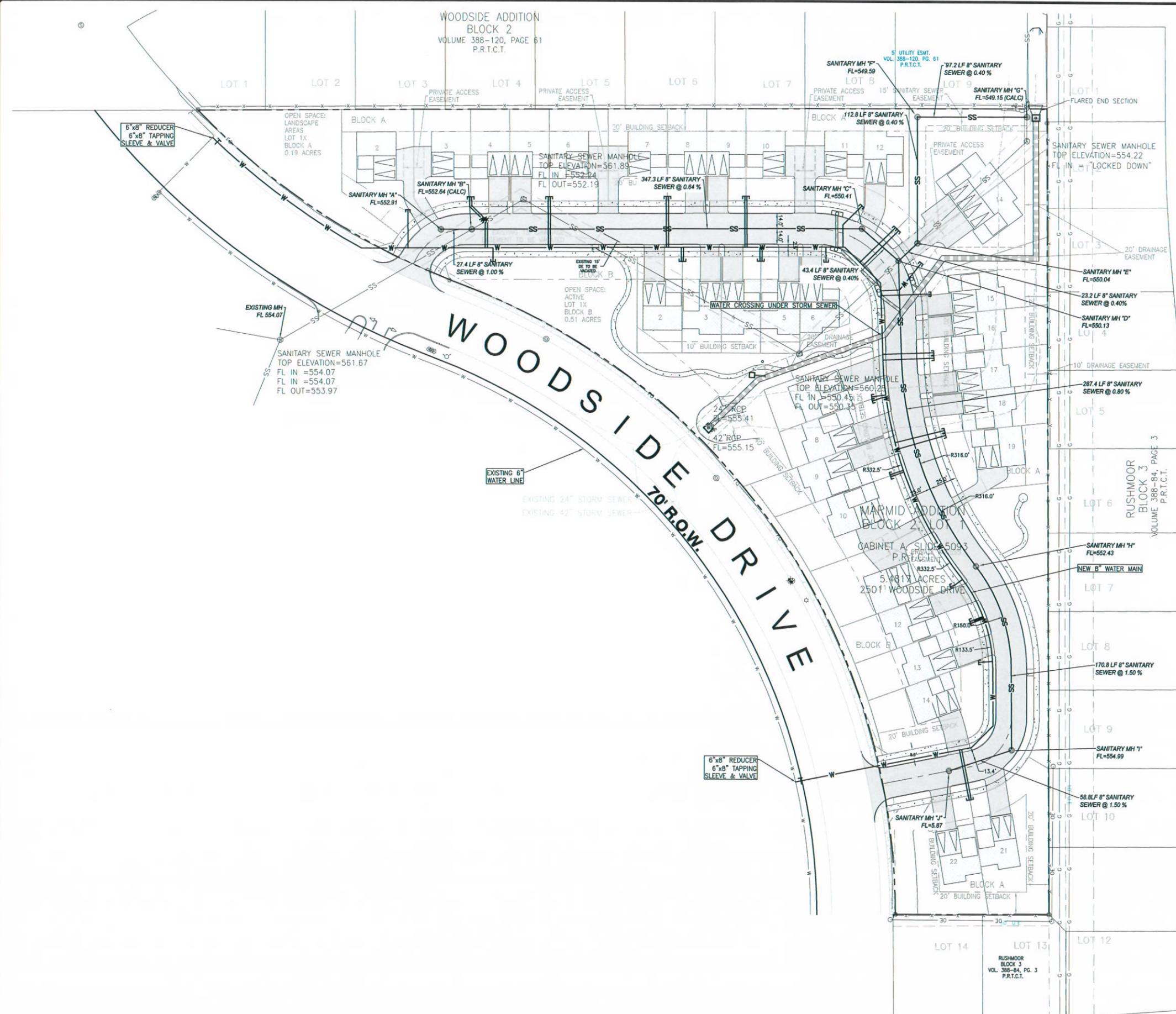
DALLAS
 FICO SQUARE
 6175 Main Street
 Suite 307
 Dallas, TX 75204
 972.224.6000
 www.coile.com

coile
 CIVIL ENGINEERING / SURVEYING / PLANNING / PHOTOGRAMMETRY
 10000 Preston Road, Suite 1000, Dallas, TX 75249
 Texas Board of Professional Engineers Registration #10198271

DESIGN/CALC BY: AS
 DRAWN BY: AS
 CHECKED BY: RJS
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 DATE: 10/13/16
 Job Number: 16-0126
 Sheet Number: C2.0

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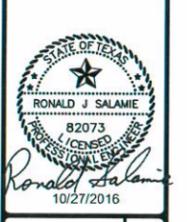
UTILITY NOTES

1. WATER METERS SHALL BE PLACED 4 FEET FROM PAVEMENT.
2. WATER SERVICES SHALL BE LOCATED ONE FOOT FROM PROPERTY LINE AND NOT IN DRIVEWAYS.
3. MECHANICAL EQUIPMENT SHALL BE LOCATED BEHIND BUILDING WITH THE EXCEPTION OF FRANCHISE UTILITY BOXES. ROOF MOUNTED EQUIPMENT IS PROHIBITED.

NO.	REVISION DESCRIPTION	DATE

DEVELOPER/OWNER: **MAKEWAYS DEVELOPMENT, LLC**
 1404 SOUTHWOOD BLVD
 ARLINGTON, TEXAS 76013
 PHONE # 817-64-8689

THE PROFESSIONAL ENGINEER'S SEAL, SIGNATURE AND PERSONAL SEAL APPEAR HEREON. ANY REVISIONS TO THIS PLAN, SPECIFICATIONS, OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE ENGINEER, ARCHITECT, OR PROFESSIONAL LANDSCAPE ARCHITECT SHALL BE VOID AND NOT PART OF THIS PROJECT TO WHICH THIS SEAL APPLIES.



WOODSIDE TOWNHOMES DEVELOPMENT PLAN
 PD16-18
 2501 WOODSIDE DRIVE
 ARLINGTON, TEXAS 76016

UTILITY LAYOUT

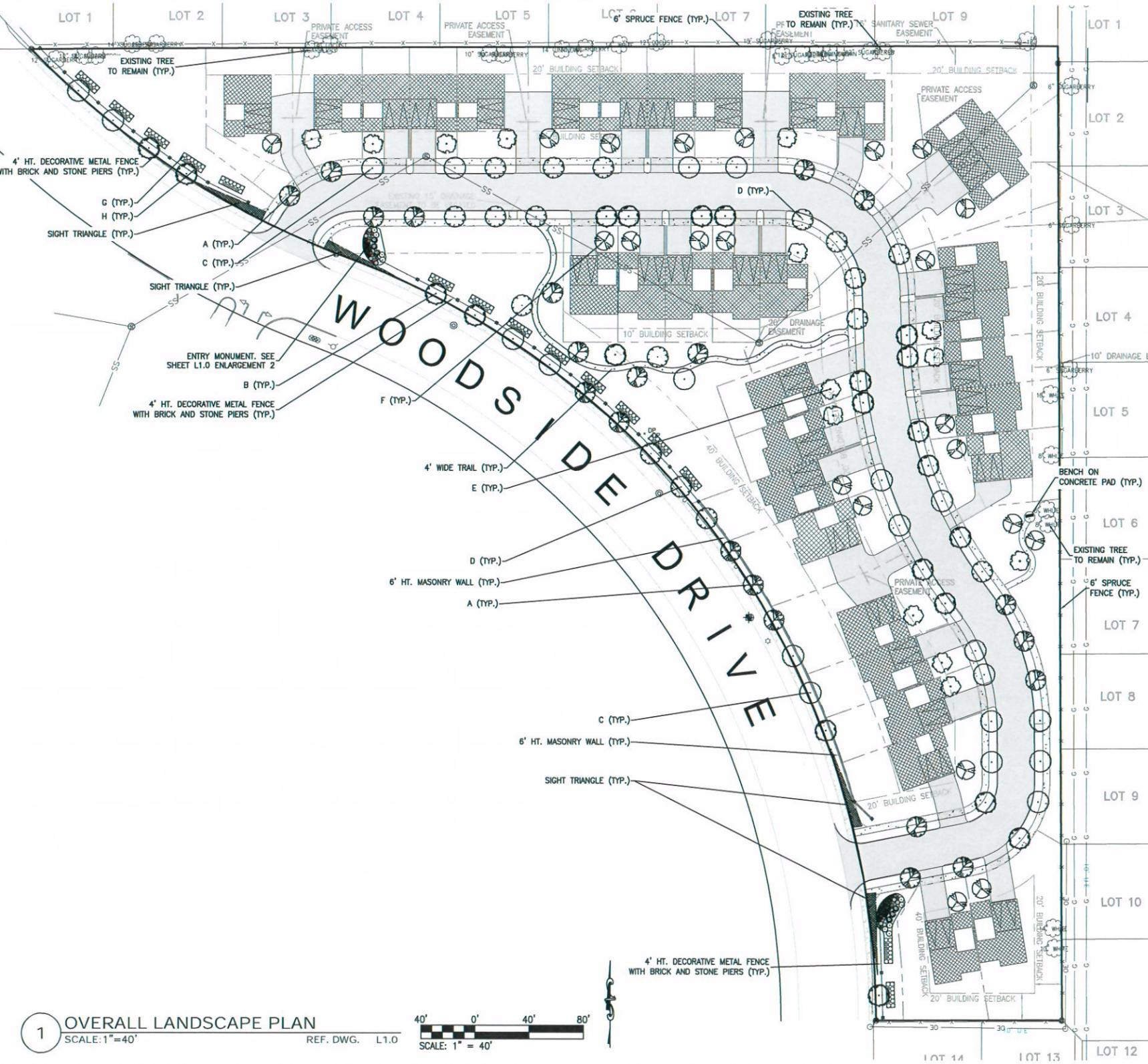
cole
 CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
 Texas Registered Engineering Firm, F-1023 Corporate Registration #10198871
 6175 Main Street, Suite 307, Frisco, TX 75034
 www.colec.com

DESIGN/CALC BY	AS
DRAWN BY	AS
CHECKED BY	RJS
DRAWING SCALE	
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Job Number	16-0126
Sheet Number	C3.0

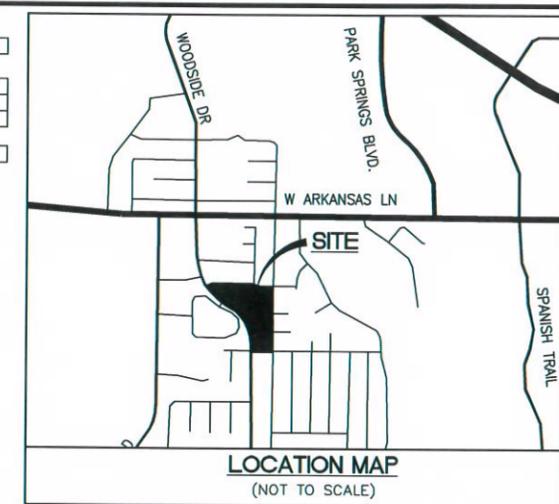
PLANT SCHEDULE

CODE	QTY.	GENUS	SPECIES	COMMON NAME	SIZE	COND.	COMMENTS
DECIDUOUS TREES							
A	21	QUERCUS	TEXANA	TEXAS RED OAK	4" CAL. MIN.	B&B	
B	22	QUERCUS	VIRGINIANA	LIVE OAK	4" CAL. MIN.	B&B	
C	21	ACER	SACCHARUM 'CADDO'	CADDO MAPLE	4" CAL. MIN.	B&B	
D	17	ACER	NEGUNDO	ASHLEAF MAPLE	4" CAL. MIN.	B&B	
E	15	CERCIS	CANADENSIS	EASTERN REDBUD	3" CAL. MIN.	B&B	
F	22	CRATAEGUS	MOLLIS	DOWNY HAWTHORN	3" CAL. MIN.	B&B	
SHRUBS							
G	120	MUHLENBERGIA	CAPILLARIS	GULF MUHLY	24" MIN.	CONT.	
H	60	ILEX	CORNUTA 'ROTUNDA'	DWARF CHINESE HOLLY	24" MIN.	CONT.	
I	9	LEUCOPHYLLUM	FRUTESCENS	TEXAS SAGE	36" MIN.	CONT.	
J	16	HESPERALOE	PARVIFLORA	RED YUCCA	24" MIN.	CONT.	

CODE	QTY.	GENUS	SPECIES	COMMON NAME	SIZE	COND.	COMMENTS
SHRUBS							
K	8	LAGERSTOEMIA	INDICA	MINIATURE CREPE MYRTLE	24" MIN.	CONT.	
L	6	ILEX	X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	4" HT. MIN.	B&B	
M	10	PENNISETUM	ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	24" MIN.	CONT.	
GROUND COVER							
N	100	LIRIOPE	SPICATA	LILY TURF	1 GAL. MIN.	CONT.	



1 OVERALL LANDSCAPE PLAN
SCALE: 1" = 40'
REF. DWG. L1.0



LOCATION MAP
(NOT TO SCALE)

FRONT YARD LANDSCAPE REQUIREMENTS
ZONING CODE SECTION 5.2.2.A.2.b

REQUIREMENT	REQUIRED LANDSCAPE CALCULATIONS	PROPOSED LANDSCAPE
6 SHRUBS 1 TREE	33 TOTAL LOTS = 198 SHRUBS REQUIRED = 33 TREES REQUIRED	198 SHRUBS ** 33 TREES ** 6 SHRUBS PER LOT WILL BE PROVIDED WITH INDIVIDUAL UNIT CONSTRUCTION

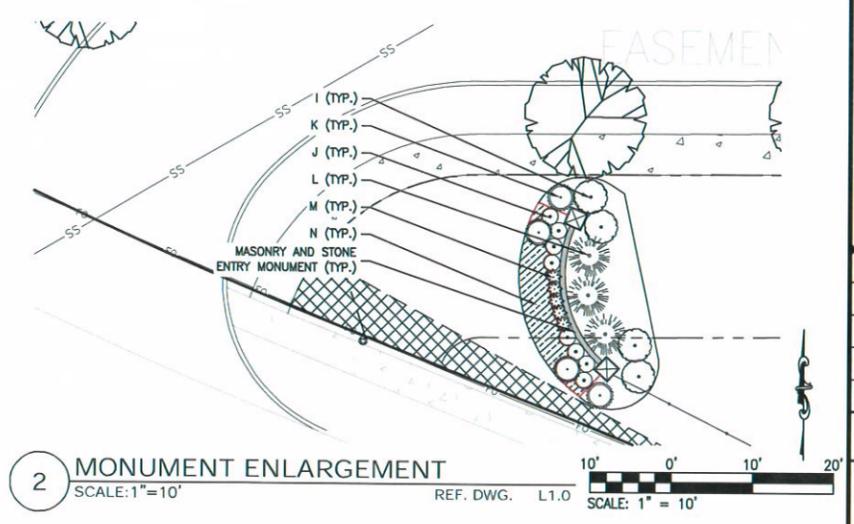
NOTE:
EACH TREE SHALL COUNT FOR 25 SQUARE FEET OF REQUIRED VEGETATIVE COVER IN THE LANDSCAPED AREA

LANDSCAPE BUFFER ZONE - WOODSIDE DR.
ZONING CODE SECTION 5.2.2.A.3.c

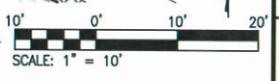
REQUIREMENT	REQUIRED LANDSCAPE CALCULATIONS	PROPOSED LANDSCAPE
TREES SPACED 30' ON CENTER MAX. NO MORE THAN 30% OF ONE SPECIES	30% OF 20 TREES = 6 MAX. OF EACH SPECIES	20 TREES TOTAL 5 - A 6 - B 6 - C 3 - D

LANDSCAPE BUFFER ZONE - INTERNAL STREET
ZONING CODE SECTION 5.2.2.A.3.a

REQUIREMENT	REQUIRED LANDSCAPE CALCULATIONS	PROPOSED LANDSCAPE
1 TREE PER LOT NO MORE THAN 30% OF ONE SPECIES	PROPOSED LOTS 1 x 33 = 33 TREES 30% OF 33 TREES = 9 MAX. OF EACH SPECIES @ 33	53 TREES TOTAL ALONG STREET 12 - A (23%) 15 - B (28%) 14 - C (26%) 12 - D (23%)



2 MONUMENT ENLARGEMENT
SCALE: 1" = 10'
REF. DWG. L1.0



DEVELOPER OWNER: **MAKEYS DEVELOPMENT, LLC**
1404 SOUTHWOOD BLVD
ARLINGTON, TEXAS 76018
PHONE # 817-614-6669

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
STATE OF TEXAS
NO. 10111
DATE: 10/13/16

WOODSIDE TOWNHOMES DEVELOPMENT PLAN
PD16-18
2501 WOODSIDE DRIVE
ARLINGTON, TEXAS 76016

LANDSCAPE LAYOUT

COLE
CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
10000 Preston Road, Suite 1000, Dallas, Texas 75241
Phone: 972-382-1000
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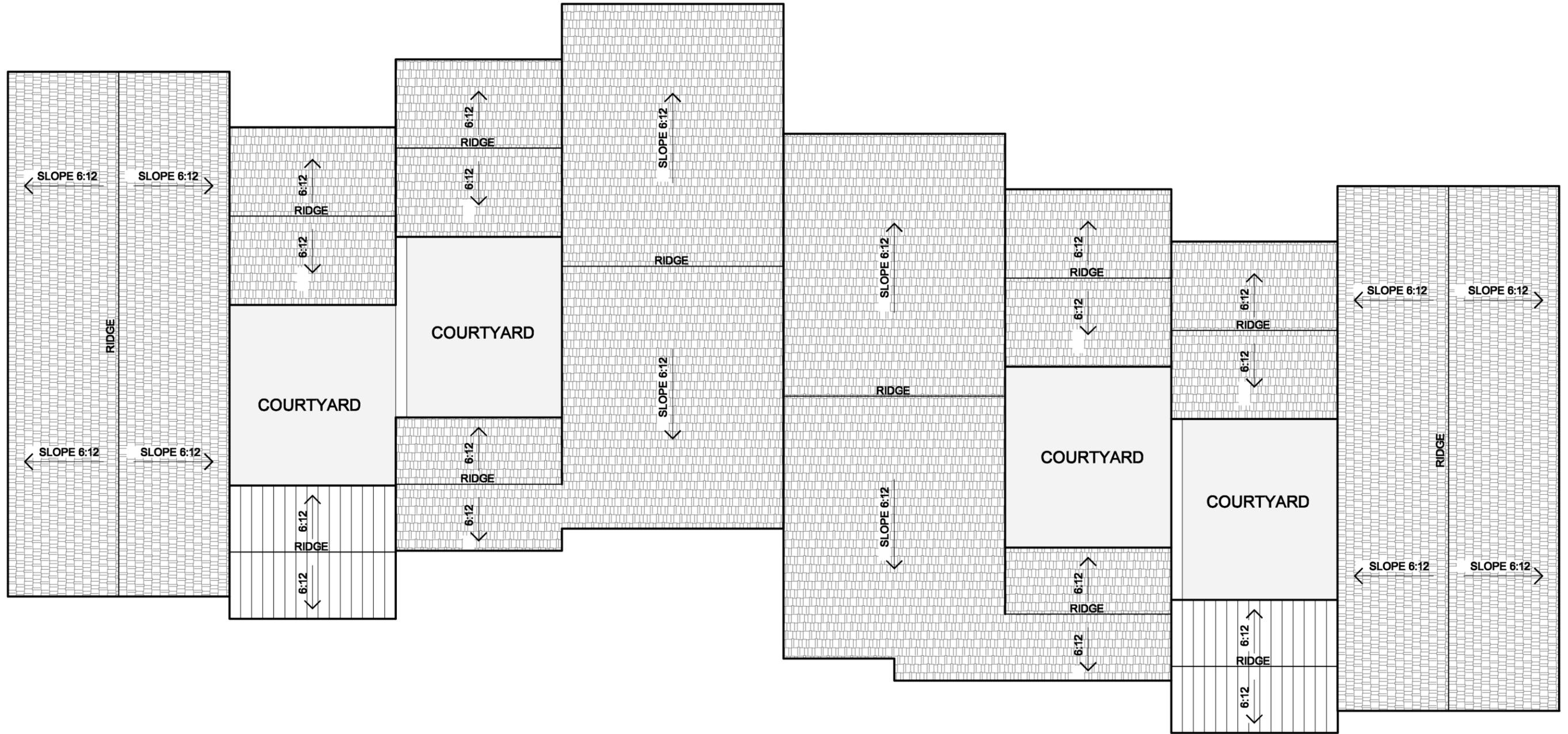
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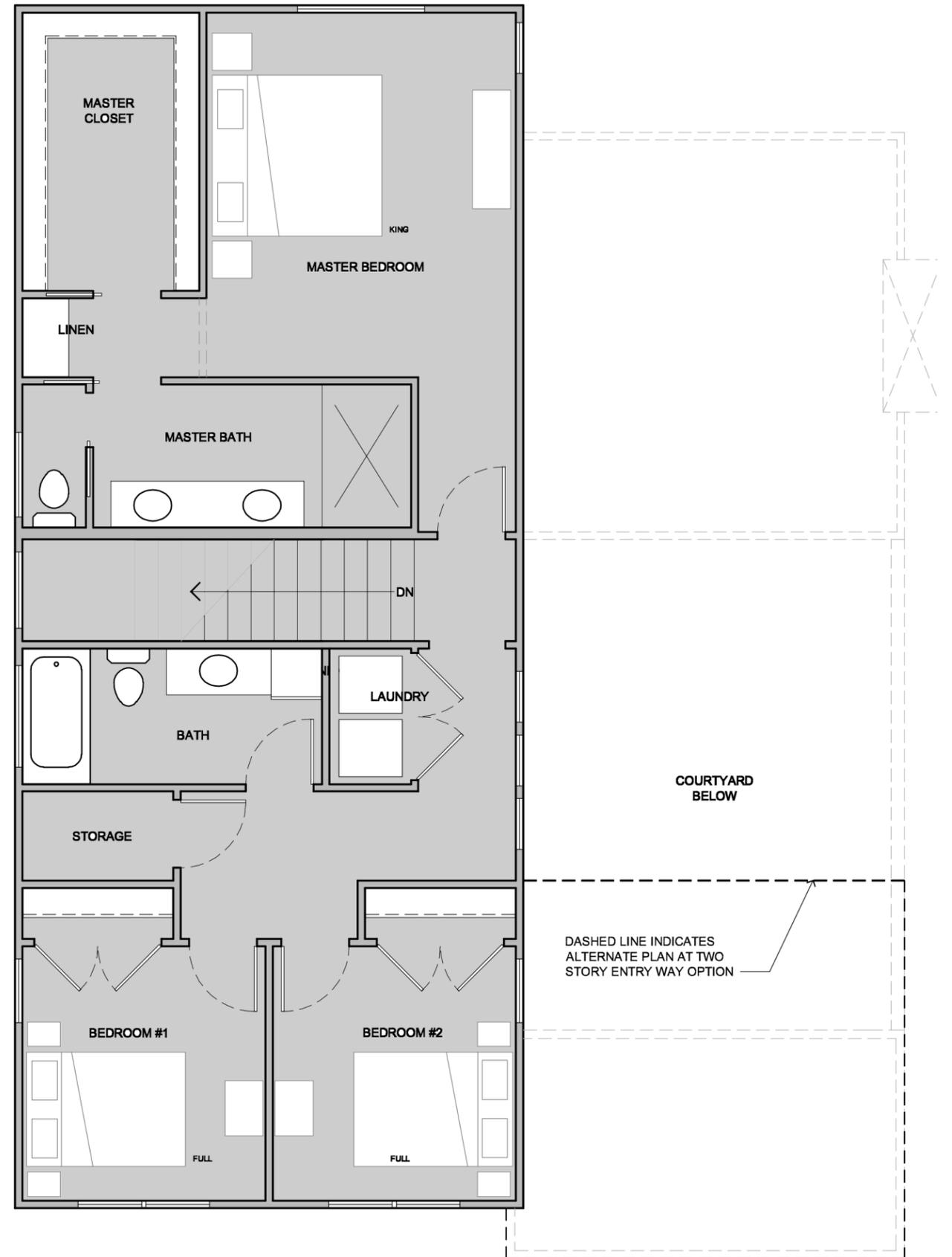
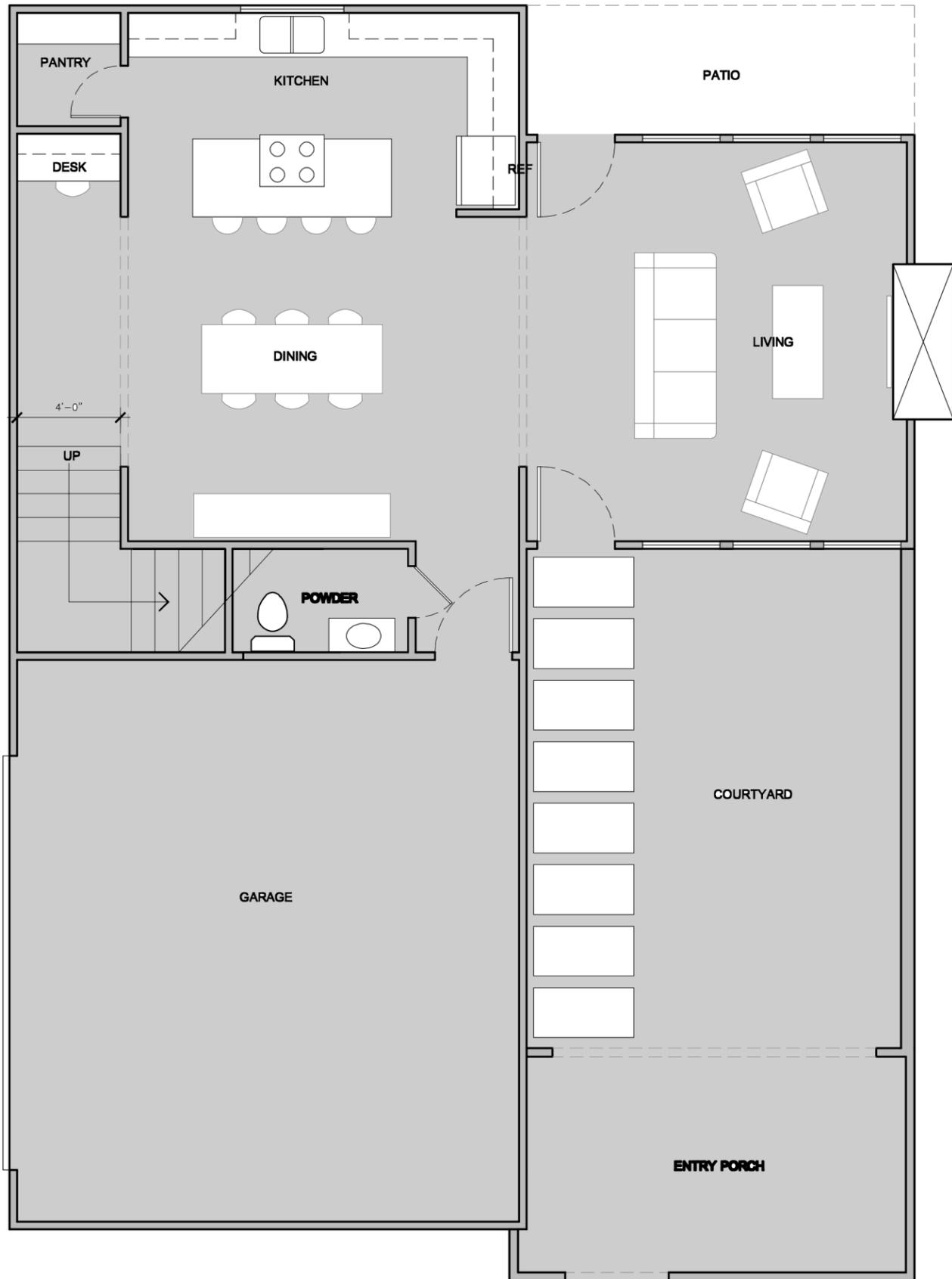
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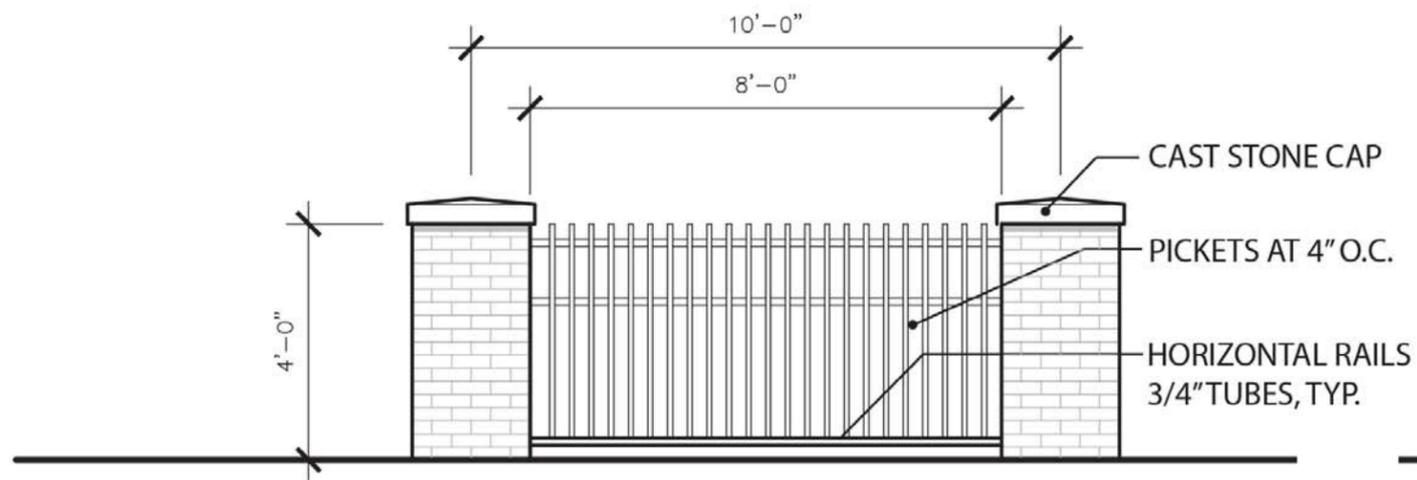


NOTE: DEMISING WALLS AT ADJACENT COURTYARDS TO BE MASONRY, AT 8'-0" AFF WITH NO OPENINGS

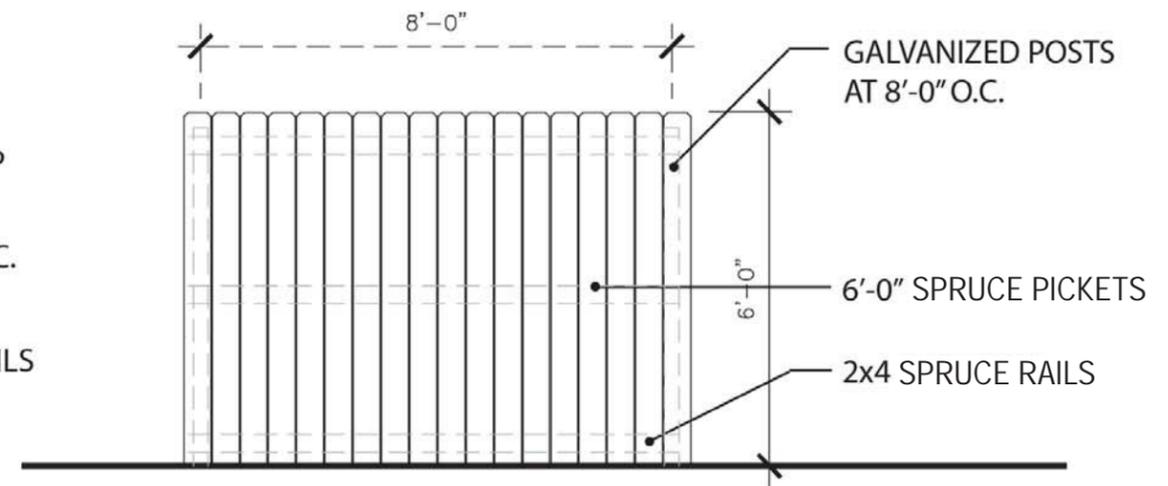
Woodside Townhomes



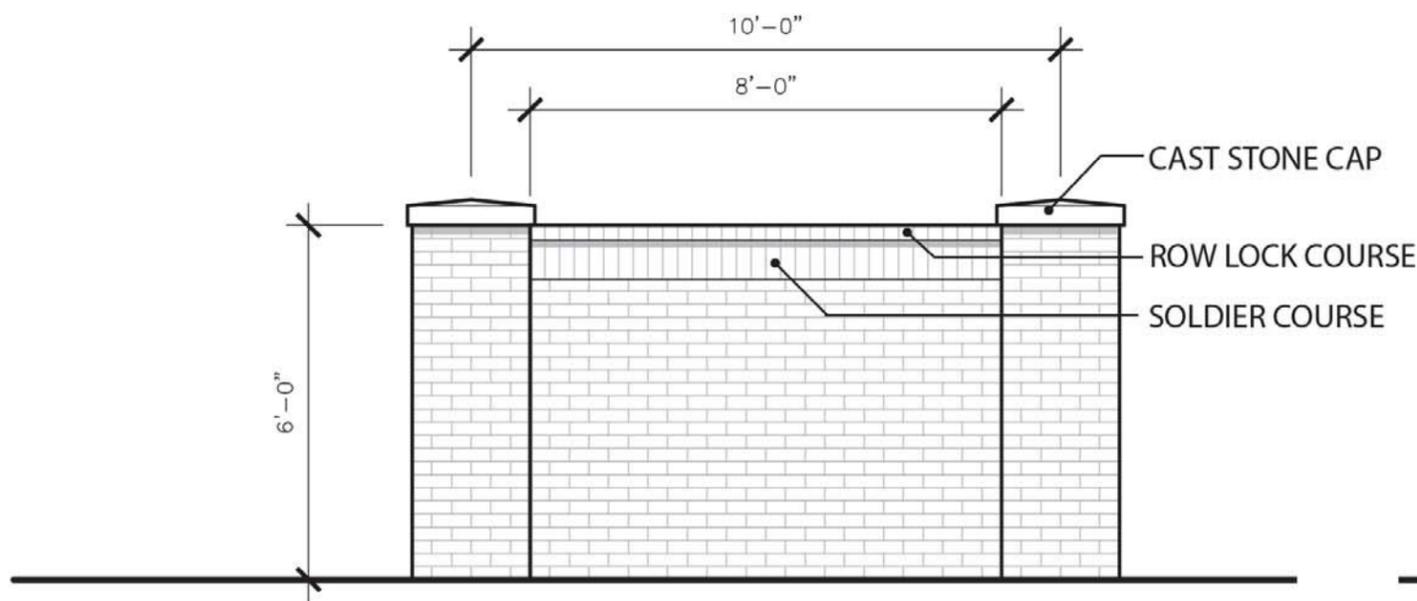




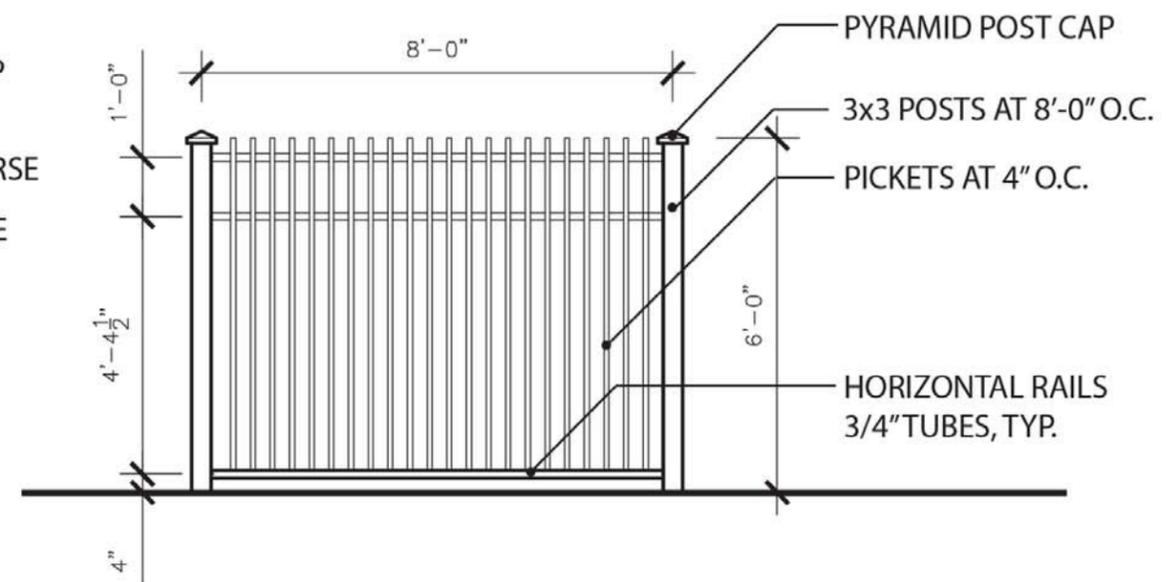
TYPICAL WROUGHT IRON FENCE WITH
MASONRY PILASTERS



TYPICAL WOOD FENCE



TYPICAL MASONRY FENCE ELEVATION



TYPICAL WROUGHT IRON FENCE ELEVATION

Staff Report



Zoning Case PD07-18R4 (Arlington Highlands East)

Planning and Zoning Meeting Date: 11-09-16

Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Zoning Case PD07-18R4, with a Development Plan.

PRIOR BOARD OR COUNCIL ACTION

On November 6, 2007, City Council approved final reading of PD07-18 by a vote of 9-0-0.

ANALYSIS

Request

The applicant requests a revision to the development plan on approximately 19.425 acres addressed at 415 Curtis Mathis Way, 4000 Bagpiper Way, and 401, 415, and 421 East Interstate 20 Highway, and generally located north of East Interstate 20 Highway and east of Matlock Road.

Current zoning: Planned Development (PD) for all Community Commercial (CC) uses plus indoor theatre (under 100,000 square feet); grocery sales, as a primary use (under 100,000 square feet); large scale retail (100,000 square feet or larger); restaurants (less than 5,000 square feet); full-service hotel; and indoor recreation as an accessory use, with a Development Plan.

Requested zoning: Planned Development (PD) for all Community Commercial (CC) uses plus indoor theatre (under 100,000 square feet); grocery sales, as a primary use (under 100,000 square feet); large scale retail (100,000 square feet or larger); restaurants (less than 5,000 square feet); and indoor recreation as an accessory use, with a revised Development and Sign Plan.

Existing Site Conditions

The subject 19.425 acre site is developed and located north of East Interstate 20 Highway and east of Matlock Road. The original plan for the site was approved on November 6, 2007 as Business Park – Planned Development (BP-PD) for all Business Park – Community Service (BP-CS) uses plus indoor theatre (under 100,000 square feet); grocery sales as a primary use (under 100,000 square feet); large scale retail (100,000 square feet or larger); restaurants (less than 5,000 square feet); full-service hotel; and indoor recreation as an accessory use with Airport Overlay 2 (AP2).

PD07-18R3, administratively approved April 28, 2006, revised the site plan to allow for a single patio cover to replace six awnings over an outdoor seating area located at Dave and Busters.

PD07-18R2, administratively approved April 3, 2008, revised the building footprint of Buildings C, D, E, F, G, H, and the parking layouts proposed to serve each building.

PD07-18R1, administratively approved March 5, 2008, revised the building footprint of Buildings A and B, in addition to their respective parking layouts.

Currently the site has been completely developed with the exception of the proposed hotel location. With that stated the development is essentially fully developed with retail and restaurant uses.

Adjacent Land Uses

The subject site is surrounded by properties zoned for Planned Developments focused on retail, and restaurant uses. The property is bordered on the north by Highlander Boulevard and south by Interstate Highway 20 West. The property north of Highlander Boulevard is currently zoned General Commercial (GC) however it remains undeveloped. To the east, the City is currently completing the construction of South Center Street and the South Center Street Bridge.

Proposed Development Plan

The applicant is requesting a revision to the approved development plan in order to update the site plan to show additional retail development on the pad site that was originally occupied by the Splitsville restaurant and gaming franchise which has recently been demolished. Additionally the applicant would like to include the vacant pad site to the east of this location. This pad was originally approved as the location of the future hotel use which never materialized.

In addition to the revision to the approved site plan, the applicant is requesting additional signage at the site. Two new signs are being requested at this location:

- One new type A, 50-foot tall, 512-square-foot sign to be located at the base of the newly constructed Center Street Bridge
- One type B, 17-foot tall, 73-square-foot sign to be located along Highlander Boulevard. This sign shall be placed on the northwest corner of the development. This sign was approved with the original PD; however' it was never constructed.
- One type E, 25-foot tall, 171-square-foot sign to be located along South Center Street. This sign shall be placed the east central entry point of the development. This sign was approved with the original PD; however' this request is increasing the overall height from 20-feet to 25-feet and the square footage by 50 square feet.
- One new type F, 20-foot tall, 80-square-foot sign, that shall serve as a gateway entry feature to be located on the southwest corner of Highlander Boulevard and South Center Street. This sign shall include features from both the type A and B signs that are currently located at the site.

All of the proposed signs shall incorporate cast stone, modular brick, and aluminum panels that shall match the existing signs in the development. The newly proposed signs are being requested in order to improve the visibility of the site due to the construction of the new Center Street Bridge (type A sign), and to create a major site identity sign at the intersection created by the extension of South Center Street.

Staff Consideration:

- Signs one (type A), and three (type E), are closely spaced along South Center Street creating reduced effectiveness and visual clutter. Staff recommends the removal of sign three in order to reduce the effect of this on such a short span of public right-of-way.

Comprehensive Plan

The subject site is identified in 99 Square Miles, The Comprehensive Plan, as a Regional Activity Center. This area provides the opportunity to create special places that include residential, retail, offices, and entertainment. These areas are typically considerably larger and more diverse in land uses than other land use classifications. The Comprehensive Plan does not address signage; rather, it leaves sign recommendations and requirements to the Sign Chapter of the Unified Development Code. The proposed Planned Development amendment is in conformance with the Comprehensive Plan.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

- i. Case Information
- ii. Itemized Allowable Uses
- iii. Location Map
- iv. Photos
- v. Sign Plan (6 pages)

Under separate cover:

None

Available in the City Secretary's office:

None

CITY COUNCIL DATE

December 6, 2016

STAFF CONTACTS

Jennifer Pruitt, AICP, LEED AP
Planning Manager, Land Development
Community Development and Planning
817-459-6138

Kevin Charles
Senior Planner
Community Development and Planning
817-459-6515

Jennifer.Pruitt@arlingtontx.gov

Kevin.Charles@arlingtontx.gov

Case Information



Applicant: Mycoskie McInnis Associates, represented by Cliff Mycoskie

Owner: CPT Arlington Highlands 2, LP and CPT Arlington Highlands Development, LP c/o AEW Arlington highlands 2, LP, represented by Matt Fortuin

Sector Plan: Southeast

Council District: 3

Allowable Uses: See attachment ii-1

Development History: The subject site is currently platted and commonly known as Lot 1R, and Lots 2-5, Block A of the Arlington Highlands East Addition. The subject site is currently developed as the Arlington Highlands East.

Previous zoning cases in the general vicinity in the past five years include:

Case No.	Location	Request	Disposition
PD12-21	East	BP-PD for all BP-CS uses, plus larger scale retail (100,000 square feet or larger), restaurants (less than 5,000 square feet), and limited service hotel within AP2 with a revised Development Plan.	Approved
PD15-2	North	Planned Development (PD) for limited Office Commercial (OC) uses plus an Independent Senior Living facility, with a Development Plan	Approved
SUP13-9	South	Specific Use Permit (SUP) for new motor vehicle sales	Approved
SUP15-3	South	Limited Services Hotel	Approved

Case Information



Transportation: The proposed development has points of access from East Interstate 20 Highway, South Center Street, and Highlander Boulevard.

Thoroughfare	Existing	Proposed
East Interstate 20 Highway	Varies 2-lane undivided one-way	Varies 3-lane undivided one-way
South Center Street	120-foot, 6-lane divided major arterial	120-foot, 6-lane divided major arterial
Highlander Boulevard	70-foot, 4-lane undivided major collector	70-foot, 4-lane undivided major collector

Traffic Impact: The proposed PD zoning for retail will generate similar traffic to the existing PD zoning and will not impact the adjacent street system.

Water & Sewer: Water is available from an 8" water line in Highlander Blvd. Sanitary sewer is available from an 8" sanitary sewer line located in a 15' sanitary sewer easement on lots 1R & 5.

Drainage: The site is located in the 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 6, located at 2620 South Collins Street, 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 zoning request is located in the Arlington Independent School District and has no impact on the schools serving this site.

Case Information



Notices Sent:

Neighborhood
Associations:

- Arlington Chamber of Commerce Downtown Development
- Arlington Neighborhood Council
- East Arlington Review
- Southeast Arlington Community Alliance
- WeCan (West Citizen Action Network)
- Far South Arlington Neighborhood Association
- Fitzgerald Concerned Citizens

Property Owners: 5
Letters of Support: 0
Letter of Opposition: 0

Itemized Allowable Uses

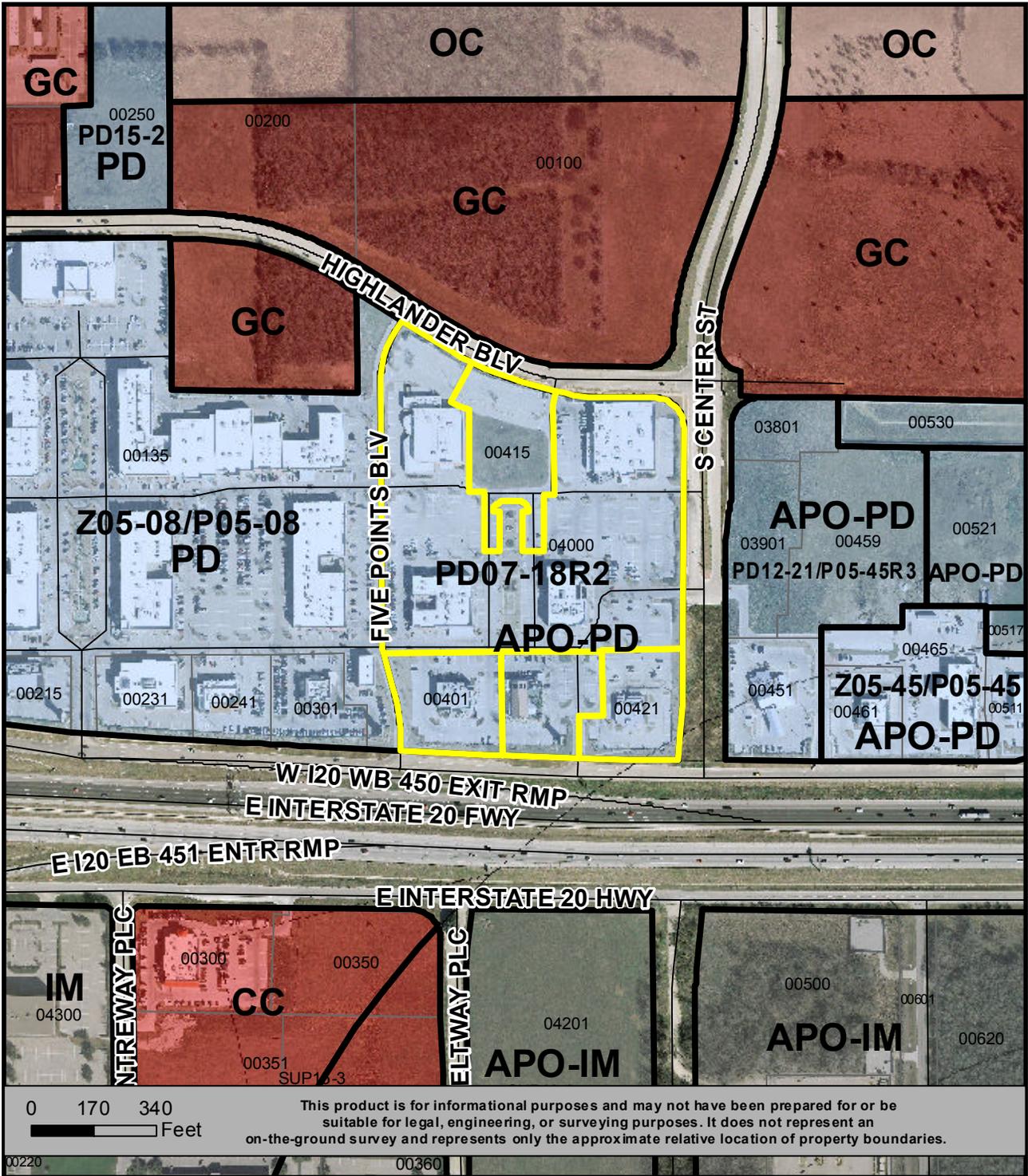


Allowable Uses: PLANNED DEVELOPMENT for Community Commercial (PD-CC)

Permitted- Veterinary clinic; auto parts, accessory sales and service; motor vehicle rental; custom and craft work; day care; hospital; offices; lodge or fraternal organization; racquet or swim club; theater (indoor); full service and limited service hotel; nursing home; antique shop; business school; catering service; cleaning laundry; copy center; garden shop or plant sales; general home improvement sales; general retail store, other than listed; museum or art gallery; personal household service, other than listed; rental store; restaurants with indoor recreation as an accessory use; radio or TV station recording studio

Allowed per the PD- Indoor theatre (under 100,000 square feet), grocery sales as a primary use (under 100,000 square feet), large scale retail (100,000 square feet or larger), restaurants (less than 5,000 square feet), with final development plan approval with "AP2" (Airport Overlay 2)

Restricted- Domestic violence shelter, mortuary/crematory/funeral chapel, pawn shop, second-hand goods store, medical or scientific research laboratory, halfway house, alternative financial institution, bail bond service, banquet hall, tattoo parlor, Gun range, specialty paraphernalia sales, wrecker service, gas well, Food processing, Sexually oriented business.



PD07-18R4

REVISION TO DEVELOPMENT PLAN
19.425 ACRES



PD07-18R4

North of East Interstate 20 Highway and east of Matlock Road



View of site looking east towards the Center Street Bridge.



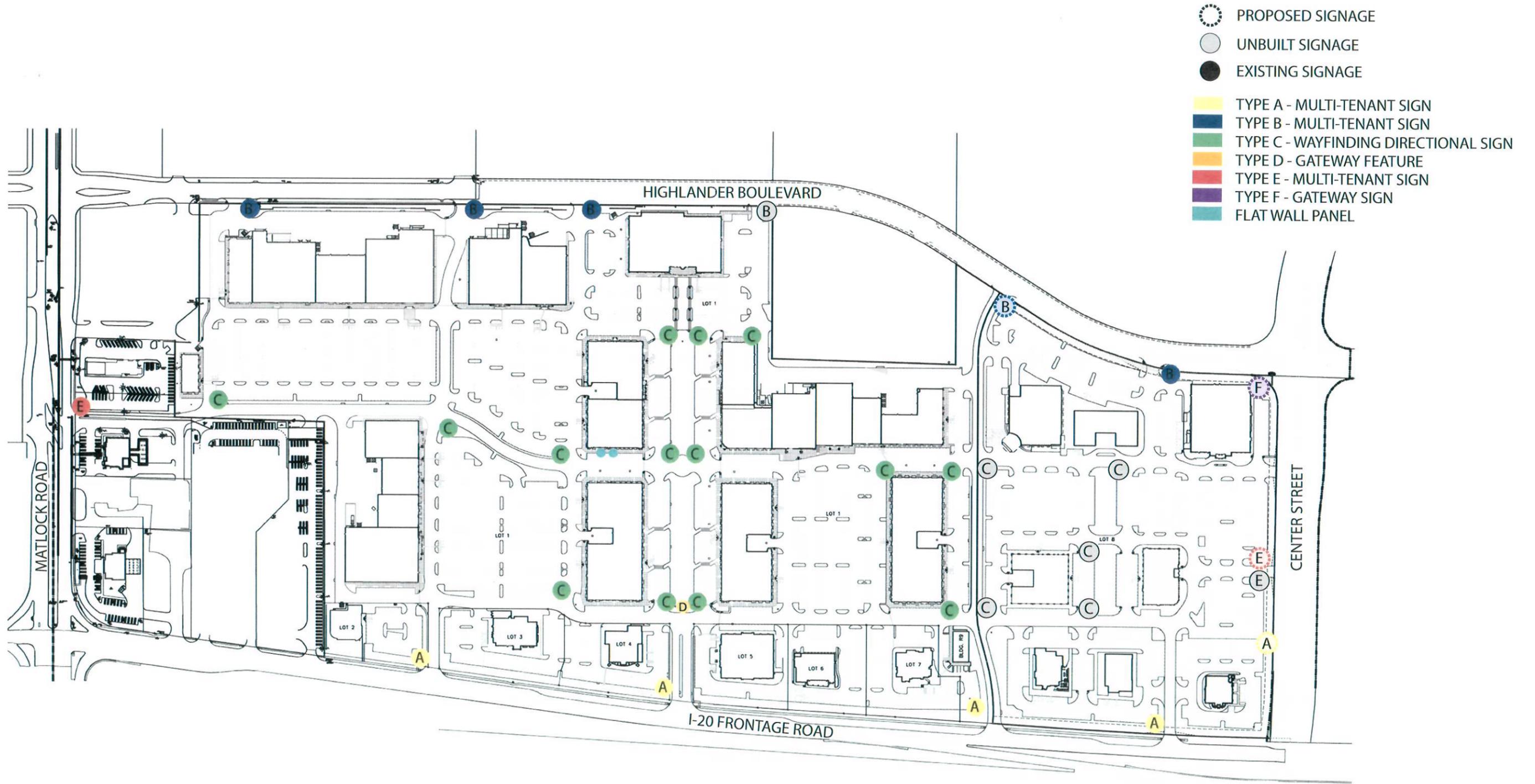
View west along service road.



View west along Highlander Boulevard.



View of existing type B sign along Highlander Boulevard.



SIGN LOCATION

Arlington Highlands
Arlington, Texas

Job #: 14074
File Name: 2016-0802 Sign Location
Date: 08.02.2016
Drawn by: mlt

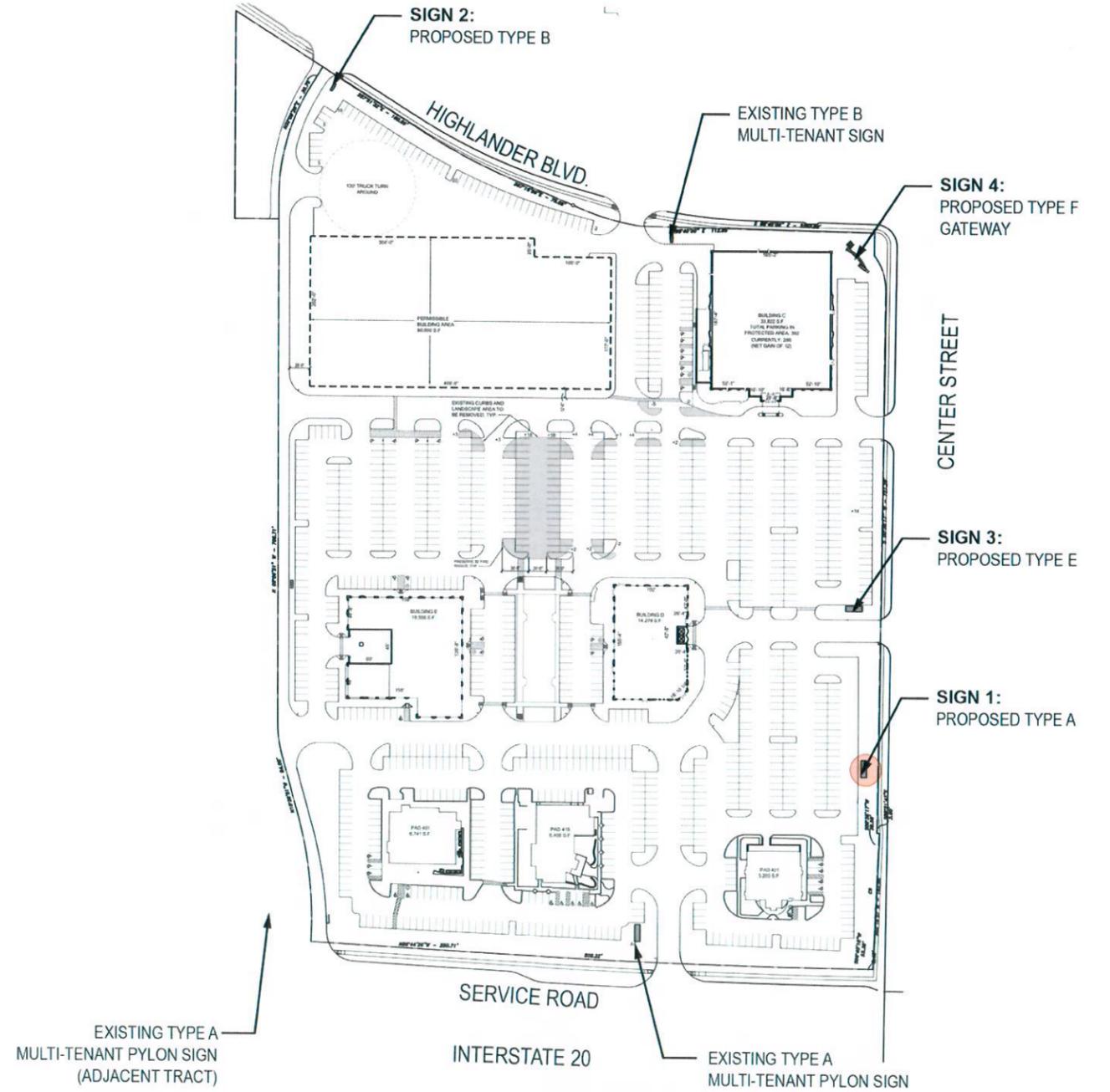
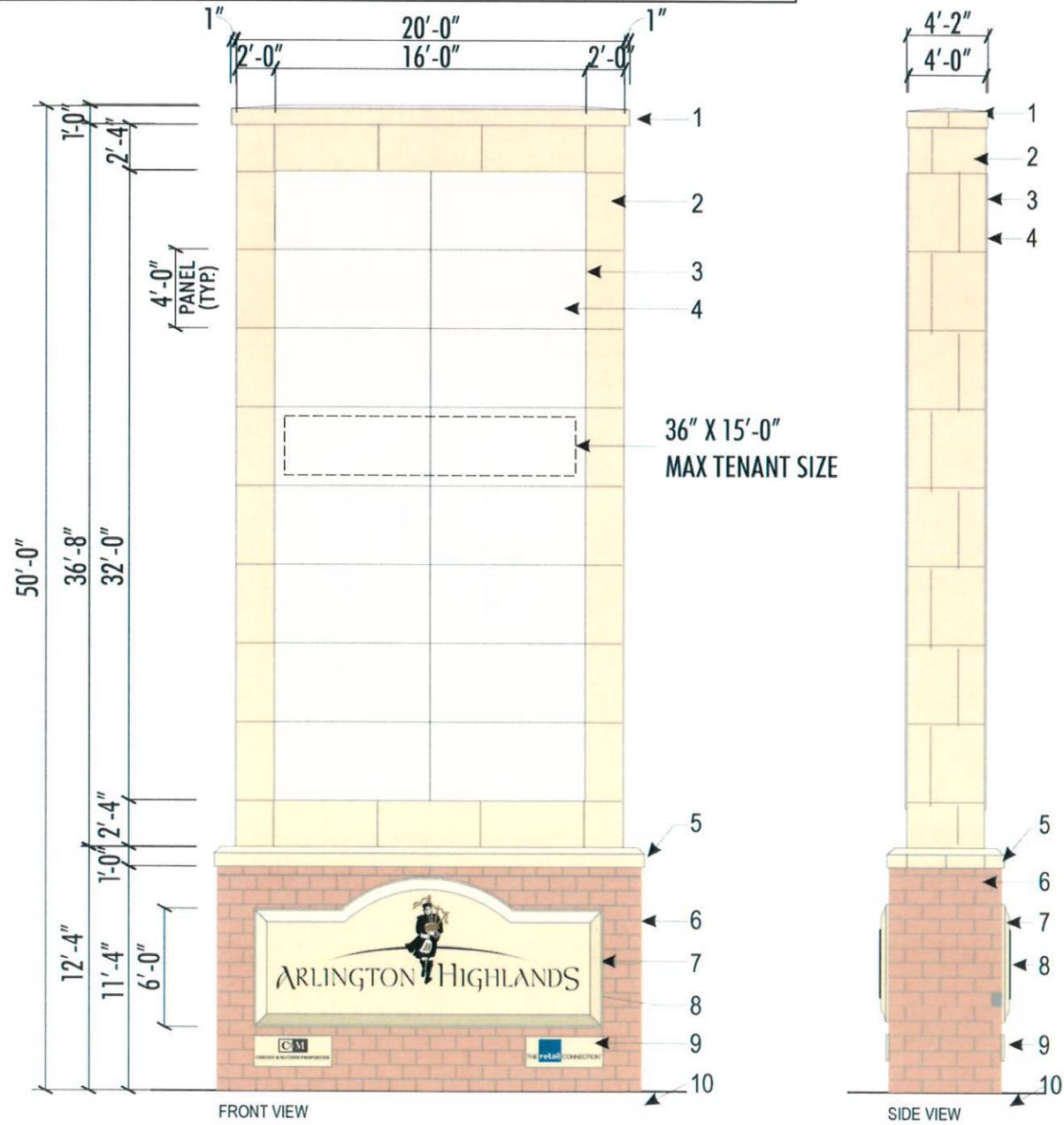


2808 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500

3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1500

TYPE A SIGN

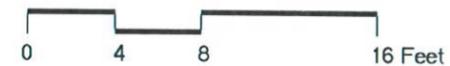
1. EIFS CAP, PAINT TO MATCH EXISTING SIGNS
2. EIFS COLUMNS & OVER/UNDER CABINET PAINT TO MATCH EXISTING SIGNS
3. 50" DEEP FABRICATED ALUMINUM CABINET PAINT TO MATCH EXISTING SIGNS
4. .125 ALUMINUM PANNED PANELS W/ COUNTERSUNK SCREWS
5. CAST STONE BASE CAP TO MATCH EXISTING SIGNS
6. MODULAR FACE BRICK TO MATCH EXISTING SIGNS
7. CAST STONE PLAQUE TO MATCH EXISTING SIGNS
8. FLAT CUT OUT ALUMINUM LETTERS AND LOGO TO MATCH EXISTING SIGNS
9. 1" DEEP PANNED ALUMINUM PANELS W/ ENGRAVED LOGO TO MATCH EXISTING SIGNS
10. STEEL SUPPORTS, CONCRETE FOOTINGS & CONCRETE BASE



SIGN 1 | 50'-0" TYPE A

Arlington Highlands
Arlington, Texas

Job #: 14074
File Name: sign layouts.psd
Date: 07/25/2016
Drawn by: mlt

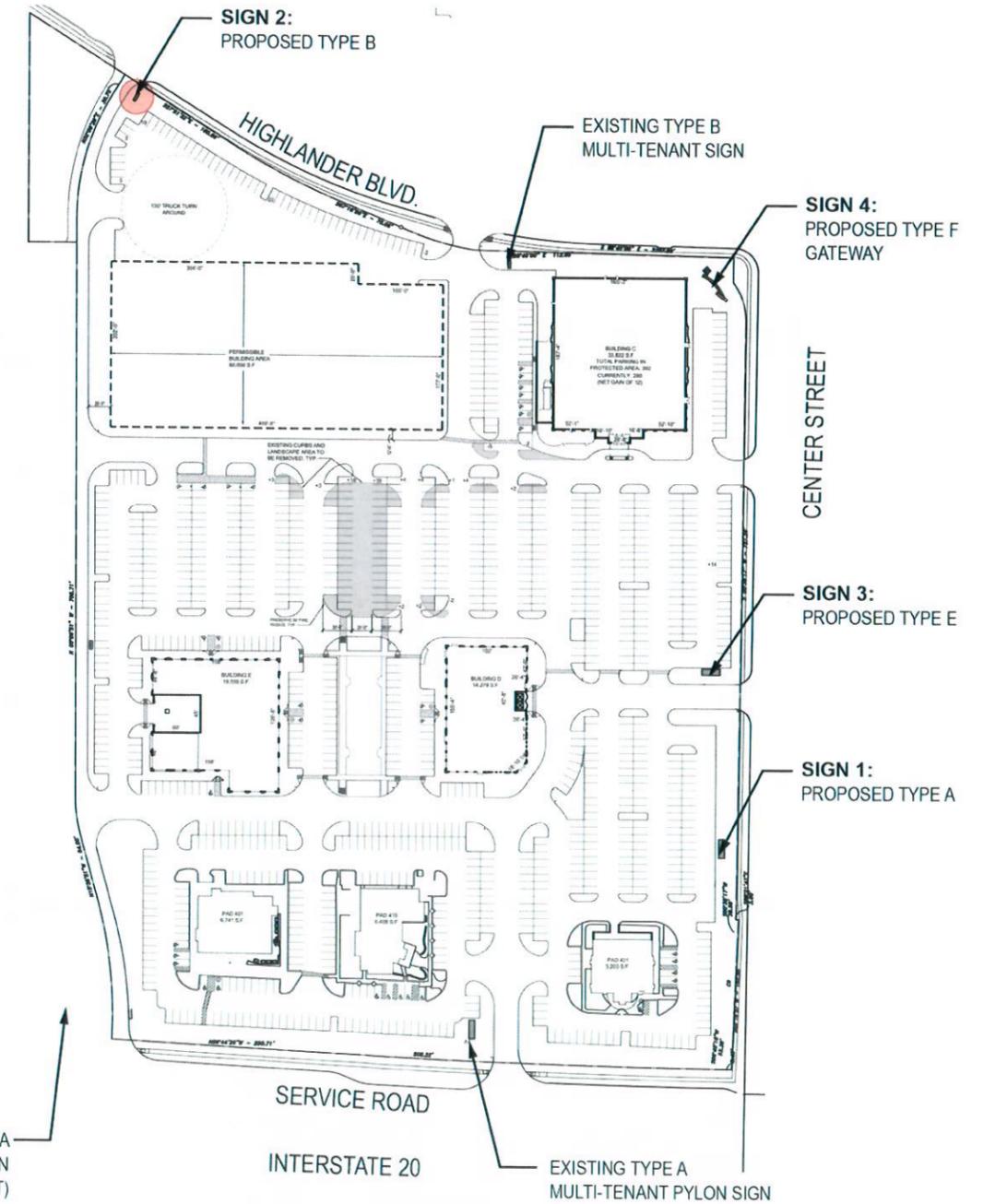
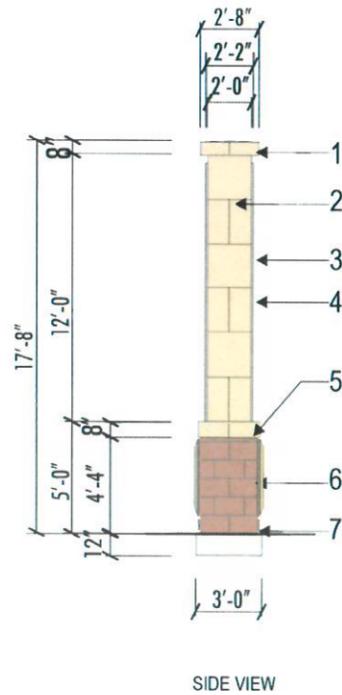
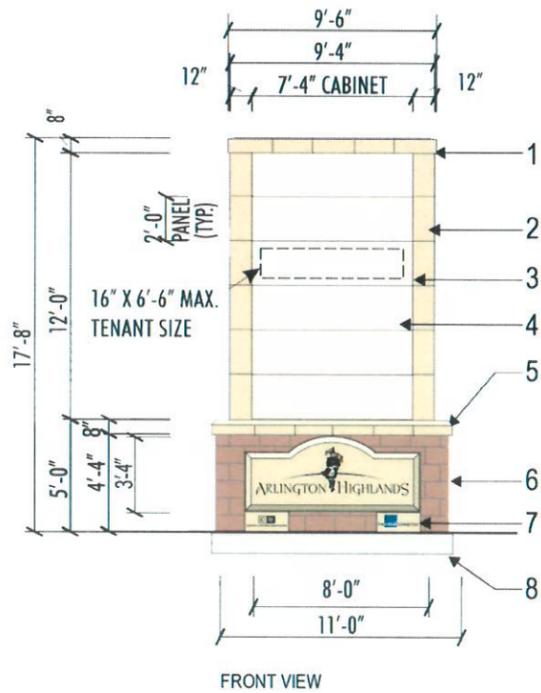


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TYPE B SIGN

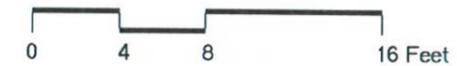
1. CAST STONE CAP
2. EIFS COLUMNS & OVER CABINET TO MATCH EXISTING
3. 26" DEEP FABRICATED ALUMINUM CABINET
4. .125 ALUMINUM PANNED PANELS W/ COUNTERSUNK SCREWS
5. CAST STONE BASE CAP TO MATCH EXISTING
6. MODULAR FACE BRICK TO MATCH EXISTING
7. STEEL SUPPORTS, CONCRETE PIERS & CONCRETE PAD
8. 1" DEEP PANNED ALUMINUM PANELS W/ ENGRAVED LOGO TO MATCH EXISTING SIGNS



SIGN 2 | 17'-8" TYPE B

Arlington Highlands
Arlington, Texas

Job #: 14074
File Name: sign layouts.psd
Date: 07/25/2016
Drawn by: mlt

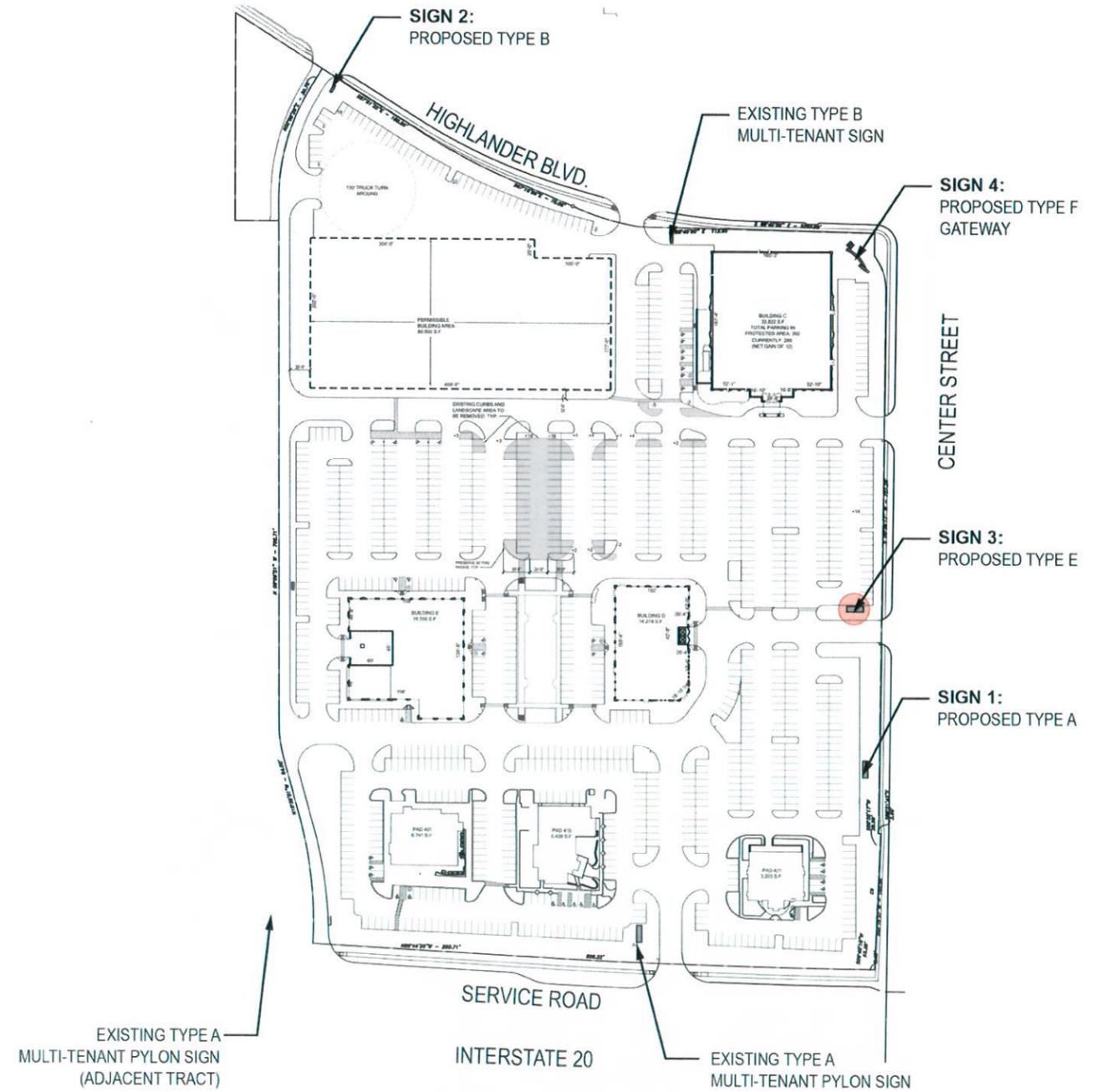
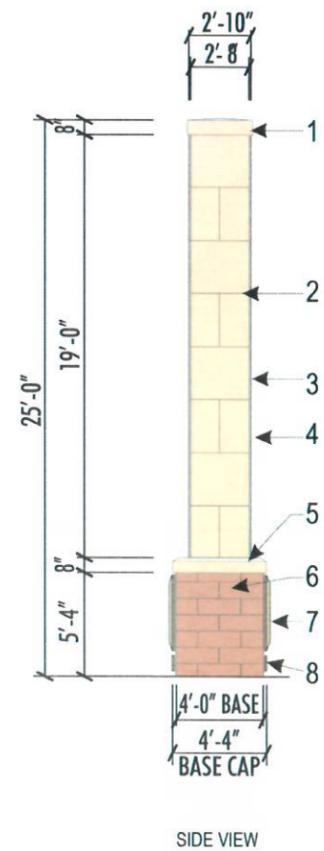
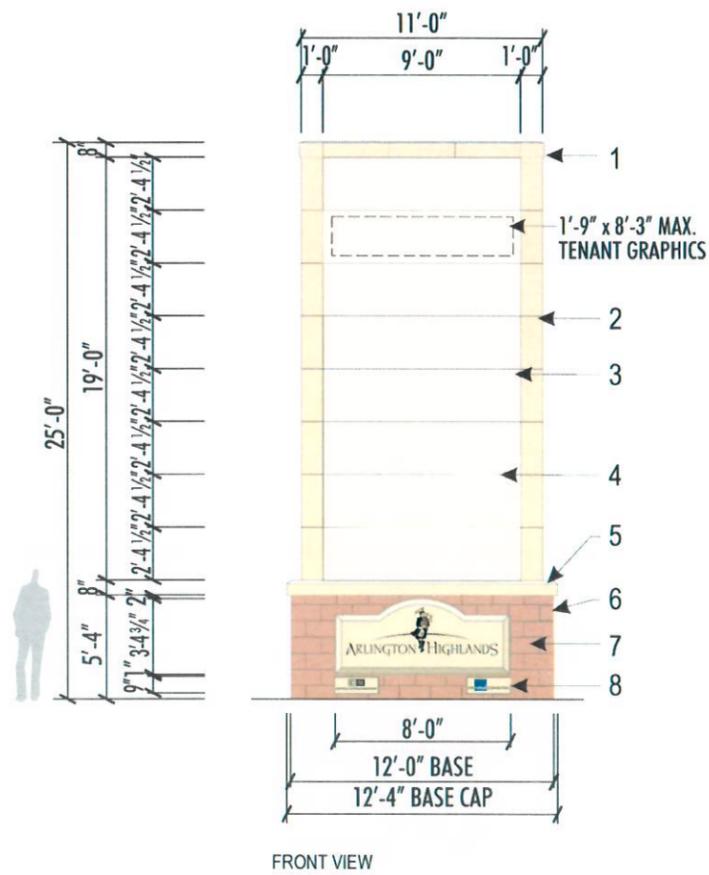


2808 Fairmount Street, Suite 300
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3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1500

TYPE E SIGN

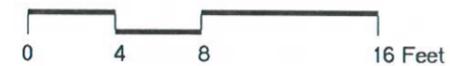
1. EIFS CAP, PAINT TO MATCH EXISTING SIGNS
2. EIFS COLUMNS & OVER/UNDER CABINET PAINT TO MATCH EXISTING SIGNS
3. 34" DEEP FABRICATED ALUMINUM CABINET PAINT TO MATCH EXISTING SIGNS
4. .125 ALUMINUM PANNED PANELS W/ COUNTERSUNK SCREWS
5. CAST STONE BASE CAP TO MATCH EXISTING SIGNS
6. MODULAR FACE BRICK TO MATCH EXISTING SIGNS
7. CAST STONE PLAQUE TO MATCH EXISTING SIGNS
8. 1" DEEP PANNED ALUMINUM PANELS W/ ENGRAVED LOGO TO MATCH EXISTING SIGNS
9. STEEL SUPPORTS, CONCRETE FOOTINGS & CONCRETE BASE



SIGN 3 | 25'-0" TYPE E

Arlington Highlands
Arlington, Texas

Job #: 14074
File Name: sign layouts.psd
Date: 07/25/2016
Drawn by: mit

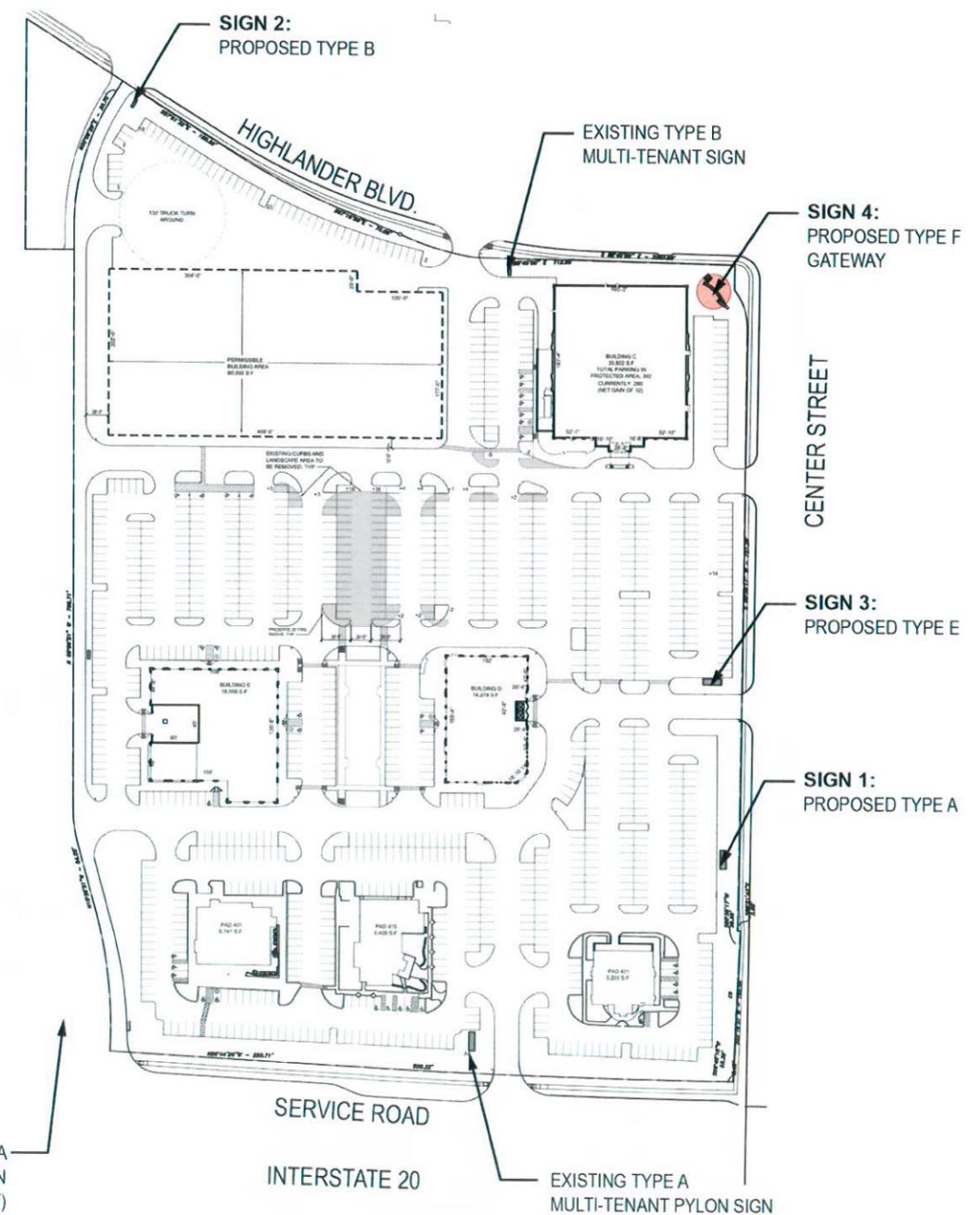
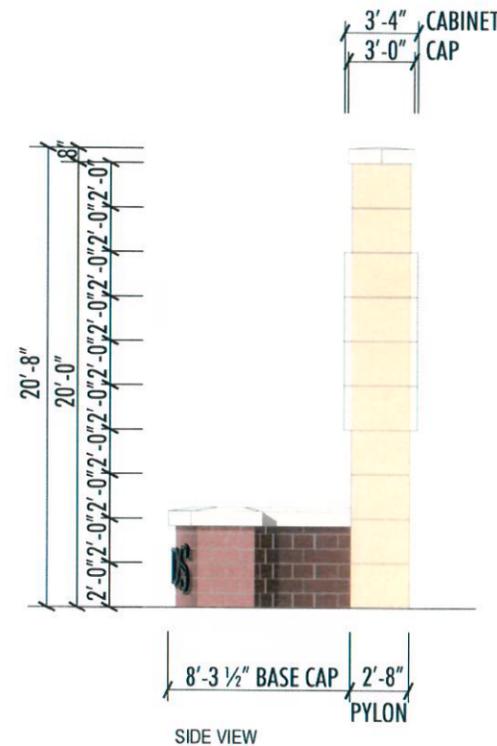
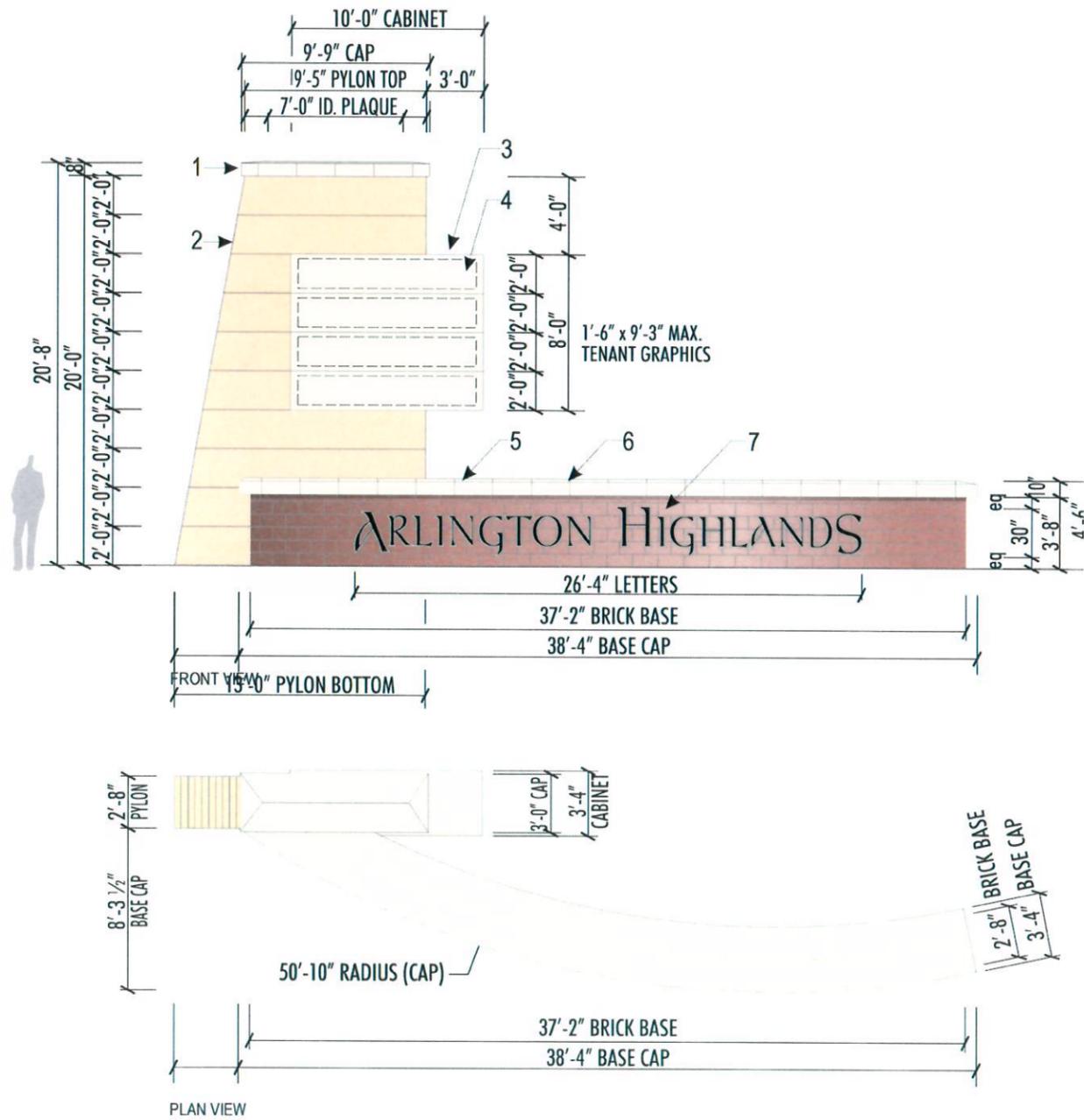


2808 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500

3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1500

TYPE F SIGN

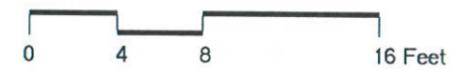
1. EIFS CAP, PAINT TO MATCH EXISTING SIGNS
2. EIFS COLUMNS & OVER/UNDER CABINET PAINT TO MATCH EXISTING SIGNS
3. 40" DEEP FABRICATED ALUMINUM CABINET PAINT TO MATCH EXISTING SIGNS
4. .125 ALUMINUM PANNED PANELS W/ COUNTERSUNK SCREWS
5. CAST STONE BASE CAP TO MATCH EXISTING SIGNS
6. MODULAR FACE BRICK TO MATCH EXISTING SIGNS
7. 3" DEEP ALUMINUM REVERED ID. CHANNEL LETTERS PAINT TO MATCH CAP
8. 1" DEEP PANNED ALUMINUM PANELS W/ ENGRAVED LOGO TO MATCH EXISTING SIGNS
9. STEEL SUPPORTS, CONCRETE FOOTINGS & CONCRETE BASE



SIGN 4 | 20'-8" TYPE F

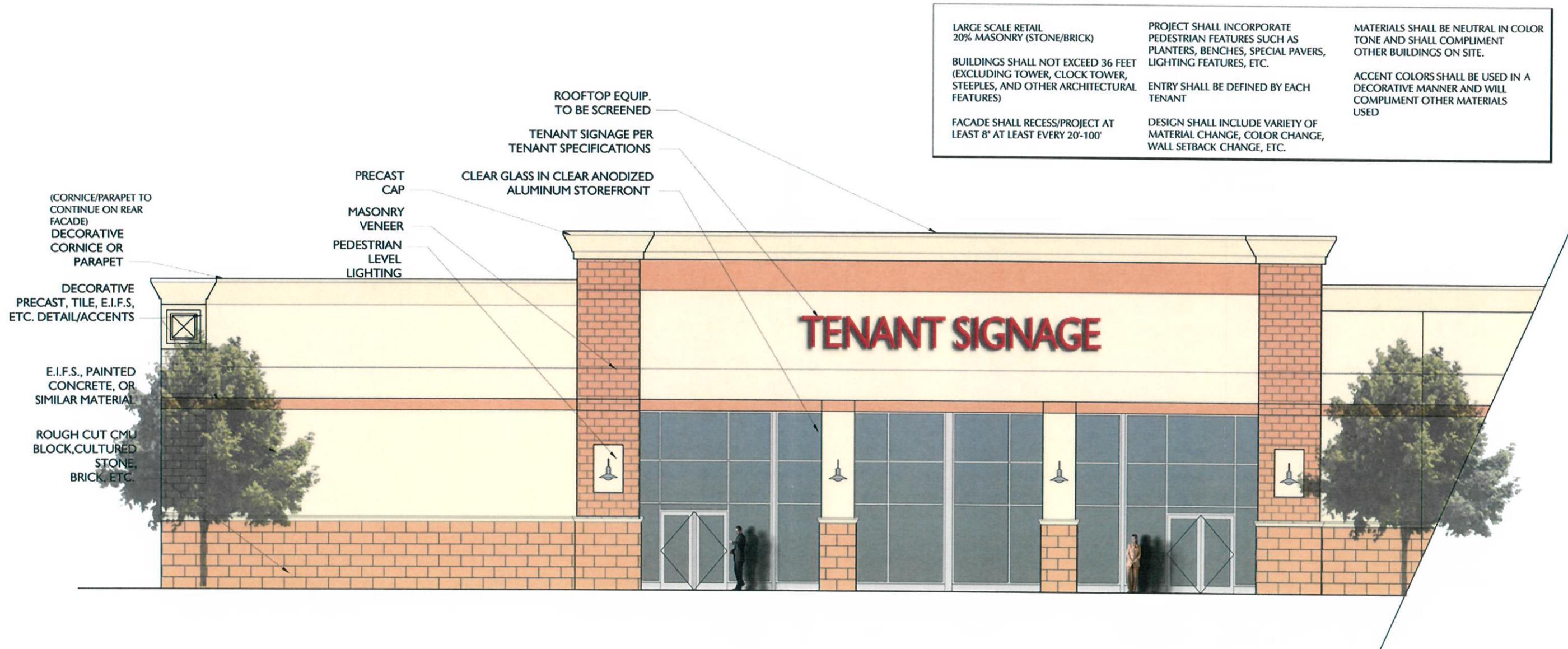
Arlington Highlands
 Arlington, Texas

Job #: 14074
 File Name: sign layouts.psd
 Date: 07/25/2016
 Drawn by: mlt



2808 Fairmount Street, Suite 300
 Dallas, Texas 75201 | 214.303.1500

3300 West 7th Street, Suite 110
 Fort Worth, Texas 76107 | 817.303.1500



TYPICAL ELEVATION | LARGE SCALE RETAIL

Arlington Highlands
Arlington, Texas

Job #: 14074
File Name: sign layouts.psd
Date: 07/25/2016
Drawn by: mlt



2808 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500

3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1500

Staff Report



Zoning Case PD11-7R2 (QT 876)	
Planning and Zoning Meeting Date: 11-9-16	Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Zoning Case PD11-7R2, with a revised Development Plan.

PRIOR BOARD OR COUNCIL ACTION

On November 9, 2011, the Planning and Zoning Commission recommended approval of PD11-7 for a gasoline sales station, a car wash, and a lot to be developed at a later date by a vote of 9-0-0.

On December 6, 2011, City Council approved first reading of PD11-7 by a vote of 6-0-1.

On December 13, 2011, City Council approved PD11-7 by a vote of 7-0-1.

On December 5, 2012, the Planning and Zoning Commission approved a replat for four lots in the current configuration.

ANALYSIS

Request

The applicant requests a revision to the approved development plan for an additional 28 parking spaces for the existing QuikTrip location, on approximately 2.59 acres addressed at 1425 North Cooper Street and 600 West Road to Six Flags Street, and generally located south of West Road to Six Flags Street and east of North Cooper Street.

Request: Application for approval of a revision to the development plan on approximately 2.590 acres currently zoned Planned Development (PD) for Community Service (CS) uses, with exclusions, with a Development Plan

Existing Site Conditions

The site originally contained a number of commercial buildings adjacent to North Cooper Street, as well as a small multi-family development that fronted on West Road to Six Flags Street. After the zoning change was approved in 2011 and the replat approved in 2012, development began of the existing QuikTrip convenience store located at 1425 North Cooper Street. The lot to the east, 600 West Road to Six Flags Street, was never developed and is the primary focus of this revision.

There is a plat application currently under review for an amended plat that will combine what will further be referred to as Tract 1 and Tract 3, also known as Lots 1R and 2R, Block A of the QT 876 Addition.

Adjacent Land Uses

The property to the south of the subject site is part of the existing PD zoned Community Service (CS) and developed with the car wash development. Further to the east and south are properties zoned for residential uses developed with a religious institution and single family residences. The properties to the north of the subject site are zoned Entertainment District Overlay – Community Commercial (EDO-CC), and one is developed with a convenience store while the other remains undeveloped. The properties to the west of the

subject site are zoned Neighborhood Commercial (NC) and Office Commercial (OC) and developed with commercial establishments.

Development Plan

The revised development plan is proposing to add an additional 28 parking spaces to the east side of the existing QuikTrip. The applicant feels that the current parking on site is not adequate enough to serve the existing QuikTrip facility, and is seeking additional parking spaces on what was previously known as Tract 3 of the development. Provided below are transaction reports from 6:00 am to 3:00 pm, weekdays, 6/24/2016 through 7/12/2016:

	Monday	Tuesday	Wednesday	Thursday	Friday
Daily Average	1,951	1,948	2,024	2,023	2,232
Hourly Average	216	216	224	225	248

The sidewalk existing between Tracts 3 and 1 is being removed with this revision, as the majority of that area would now be parking. The portion that provided pedestrian connectivity to Tract 3 is also being removed, as the tracts are being combined and there is an existing pedestrian connection from West Road to Six Flags Street to the existing QuikTrip location on Tract 1.

Landscaping and Screening

Exhibit "B" of the previously approved ordinance (Ordinance No. 11-069) defines the conditions for development of Tract 3 as such:

- a. The construction of the 20-foot landscape setback, with the required landscaping, along West Road to Six Flags Street will occur during the development of Tract 3.
- b. The construction of the eight-foot tall, precast masonry wall along the east property line will occur during the development of Tract 3.
- c. The construction of the 30-foot transitional buffer, with the required landscaping, along the east property line will occur during the development of Tract 3.

The previous ordinance required a 20-foot landscape setback; however, the 15-foot landscape setback that is being proposed in this revision is consistent with what is required by the *Unified Development Code* (UDC) for Major Collector street types. The proposed plantings used in the landscape setback and parking lot screening areas along West Road to Six Flags Street are consistent with the landscaping that was previously approved on the other three tracts. A minimum of 41 plants would be required within this landscape setback. The revised plan is exceeding this requirement by proposing 144 Needle Point Holly that will function additionally as parking lot screening, as well as 707 square feet of Liriope.

The 8-foot tall masonry wall that is located on the southern and eastern edges of Tracts 4 and 2 will continue down the eastern edge of existing Tract 3.

This revision is proposing to keep the required 30-foot transitional buffer, but suggesting a difference in the location and the number of trees within this buffer. After the previous development plan was approved, an additional replat added a 10-foot Oncor electrical easement and a 15-foot private sanitary sewer easement within the required buffer. The

new proposal would shift the tree line to the west in an attempt to keep roots from growing into these easements. The previous development plan required 14 trees within this buffer, while this revised development plan is proposing 17.

The applicant is seeking a deviation in the amount of parking lot islands that are required by the UDC. These requirements state that landscape islands are placed at the terminus of each row of parking, and islands cannot be separated by more than ten parking spaces. The applicant is providing the islands at the terminus of the additional row of parking, but these islands are separated by 14 parking spaces. In lieu of the required internal island, the applicant is proposing to add an additional tree to one of the islands.

Tree Requirements		
	Required	Proposed
Landscape Setback	Four, 3-inch caliper trees	Four, 4-inch caliper trees
Transitional Buffer	14, 3-inch caliper trees (Ordinance No. 11-069)	17, 4-inch caliper trees – 14 trees required by Ordinance No. 11-069 Three, 4-inch caliper trees as part of over parking requirements
Parking Lot Islands	Two, 3-inch caliper trees	Four, 4-inch caliper trees

Parking

The existing QuikTrip location is currently serviced by 46 parking spaces, as well as 10 gasoline sales spaces that are covered by an existing canopy. The additional 28 spaces being proposed will increase the total parking on site to 74 parking spaces. The applicant is proposing to use the required 14 transitional buffer trees from the previously approved development plan (which are not yet installed), three additional 4-inch caliper trees also in this buffer, and one additional 4-inch caliper tree in a required parking island to meet the requirements for over parking the site.

Deviations

The revised Development Plan is seeking deviations from the following UDC requirements:

- Section 5.2.2.E.2 Internal Parking Area Landscaping
 - o Landscape islands shall not be separated by more than 10 parking spaces. For purposes of determining tree spacing, parking spaces may be counted in any rational sequence.
 - Proposal – to plant one additional tree in one of the required landscape island

Comprehensive Plan Analysis

The proposed change to the PD to increase the property size and provide additional parking for customers represents a minor change that is still in keeping with the community and neighborhood convenience commercial uses that are envisioned as one use for Regional Activity Centers and for Established Residential areas in the Comprehensive Plan (2015), 99 Square Miles. The goals for these areas include providing commercial services for residents and visitors to Arlington. Considering the goals for this area, the proposed change to the PD for increased parking 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 (9 pages)

Under separate cover:

None

Available in the City Secretary's office:

None

CITY COUNCIL DATE

December 6, 2016

STAFF CONTACTS

Jennifer Pruitt, AICP, LEED AP
Development Planning Manager
Community Development and Planning
817-459-6138

Bryan Isham
Senior Planner
Community Development and Planning
817-459-6654

Jennifer.Pruitt@arlingtontx.gov

Bryan.Isham@arlingtontx.gov

Case Information



Applicant: QuikTrip Corporation, represented by John Pimentel

Property Owner: QuikTrip Corporation, represented by John Pimentel and Y&C 876 LTD, represented by Jesse Yen

Sector Plan: Central

Council District: 1

Allowable Uses: All uses as itemized in attachment ii.

Development History: The subject site is currently platted and commonly known as Lots 1R and 2R, Block A of the QT 876 Addition. An application to combine the two existing lots into Lot 1R1, Block A of the QT 876 Addition has been submitted and is currently under review.

Previous zoning cases in the general vicinity in the past five years include:

Case No.	Location	Request	Disposition
PD11-7	Subject Site	PD-CS with exclusions, with a Development Plan	Approved
PD11-7R1	Subject Site	Administrative Change to approved Development Plan	Approved

Transportation: The existing development has one point of access from North Cooper Street and one point of access from West Road to Six Flags Street.

Thoroughfare	Existing	Per TDP
West Road to Six Flags	80-foot ROW 4-lane undivided major collector	70-foot ROW 4-lane undivided major collector
North Cooper Street	120-foot ROW 6-lane divided major arterial	120-foot ROW 6-lane divided major arterial

Traffic Impact: The proposed PD amendment will generate similar traffic patterns as the existing PD and will not impact the adjacent street system.

Water & Sewer: Existing site with water and sewer service.

Drainage: The site is located in the Johnson Creek drainage basin. The site has no portion within the FEMA floodplain. No significant drainage impacts are expected to result from development of

Case Information



this site as long as all relevant city ordinances are complied with.

Fire: Fire Station Number 4, located at 1733 West Randol Mill 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

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 Association
- Forest Hills Home Owner's Association
- Northern Arlington Ambience
- West Citizen Action Network (WeCan)
- Double Y Wooded Estate Addition
- Friends of Parkway Central Park
- Old Town Neighborhood Association
- Parkway Central Home Owner's Association
- Town North Neighbors

Property Owners: 19

Letters of Support: 0

Letter of Opposition: 0

Itemized Allowable Uses



Allowable Uses:

Community Commercial (CC)

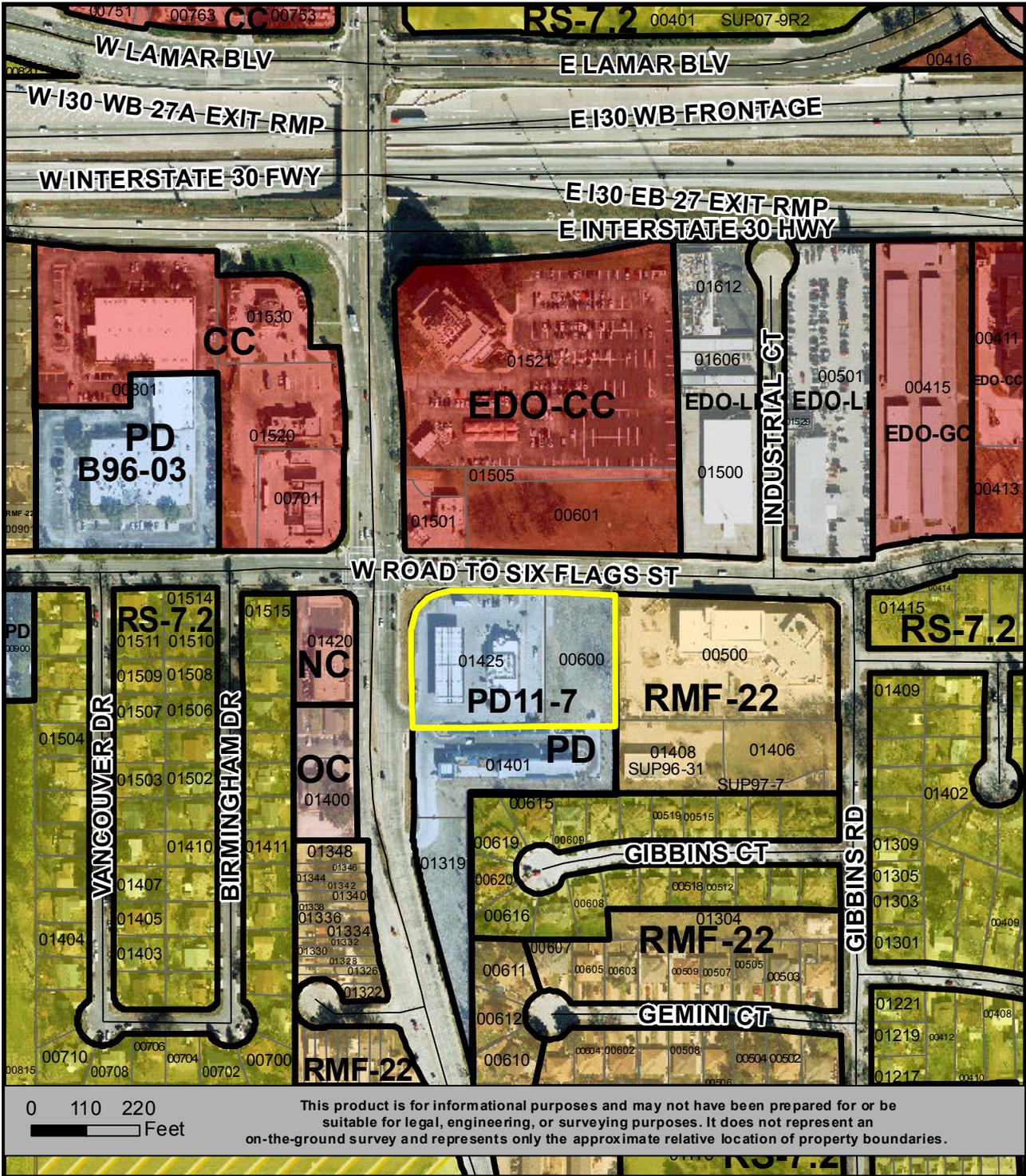
Permitted – Nursing home, Art gallery or museum, Government administration and civic buildings, Philanthropic institution (other than listed), Religious assembly, Business school, Public or private school, Hospital, Medical or dental office or clinic, Cemetery, Community garden, Public park or playground, Gasoline sales, Catering service, Restaurant, Restaurant/take-out and delivery only, Office/business or professional, Telemarketing call center, Day care center, Private club/lodge/fraternal, General personal services (other than listed), Massage therapy clinic, Wedding chapel, Country club, Golf course, Major tourist attraction, General retail store (other than listed), Pawn shop, Second-hand goods store, Swimming pool/spa and accessory sales and service, Medical or scientific research laboratory, Electric utility substation.

Specific Use Permit – Halfway House, Hospital/psychiatric, Alternative Financial Institution, Hotel/limited service, Banquet hall, Billiard parlor, Bingo hall, Recreation general outdoor (other than listed), Gas well, Utility installation other than listed, Telecommunication Facilities Towers >75 ft., Stealth towers >100 ft., Self-storage facility.

Conditions – Kennel/commercial, Veterinary clinic, Motor vehicle rental, Financial services, Restaurant with drive-through, Sidewalk café, Hotel/full service, Nursery/garden shop or plant sales, Custom and craft work, Telecommunication Facilities Building-mounted antennae and towers, Telecommunication Facilities Towers ≤75 ft., Stealth towers ≤100 ft., Wholesale Supply Business.

Excluded Uses:

Domestic violence shelter, Mortuary/crematory/funeral chapel, University/college/seminary, Crop production, Recreation/indoor (other than listed), Firearm sales, Radio or TV station or studio, Utility lines, towers or metering station, Halfway House, Residence hotel, Bail bond service, Tattoo parlor, Bowling alley, Gun range, Night club, Marina, Specialty paraphernalia sales, Wrecker service, Transit passenger terminal, Skating rink, Teen club, Theatre indoor, Building and landscaping materials and lumber sales, Food processing.



LOCATION MAP
PD11-7R2

REVISION TO DEVELOPMENT PLAN
2.590 ACRES



PD11-7R2

South of West Road to Six Flags Road and east of North Cooper Street



View of adjacent commercial use across West Road to Six Flags Road. View north.



View of existing development on subject site. View west.

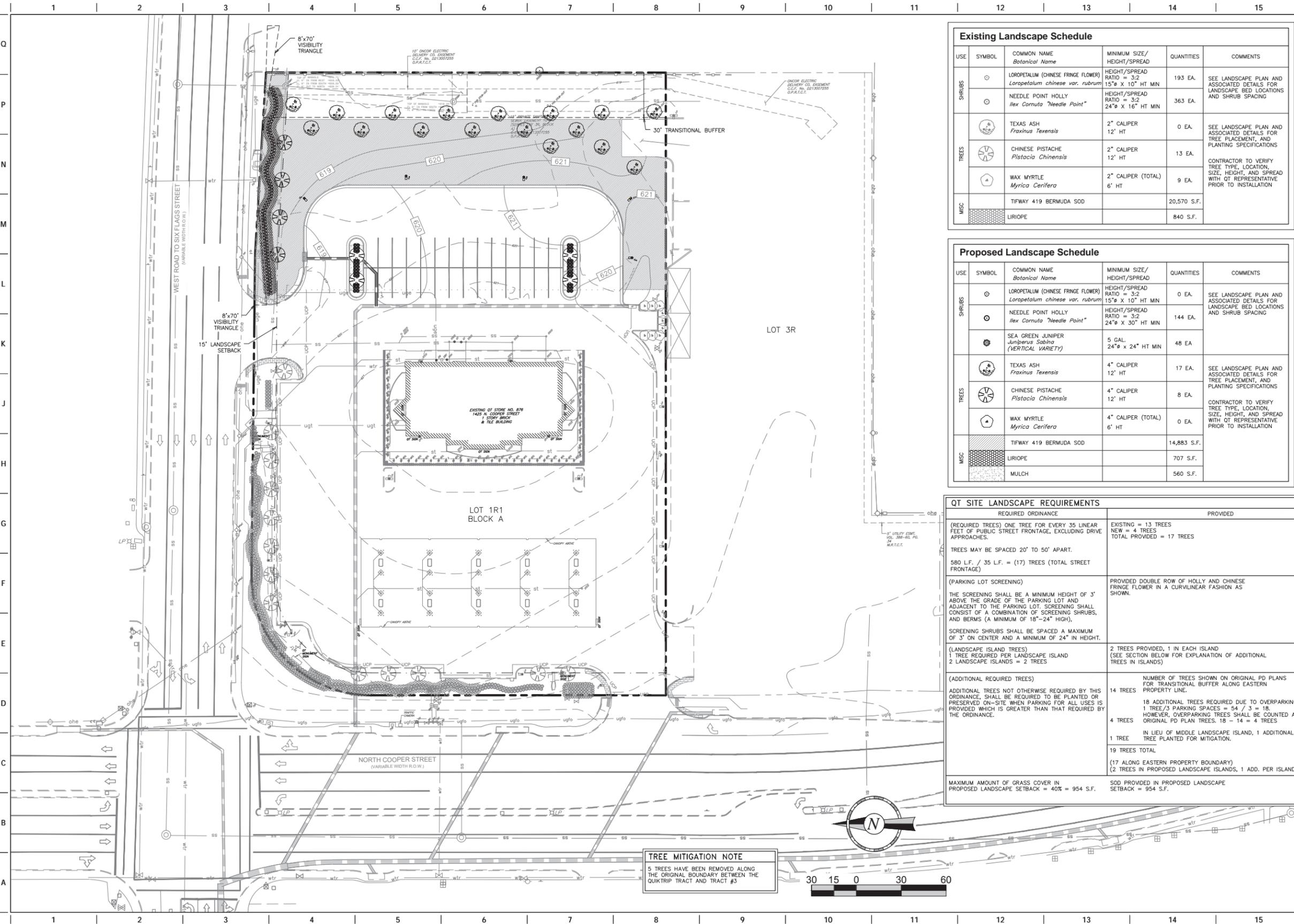


View of adjacent commercial use as seen from the subject site. View south.



View of adjacent commercial use across North Cooper Street. View east.

FILE LOCATION: \\job\016007_0876\Drawings\016007_0876_civil.dwg TAB NAME: Landscape USER: rimorline SANED: 11/3/2016 3:13 PM PLOTTED: 11/3/2016 3:15 PM

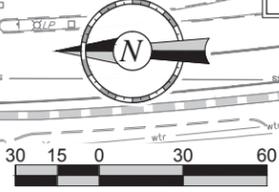


Existing Landscape Schedule					
USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
SHRUBS	⊙	LOROPETALUM (CHINESE FRINGE FLOWER) <i>Loropetalum chinese var. rubrum</i>	HEIGHT/SPREAD RATIO = 3:2 15" x 10" HT MIN	193 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
	⊙	NEEDLE POINT HOLLY <i>Ilex Cornuta "Needle Point"</i>	HEIGHT/SPREAD RATIO = 3:2 24" x 16" HT MIN	363 EA.	
TREES	⊙	TEXAS ASH <i>Fraxinus Texensis</i>	2" CALIPER 12' HT	0 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS
	⊙	CHINESE PISTACHE <i>Pistacia Chinensis</i>	2" CALIPER 12' HT	13 EA.	
	⊙	WAX MYRTLE <i>Myrica Cerifera</i>	2" CALIPER (TOTAL) 6' HT	9 EA.	
MISC.		TIFWAY 419 BERMUDA SOD		20,570 S.F.	
		LIRIOPE		840 S.F.	

Proposed Landscape Schedule					
USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
SHRUBS	⊙	LOROPETALUM (CHINESE FRINGE FLOWER) <i>Loropetalum chinese var. rubrum</i>	HEIGHT/SPREAD RATIO = 3:2 15" x 10" HT MIN	0 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
	⊙	NEEDLE POINT HOLLY <i>Ilex Cornuta "Needle Point"</i>	HEIGHT/SPREAD RATIO = 3:2 24" x 30" HT MIN	144 EA.	
TREES	⊙	SEA GREEN JUNIPER <i>Juniperus Sabina (VERTICAL VARIETY)</i>	5 GAL 24" x 24" HT MIN	48 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS
	⊙	TEXAS ASH <i>Fraxinus Texensis</i>	4" CALIPER 12' HT	17 EA.	
	⊙	CHINESE PISTACHE <i>Pistacia Chinensis</i>	4" CALIPER 12' HT	8 EA.	
	⊙	WAX MYRTLE <i>Myrica Cerifera</i>	4" CALIPER (TOTAL) 6' HT	0 EA.	
MISC.		TIFWAY 419 BERMUDA SOD		14,883 S.F.	CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION
		LIRIOPE		707 S.F.	
		MULCH		560 S.F.	

QT SITE LANDSCAPE REQUIREMENTS	
REQUIRED ORDINANCE	PROVIDED
(REQUIRED TREES) ONE TREE FOR EVERY 35 LINEAR FEET OF PUBLIC STREET FRONTAGE, EXCLUDING DRIVE APPROACHES. TREES MAY BE SPACED 20' TO 50' APART. 580 L.F. / 35 L.F. = (17) TREES (TOTAL STREET FRONTAGE)	EXISTING = 13 TREES NEW = 4 TREES TOTAL PROVIDED = 17 TREES
(PARKING LOT SCREENING) THE SCREENING SHALL BE A MINIMUM HEIGHT OF 3' ABOVE THE GRADE OF THE PARKING LOT AND ADJACENT TO THE PARKING LOT. SCREENING SHALL CONSIST OF A COMBINATION OF SCREENING SHRUBS, AND BERMS (A MINIMUM OF 18"-24" HIGH). SCREENING SHRUBS SHALL BE SPACED A MAXIMUM OF 3' ON CENTER AND A MINIMUM OF 24" IN HEIGHT.	PROVIDED DOUBLE ROW OF HOLLY AND CHINESE FRINGE FLOWER IN A CURVILINEAR FASHION AS SHOWN.
(LANDSCAPE ISLAND TREES) 1 TREE REQUIRED PER LANDSCAPE ISLAND 2 LANDSCAPE ISLANDS = 2 TREES	2 TREES PROVIDED, 1 IN EACH ISLAND (SEE SECTION BELOW FOR EXPLANATION OF ADDITIONAL TREES IN ISLANDS)
(ADDITIONAL REQUIRED TREES) ADDITIONAL TREES NOT OTHERWISE REQUIRED BY THIS ORDINANCE, SHALL BE REQUIRED TO BE PLANTED OR PRESERVED ON-SITE WHEN PARKING FOR ALL USES IS PROVIDED WHICH IS GREATER THAN THAT REQUIRED BY THE ORDINANCE.	NUMBER OF TREES SHOWN ON ORIGINAL PD PLANS FOR TRANSITIONAL BUFFER ALONG EASTERN PROPERTY LINE. 18 ADDITIONAL TREES REQUIRED DUE TO OVERPARKING, 1 TREE/3 PARKING SPACES = 54 / 3 = 18. HOWEVER, OVERPARKING TREES SHALL BE COUNTED AS ORIGINAL PD PLAN TREES. 18 - 14 = 4 TREES 4 TREES 1 TREE IN LIEU OF MIDDLE LANDSCAPE ISLAND, 1 ADDITIONAL TREE PLANTED FOR MITIGATION. 19 TREES TOTAL (17 ALONG EASTERN PROPERTY BOUNDARY) (2 TREES IN PROPOSED LANDSCAPE ISLANDS, 1 ADD. PER ISLAND)
MAXIMUM AMOUNT OF GRASS COVER IN PROPOSED LANDSCAPE SETBACK = 40% = 954 S.F.	SOD PROVIDED IN PROPOSED LANDSCAPE SETBACK = 954 S.F.

TREE MITIGATION NOTE
5 TREES HAVE BEEN REMOVED ALONG THE ORIGINAL BOUNDARY BETWEEN THE QUIKTRIP TRACT AND TRACT #3



PROJECT NO.: 0116007_0876

4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960
Texas Firm No: 15874

QuikTrip No. 0876
PD11-7R2
1425 North Cooper Street
Arlington, TX

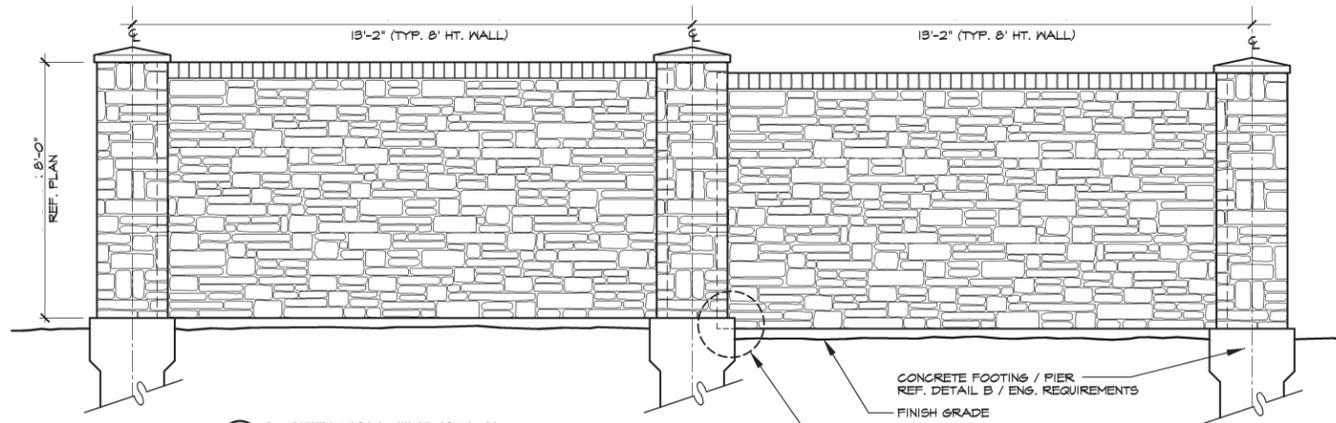
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PROTOTYPE: P-88 (08/01/16)
DIVISION: 08
VERSION: 001
DESIGNED BY: ALP
DRAWN BY: ALP
REVIEWED BY: MTM

REV	DATE	DESCRIPTION	ORIGINAL ISSUE DATE:

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L100



A SCREEN WALL ELEVATION
SCALE: 1/2" = 1'-0"

CONCRETE FOOTINGS / PIER
REF. DETAIL B / ENS. REQUIREMENTS

FINISH GRADE

TYP. STEP DOWN (6" SHOWN)
FOOTINGS TO BE BLOCKED
OUT AT PANEL LOCATION
UP TO 12" MAX.

PIER SPECIFICATIONS:

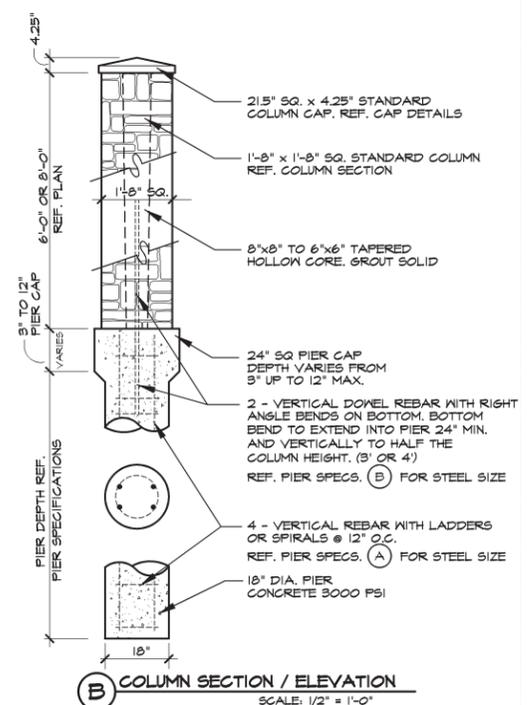
18" DIAMETER PIER _____ FT. DEEP OR 2' INTO BEDROCK
WHICH EVER COMES FIRST

CONCRETE 3000 PSI @ 28 DAYS, STEEL 60 KSI

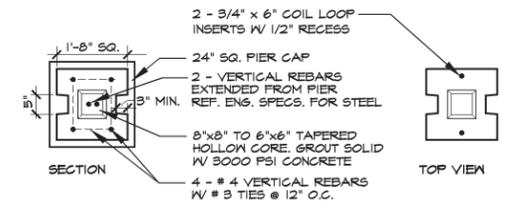
(A) # _____ VERTICAL REBAR

_____ SPIRALS OR LADDERS @ 12" O.C.

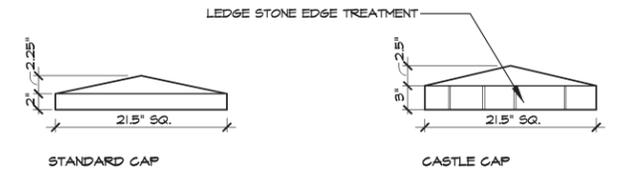
(B) (2) # _____ VERTICAL DOVEL - 24" INTO PIER W/ RIGHT ANGLES,
36" MIN. INTO 6' COLUMN, 48" MIN INTO 8' COLUMN



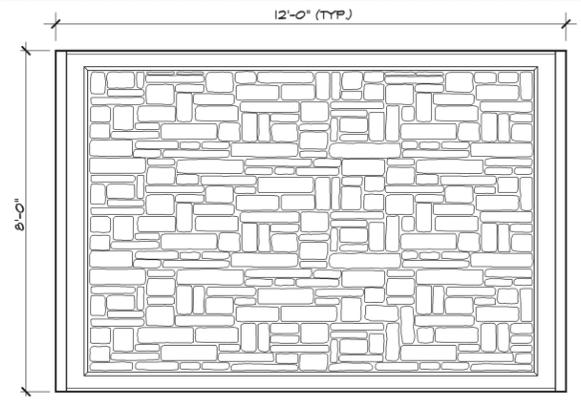
B COLUMN SECTION / ELEVATION
SCALE: 1/2" = 1'-0"



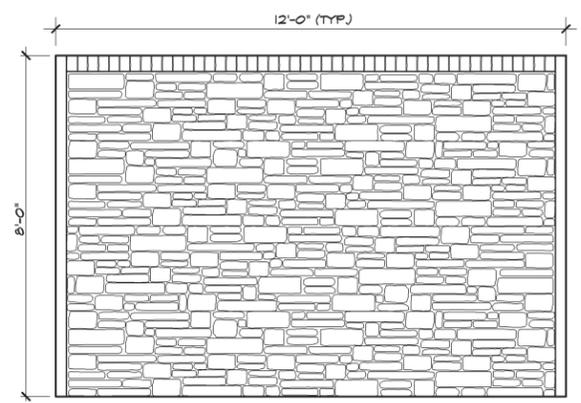
C TYPICAL COLUMN SECTION / TOP COIL LOOP INSERT
SCALE: 1/2" = 1'-0"



D TYPICAL COLUMN CAPS
SCALE: N.T.S.



E ASHLAR 8'-0" WALL PANEL
SCALE: 1/2" = 1'-0"



H LEDGE STONE 8'-0" WALL PANEL
SCALE: 1/2" = 1'-0"



SPECIFICATIONS AND NOTES:

GENERAL NOTES:

- PRODUCT TO BE MANUFACTURED BY HAWK CONSTRUCTION.
- SCREENING WALL IS TO BE CONSTRUCTED ENTIRELY ON THE PROJECT PROPERTY.
- COLOR: TO ACHIEVE THE FINAL EFFECT OF REAL STONE, VERTI-CRETE WALLS ARE COLORED WITH A WATER-BASED ACRYLIC STRUCTURAL CONCRETE PAINT DESIGNED FOR SUPERIOR PENETRATION. THE PAINT IS SPECIFICALLY FORMULATED TO ENSURE MOISTURE PROOFING, COLOR STABILITY, AND ULTRAVIOLET RESISTANCE.

CONCRETE:

- CONCRETE MATERIALS:
 - CONCRETE SHALL BE NORMAL WEIGHT CONCRETE HAVING SAND AND GRAVEL OR CRUSHED STONE AGGREGATE. MIXED WITH ASTM-C150, TYPE I OR III PORTLAND CEMENT TO MEET THE MINIMUM COMPRESSIVE STRENGTH AS FOLLOWS:
 - PANELS & POSTS: 4000 PSI @ 28 DAYS.
 - FOOTINGS & PIERS: 3000 PSI @ 28 DAYS.
 - WATER USED FOR CONCRETE SHALL BE CLEAN WATER AND FREE FROM CONTAMINANTS SUCH AS OILS, ACIDS, ALKALITES, ORGANICS OR OTHER HARMFUL SUBSTANCES.
 - ALL CONCRETE PERMANENTLY EXPOSED TO THE WEATHER SHALL CONTAIN AN AIR-ENTRAINING ADMIXTURE RESULTING IN 3 TO 6 PERCENT ENTRAINED AIR OR AS RECOMMENDED BY THE MANUFACTURER OR SPECIFIED BY THE CONTRACTOR.
- CONCRETE WORKMANSHIP:
 - FRESH POURED CONCRETE SHALL BE TAMPED INTO PLACE USING STEEL RAMMER, SLICING TOOLS, OR MECHANICAL VIBRATOR, UNTIL CONCRETE IS THOROUGHLY COMPACT AND WITHOUT VOID.
 - EXCAVATION FOR FOOTING SHALL BE ON UNDISTURBED SOIL OR TO THE DEPTH NOTED ON THE DRAWINGS. LEAVE THE BOTTOM BEARING SURFACE CLEAN AND SMOOTH. IF THE FOOTING EXCAVATIONS ARE MADE DEEPER THAN INTENDED, ONLY CONCRETE SHALL BE USED FOR FILL. REMOVE ALL LOOSE MATERIAL FROM EXCAVATIONS PRIOR TO CONCRETE POUR.

REINFORCEMENT:

- REINFORCING MATERIALS:
 - DEFORMED TYPE BARS SHALL CONFORM TO ASTM-A 615, GRADE 60 PLACED AS SHOWN ON THE DRAWINGS.
 - STEEL REINFORCING WIRE SHALL MEET U.S. STEEL WIRE GAUGE, ASTM-A 82. $f_y = 60,000$ PSI MIN.
 - ALL TIES AND STIRRUPS SHALL CONFORM TO THE REQUIREMENTS OF ASTM-A 615, GRADE 40.
- REINFORCING WORKMANSHIP:
 - REINFORCEMENT STEEL SHALL BE FABRICATED IN ACCORDANCE WITH THE CRSI STANDARD DETAIL. REINFORCING BARS SHALL BE COLD BENT ONLY. USE OF HEAT TO BEND REINFORCEMENT STEEL SHALL BE CAUSE FOR REJECTION.
 - REINFORCEMENT STEEL BARS AND WIRE FABRIC SHALL BE THOROUGHLY CLEANED BEFORE PLACEMENT AND SHALL BE ACCURATELY POSITIONED AND SECURED IN PLACE. NO BRICKS, PIPES OR POROUS MATERIALS MAY BE USED TO SUPPORT THE STEEL OFF THE GROUND.
 - INSTALL ALL REINFORCEMENT WITH THE FOLLOWING CLEARANCE BETWEEN REINFORCING STEEL AND FACE OF CONCRETE:
 - FOOTING, PIER OR BEAM BOTTOM (3")
 - EARTH FORMED PIER OR BEAM SIDE (2")
 - FORMED FOOTING, PIER OR BEAM SIDES, EXPOSED (1")
 - PRECAST PANELS EXPOSED TO WEATHER (3/4")
 - PRECAST POSTS EXPOSED TO WEATHER (1 1/4")
 - SPLICES WITHIN CONTINUOUS UNSCHEDULED REINFORCING STEEL SHALL HAVE A MINIMUM LAP OF 30 BAR DIAMETERS.

HAWK CONSTRUCTION
5002 HIGHWAY 380 PRINCETON, TEXAS 75407
VOICE: 972-547-6652 FAX: 972-542-0201
WEB SITE: WWW.HAWKCONST.COM

Engineer:

Project:

VERTI - CRETE
PRECAST
SCREEN WALLS DETAILS

PD11-7
v-7



FRONT ELEVATION PERCENTAGES	
TOTAL SQ FT	2425
SIGN PANEL	176 SQ FT / 7%
BRICK	723 SQ FT / 30%
TILE	484 SQ FT / 20%
ACM	304 SQ FT / 13%
GLASS	680 SQ FT / 28%
AWNINGS	58 SQ FT / 2%
REAR ELEVATION PERCENTAGES	
TOTAL SQ FT	2425
BRICK	1362 SQ FT / 56%
TILE	234 SQ FT / 10%
ACM	263 SQ FT / 11%
GLASS	188 SQ FT / 8%
POLYPRO	200 SQ FT / 8%
DOORS	74 SQ FT / 3%
SIDE ELEVATION PERCENTAGES	
TOTAL SQ FT	1190
BRICK	385 SQ FT / 32%
TILE	285 SQ FT / 24%
ACM	188 SQ FT / 16%
GLASS	258 SQ FT / 22%
POLYPRO	74 SQ FT / 6%
SIDE ELEVATION PERCENTAGES	
TOTAL SQ FT	1190
BRICK	385 SQ FT / 32%
TILE	285 SQ FT / 24%
ACM	188 SQ FT / 16%
GLASS	258 SQ FT / 22%
POLYPRO	74 SQ FT / 6%
ARCHITECTURAL DESIGN FEATURES	
CANOPIES, AWNINGS, ARCADES, COVERED	
RECESSES, PROJECTIONS, COLUMNS, PILASTERS PROJECTING	
VARIED ROOF HEIGHTS	
ARTICULATED CORNICE LINE	
DISPLAY, FAUX, OR DECORATIVE WINDOWS	
ACCENT MATERIALS INTEGRATED INTO THE BUILDING FACADE	
INTEGRATED SITTING AREAS OR OUTDOOR PATIOS	



4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store # 876
Serial # SDG3BEL00-01

Address: SEC of Cooper & Road to Six Flags
Scale: NTS

City, State: Arlington, TX

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FORBIDDEN.

FINISH	MANUFACTURER	SPECIFICATION
1 BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2 MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3 BLACK	ALL COUNTY FABRICS	POLYPRO 95 MESH
4 CHOCOLATE	SHOWBY WILLIAMS	PAINT
5 QT RED	LANE	STANDING SEAM AWNING
6 RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
7 DARK BRONZE	LANE	METAL PAINT
8 ALUMINUM	ALLEN INDUSTRIES	FAÇADE
9 CL-BR	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
10 CL-BOR	ALLEN INDUSTRIES	SIGNAGE
11 MP104 - RADIANT IRON	FAÇADE	PORCELAIN TILE

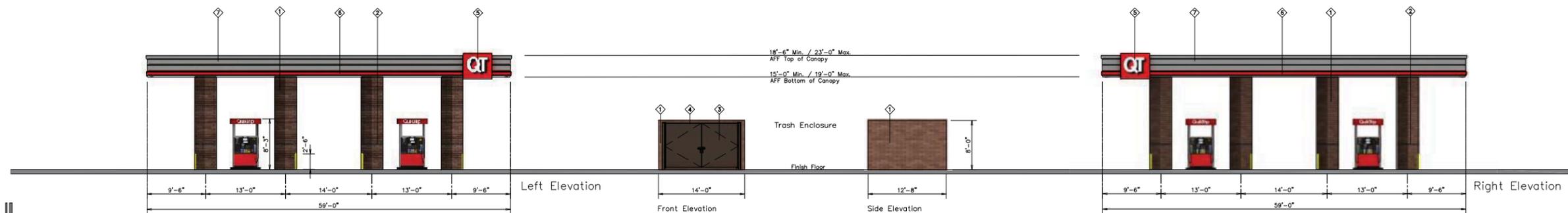
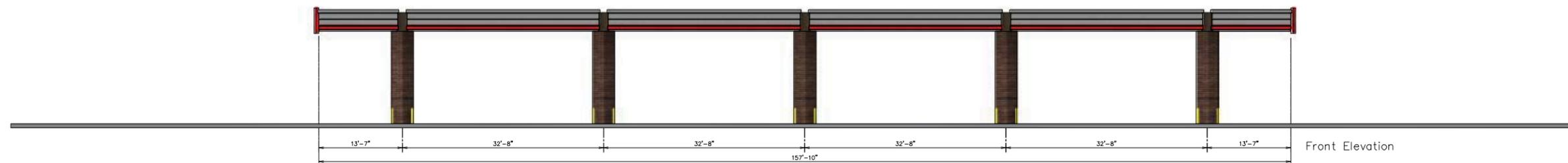


NOTE:

- SIGNAGE FOR ILLUSTRATION PURPOSES ONLY. SUBJECT TO BUILDING INSPECTIONS.
- ILLUMINATED BAND TO BE PART OF CPC/CC APPROVAL AND NOT TO BE CALCULATED AS PART OF SIGNAGE.

FRONT ELEVATION PERCENTAGES	
TOTAL SQ FT	820
CANOPY	526 SQ FT/ 64%
BRICK	267 SQ FT/ 33%
METAL	23 SQ FT/ 3%

SIDE ELEVATION PERCENTAGES	
TOTAL SQ FT	424
BRICK	207 SQ FT/ 50%
CANOPY	217 SQ FT/ 51%



QuikTrip.

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store # 876

Serial # GD10GEL00-01

Address: SEC of Cooper & Road to Six Flags

Scale: NTS

City, State: Arlington, TX

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①	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT BLACK	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BLACK	ALL COURT FABRICS	POLYPRO 35 MESH
4	DARK BRONZE	PLANE	METAL PAINT
5	IDC-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
6	PRO POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
7	HLX-ALUMINUM	ALPOLIC	CANOPY



ZIPS Carwash

Arlington, Texas



FINISH SCHEDULE

MARK	DESCRIPTION	COLOR
BRICK		
BR1	BRICK - MODULAR	MIDNIGHT BLACK
CMU - SPLIT FACE		
CU1	SPLIT FACE CMU - PAINTED	LICORICE
CU2	SPLIT FACE CMU - PAINTED	SOFT SUEDE
CU3	SPLIT FACE CMU - PAINTED	EARTHY CANE
EFIS		
EF1	STUCCO - MATCHED COLOR	STONY FIELDS
EF4	STUCCO - MATCHED COLOR	ALMOND PASTE
METAL ROOFING		
ME1	STANDING SEAM METAL ROOF	RED

COMMERCIAL DESIGN STANDARDS
ORDINANCE 08-200

BUILDING MATERIALS

ORDINANCE 08-200 - B - 1

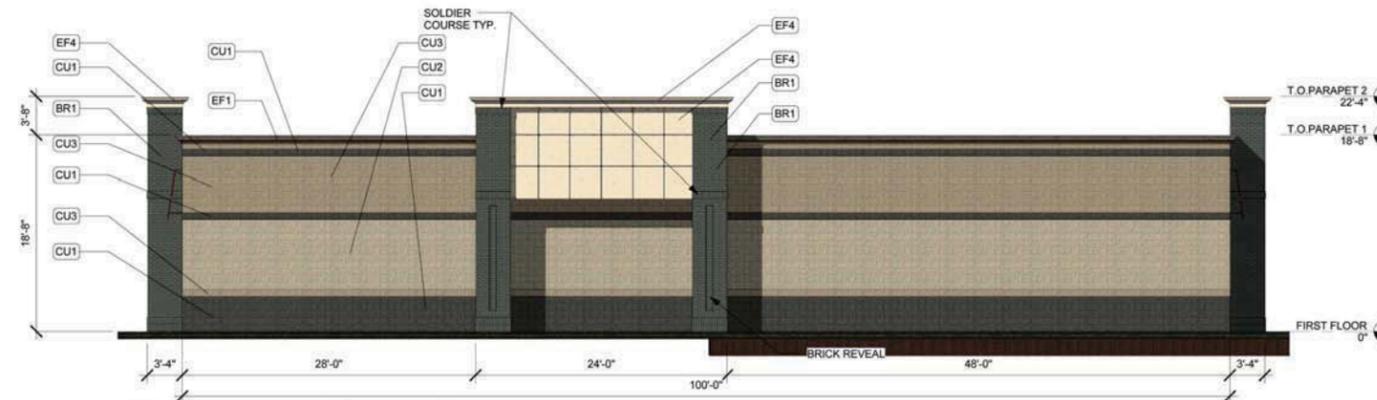
REQUIREMENTS:

85% MASONRY
2 DISTINCT MATERIALS (BUILDING < 20,000 SF)

FRONT (STREET)	BUILDING FACADE	MINUS WINDOWS AND DOORS	TOTAL BUILDING FACADE	BRICK	STUCCO	SPLIT FACE CMU - PAINTED	25%	25%	100% MASONRY
	767 SF	187 SF	580 SF	144 SF	143 SF	293 SF			
RIGHT (ADJACENT)	1,947 SF	0 SF	1,947 SF	144 SF	147 SF	1,656 SF	7%	8%	85%
LEFT (ADJACENT)	1,947 SF	759 SF	1,188 SF	144 SF	147 SF	897 SF	12%	12%	76%
REAR (STREET)	767 SF	165 SF	602 SF	144 SF	143 SF	315 SF	24%	24%	52%



2 REAR ELEVATION
1/8" = 1'-0"



1 RIGHT SIDE ELEVATION
1/8" = 1'-0"



4 FRONT ELEVATION
1/8" = 1'-0"



3 LEFT SIDE ELEVATION
1/8" = 1'-0"

BUILDING ARTICULATION

ORDINANCE 08-200 - B - 5

HORIZONTAL PROJECTION REQUIREMENTS:		
MAXIMUM PLANE W/O ARTICULATION	= 3 x 18.667'	56.00'
ACTUAL MAXIMUM	=	48.00'
MINIMUM OFFSET 15%	= .15 X 18.667'	2.80'
ACTUAL OFFSET	=	3.33'
MINIMUM LENGTH 25% OF MAX PLANE	= .25 X 56.00'	14.00'
ACTUAL MIN LENGTH	=	22.00'
VERTICAL PROJECTION REQUIREMENTS:		
MAXIMUM PLANE W/O ARTICULATION	= 3 x 18.667'	56.00'
ACTUAL MAXIMUM	=	48.00'
MINIMUM OFFSET 15%	= .15 X 18.667'	2.80'
ACTUAL OFFSET	=	3.00'
MINIMUM LENGTH 25% OF MAX PLANE	= .25 X 56.00'	14.00'
ACTUAL MIN LENGTH	=	22.00'

DESIGN ELEMENTS

ORDINANCE 08-200 - B - 6 - D

REQUIREMENTS:

4 ARCHITECTURAL DESIGN FEATURES (BUILDING < 20,000 SF)

DESIGN FEATURES USED:

- 4 ARCHITECTURAL DESIGN FEATURES USED:
 - CANOPIES
 - PROJECTIONS FROM BUILDING PLANES TO EXPRESS ARCH BAYS
 - ARTICULATED CORNICE LINE
 - DISPLAY/FAUX WINDOWS

Staff Report



Zoning Case PD16-11 (Kroger SW 593)

Planning and Zoning Meeting Date: 11-9-16

Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Zoning Case PD16-11, with a Development Plan.

PRIOR BOARD OR COUNCIL ACTION

On August 18, 2004, the Planning and Zoning Commission recommended approval of Zoning Case Z04-41 by a vote of 4-3-1.

On September 21, 2004, City Council approved Zoning Case Z04-41 by a vote of 7-0-0.

ANALYSIS

Request

The applicant requests to change the zoning on approximately 33.607 acres at 2420 East Sublett Road, and generally located south of East Sublett Road and west of South Highway 360.

Current zoning: Planned Development (PD) for Community Commercial (CC) uses, with a Concept Brief

Requested zoning: Planned Development (PD) for limited Community Commercial (CC) uses plus a Package Liquor store, with a Development Plan

The site is zoned to allow for commercial development at this location. However, the development requires a new development plan with construction not following the approval of the original PD within a five-year timeframe. Additionally, the applicant is requesting to add Package Liquor Store use and exclude a few others.

On the same agenda, a preliminary plat and an Alternate Sign Plan for subject site are requested.

Existing Site Conditions

The subject site is separated into two sections by a 150-foot wide Oncor transmission corridor running diagonally across the northern portion of the site. The small triangular area to the northwest contains a residence, and one larger area to the south contains an accessory building but is largely undeveloped. The site is zoned PD for CC, with the excluded uses having been updated with this request. Additionally, Package Liquor Store use, which is currently only allowed in General Commercial (GC), Light Industrial (LI), or Industrial Manufacturing (IM) zoning districts, is being requested.

Adjacent Land Uses

The properties to the west are zoned Residential Single Family with a minimum lot area of 7,200 square feet (RS-7.2) and are developed as single family residences. The property to the south is zoned general commercial (GC) and is undeveloped. To the southwest of the property, across Southeast Parkway, is the Tarrant County College Southeast Campus. The property to the north is zoned community commercial (CC) and contains a gas station use. Properties to the northwest are zoned Residential Single Family with a minimum lot area of 5,000 square feet (RS-5) and are developed as single family residences. Directly east of the site is Frontage Road and easement for planned SH-360 southern expansion.

Development Plan

- **Building Design**

The development plan proposes two anchor tenants with seven outparcels on the South Highway 360 frontage and one outparcel adjacent to East Sublett Road. The outparcel

adjacent to East Sublett Road is separated from the bulk of the development by the existing 150-foot easement. Kroger will be located in northern anchor tenant location and proposes to operate a fuel center on a separate outparcel along the frontage road.

Kroger

The structure is proposed to be 124,421-square-foot with brick and split face concrete masonry units as the primary building materials. The primary building entrances are enhanced with metal canopies projecting from the main façade. The eastern elevation of the building, which is highly visible from the highway, proposes multiple projections both vertical and horizontal exceeding the minimum requirements for articulation required in the Unified Development Code. The south and west elevations, which are not street facing, are two toned with brick and split faced CMU façade for the length of the building. Grocery cart storage is located inside the building and adjacent to the primary entrances.

The applicant is requesting a portion of their façade to include cementitious fiberboard as an accent material. Cementitious fiberboard is an approved material for residential construction; however, it is listed as a prohibited material for commercial use.

All other buildings

The applicant proposes a unified development with similar colors and exterior building materials throughout the development. These materials will be brick and split face CMU as primary material with cementitious fiberboard as accent. The buildings must comply with the UDC requirements for all outside display and storage limiting the display and storage to five-percent of the lot containing the main use.

- **Landscaping**

A 150-foot electrical easement is located diagonally along the northern portion of this property. While the maintenance of this area has been granted to the applicant for mowing, no additional landscaping other than turf grass is permitted in this easement per the agreement with the easement holder. Additional landscaping has been added to the south side of this easement adjacent to the developed area for additional screening of the loading dock, parking, and pharmacy drive-thru. This landscaping consists of a total of 31 four-inch caliper oak and cedar elm trees.

	REQUIRED	PROPOSED
WIDTH OF LANDSCAPE SETBACK:		
Along South Highway 360	20 feet	complied
Along East Sublett Road	15 feet	complied
Along Southeast Parkway	15 feet	complied
PLANTINGS WITHIN LANDSCAPE SETBACK:		
Along South Highway 360	Trees: Six 4-inch caliper	Six 4-inch caliper Shumard Oaks
	Shrubs: 16 per 50 linear foot of frontage (76 shrubs required)	80 shrubs plus berm
Along East Sublett Road	Trees: Eight 4-inch caliper	To be determined with future site development
	Shrubs: 14 per 50 linear foot of frontage (90 shrubs required)	To be determined with future site development
Along Southeast Parkway	Trees: 13 4-inch caliper	15 4-inch caliper Shumard Oaks and four 4-inch Southern Live Oaks
	Shrubs: 14 per 50 linear foot of frontage (160 shrubs required)	18"-24" berm and 237 shrubs located at the parking area

INTERNAL PARKING LOT TREES:		
	One 3-inch caliper tree per 10 parking spaces 29 parking lot islands required	60 parking lot islands provided, 95 four-inch caliper parking lot trees proposed.
Over parking	One tree is required for each three parking spaces in excess of the required number	152 parking spaces in excess of the required 415 parking spaces. A total of 51 trees are proposed for over parking.

The applicant proposes four-inch caliper trees for all trees on site including the islands, street frontage, parking lot screening, and rear landscape buffer.

• **Package Liquor Use**

The applicant has requested Package Liquor store be included in the list of allowable uses with this application. Previous approved requests for this use have provided size, location, hours of operation, and tenant for the requested use. This detailed information has not been provided for this location. Additionally, a Package Liquor store was requested and denied with PD15-12 located at 2344 Southeast Green Oaks Boulevard, which was located near the subject site within the same sector of the City. Desired use should require detailed information to include size, location, hours of operation, and tenant be brought back at a later date for additional review and approval and should not be considered with this request, at this time.

Neighborhood Adjacency

The applicant held neighborhood meetings in May and October to discuss the project and ask for input from the community. Discussed in these meetings was a masonry screening wall that would run the length of the development adjacent to the residences to the west. During the neighborhood meeting, the residential property owners to the west requested the applicant revise the screening to provide a cedar fence the length of the development so that most of the existing vegetation (serving as screening) is preserved. This fence will be an eight-foot, board on board, cedar fence. This fence would allow the retention of the existing trees in this area and maintain an existing natural screen. In addition to the fence, the applicant proposes additional four-inch caliper trees planted at 35 feet on center in a 30 foot landscape buffer running the length of the development.

A trash compactor will be used at the rear of the anchor tenant. Due to the close proximity to the adjacent neighborhood this will be beneficial in avoiding excess odor emissions. The lighting fixtures at the rear of the anchor tenants will include cut offs preventing light spill over to adjacent properties.

Due to the close proximity to the neighborhood, restrictions will be placed on both anchor tenants which prohibit deliveries between the hours of 11:00 PM and 5:00 AM. Signage will be placed at the rear of the anchor tenants instructing drivers that no deliveries or truck idling are permitted between these hours.

Traffic

A traffic impact analysis (TIA) for the Sublett Commercial Center was provided with the rezoning application.

The scope of the study focused on three scenarios:

- (i) existing 2015 traffic conditions;
- (ii) future 2018 background conditions excluding the proposed development volumes; and
- (iii) the total future 2018 conditions including the proposed development volumes.

The TIA analyzed whether or not there is sufficient capacity on each proposed link and intersection of the adjacent roadways.

Additionally, it is important to note that the Texas Department of Transportation's (TxDOT) State Highway 360 (SH360) Project will significantly improve South Highway 360 & East Sublett Road. The East Sublett Road improvements will include two additional eastbound lanes, and one continuous eastbound right turn lane, which will provide additional capacity to East Sublett Road.

The development is proposing to construct three access driveways onto East Sublett Road, two driveways onto South State Highway 360 southbound frontage road with deceleration lanes, and three driveways onto Southeast Parkway. One of the driveways on East Sublett Road will be located at the existing median opening across from the existing QuikTrip gas station driveway at 2451 East Sublett Road. This development has proposed to construct a westbound left turn lane and traffic signal at said median opening. The two driveways onto the SH 360 frontage road are currently under review by TxDOT. TxDOT has conceptually approved a one driveway configuration.

In general, the traffic impact analysis determined that the proposed development will increase traffic congestion on the adjacent roadways; however, the TxDOT improvements and proposed development improvements will mitigate the proposed development traffic with the exception of two locations:

1. The proposed westbound left turn lane at the proposed traffic signal provides 204 feet of vehicle storage. The TIA calculates that the peak vehicle storage demand will require 259 feet. This indicates that the proposed line of cars waiting to turn left into the development will periodically back up into the thru traffic of westbound East Sublett Road.
2. The left turn from Marquette Street onto East Sublett Road currently takes an average of 30 seconds per vehicle before a gap in traffic will allow a left turn movement. The TIA for the proposed development calculated an increase in wait time of approximately 26 minutes. The TIA addresses this issue and indicates that traffic will move to the signalized intersection on East Sublett Road at Prescott Drive and indicates that the 93 cars desiring to turn left at Marquette in the peak hour should not adversely impact the level of service at the Prescott signal.
It is important to note that no traffic counts were taken for the Prescott intersection and an analysis of the intersection was not performed. A traffic analysis of the intersection may indicate if that the intersection has or does not have adequate capacity for the additional trips.

Deviations

The proposed planned development requested the following deviations from the Unified Development Code (UDC).

1. A requirement for buildings larger than 20,000 square feet is to have two planting areas, a minimum of three feet in width, located between the front facade and the sidewalk for a minimum of 20 percent of the length of the façade. The applicant proposes to deviate from the ordinance by not including these planting areas. In place of these plantings, the applicant proposes four Crape Myrtles planted in tree wells placed at the building front.
2. The applicant is requesting a portion of their façade to include cementitious fiber board as an accent material. Cementitious fiberboard is an approved material for residential construction; however, it is listed as a prohibited material for commercial use.

Staff Considerations

The following items must be taken into consideration for this request.

- The proposed two driveway configuration is currently under review by TxDOT. If the current two driveway configuration is not accepted by TxDOT, the proposed Preliminary Plat and Zoning development plan will be affected.
- To protect the functionality of traffic on Sublett Road, it may be beneficial to restrict left turn movements from Sublett Road into the most northwesterly driveway of the proposed development for heavy trucks.
- Package Liquor is not a compatible use with the requested zoning. When considering this use, information should be provided which indicates site, building design, and potential end user for this specific use.
- While future development of Lot 1, Block B on East Sublett Road will determine landscaping at this area, additional trees should be considered along the street frontage for additional screening and enhanced visual appeal with the development of the site and installation of the site landscaping.
- Cementitious fiberboard is a prohibited material and should be revised with a masonry product such as brick, stone, or stucco, or an approved material such as Alucobond.
- Staff has requested columns for the Kroger fuel canopy to be exterior to the pumps and be clad in the buildings primary material. Response was received that additional columns would not be provided as the proposed design was Kroger’s standard canopy design and functioned effectively nationwide. The applicant stated that shifting the columns would result in a redesign and provide little screening due to the narrow nature of the columns.
- Noise, light and odor mitigation measures related to the residential adjacency.

Comprehensive Plan Analysis

With the exception of the package liquor store uses (which are not allowed in Community Commercial zoning districts), this proposed zoning represents the type of commercial development that would provide convenient neighborhood services to local residents, as envisioned in the 2015 Comprehensive Plan *99 Square Miles* for established residential areas. Additionally, this zoning change would allow provision of services to travelers along the South State Highway 360 corridor. There would be opportunities to connect this site with regional pedestrian and bicycle facilities along the planned trail at the north of the site and along planned bike lanes on Southeast Parkway at the south of the site. For these reasons, the proposed zoning change to PD for CC represents general 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 (6 pages)

Under separate cover:

None

Available in the City Secretary’s office:

None

CITY COUNCIL DATE December 6, 2016

STAFF CONTACTS

Jennifer Pruitt, AICP, LEED AP
 Development Planning Manager
 Community Development and Planning
 817-459-6138
Jennifer.Pruitt@arlingtontx.gov

Shon Brooks, AICP
 Principal Planner
 Community Development and Planning
 817-459-6514
Shon.Brooks@arlingtontx.gov

Case Information



Applicant: Winkelman and Associates, Inc represented by Michael Clark

Property Owner: Marc English

Sector Plan: Southeast

Council District: 3

Development History: The subject site is currently unplatted however; a plat is in for review being known as Sublett Kroger Addition Lots 1-9, Block A, and Lot 1, Block B.

There are no previous zoning cases in the general vicinity in the past five years.

Transportation: The proposed development has three points of access.

Thoroughfare	Existing	Per TDP
East Sublett Road	120 foot ROW 4 lane divided major arterial	120 foot ROW 4 lane divided major arterial
Southeast Parkway	70 foot ROW 4 lane undivided major collector	70 foot ROW 4 lane undivided major collector
South State Highway 360	Variable width ROW	Variable width ROW

Traffic Impact: This site will cause significant traffic impact. See Traffic section of Staff Report.

Water & Sewer: Water is available in East Sublett Road to the north, State Highway 360 southbound frontage road to the east, and Southeast Parkway to the south. Sewer is available at the northwest and southwest corners of the property.

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 16, located at 1503 Mansfield Webb 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: Mansfield Independent School District

Case Information



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

Notices Sent:

Neighborhood
Associations:

ACTION North Arlington
Arlington Alliance for Responsible Government
Arlington Neighborhoods
East Arlington Review
Far South Arlington Neighborhood Association
Forest Hills Home Owners Association
Mansfield Independent School District
Northern Arlington Ambience
West Citizen Action Network (WeCan)
Briarhill Neighborhood Assn
Fish Creek Neighborhood Association, Inc.
Fitzgerald Concerned Citizens
Lake Port Meadows Home Owners Association
Lake Port Village Community Association, Inc.
Manhasset Community Watch Group
Webb Britton Estates

Property Owners: 48
Letters of Support: 0
Letter of Opposition: 0

Itemized Allowable Uses



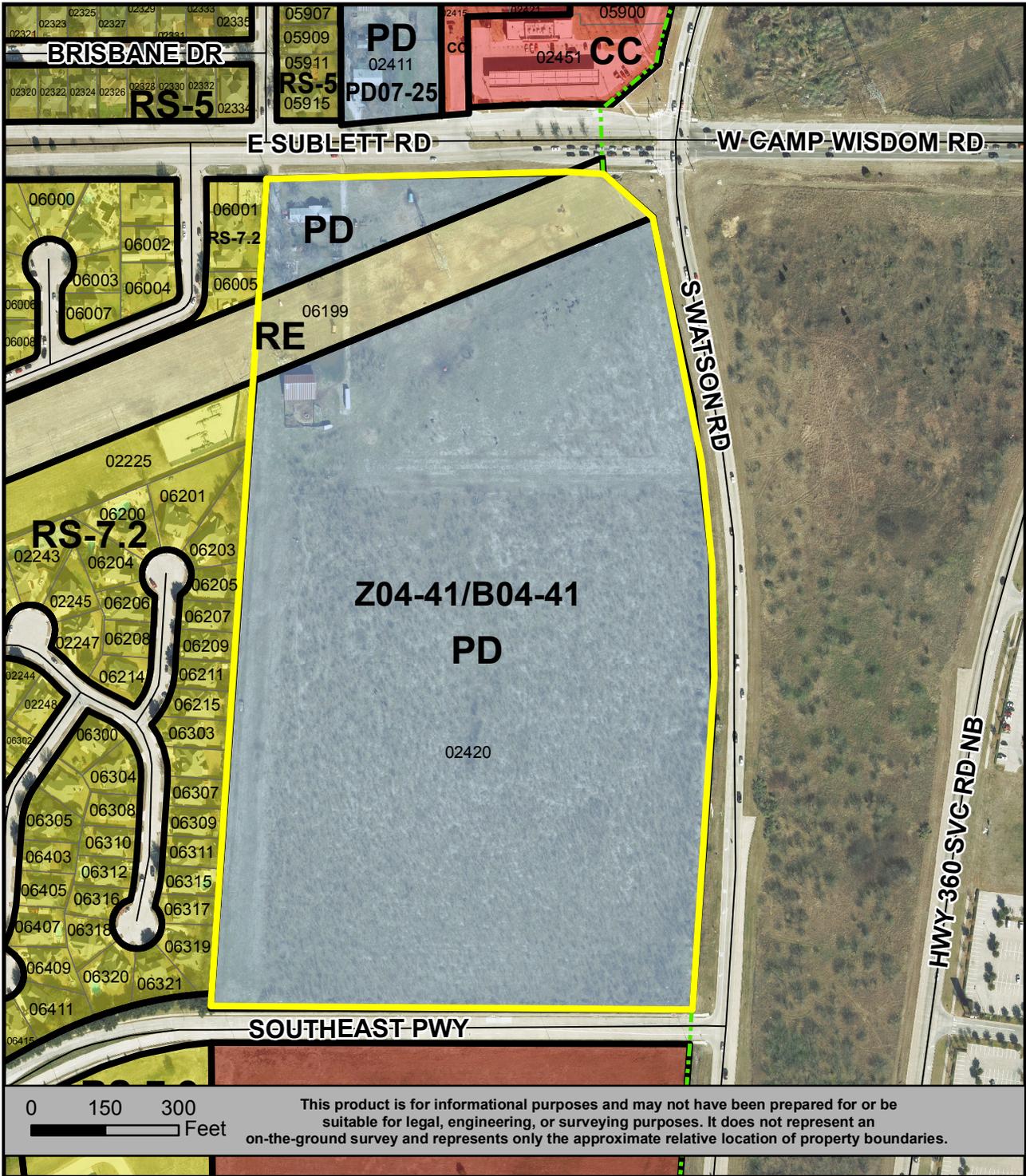
Allowable Uses:

Planned Development (PD) for limited Community Commercial (CC) uses plus a Package Liquor store, with a Development Plan

Permitted – Nursing home, Art gallery or museum, Government administration and civic buildings, Domestic violence shelter, Mortuary/crematory/funeral chapel, Philanthropic institution (other than listed), Religious assembly, Business school, Public or private school, University/college/seminary, Hospital, Medical or dental office or clinic, Cemetery, Community garden, Public park or playground, Crop production, Gasoline sales, Catering service, Restaurant, Restaurant/take-out and delivery only, Office/business or professional, Telemarketing call center, Day care center, Private club/lodge/fraternal, General personal services (other than listed), Massage therapy clinic, Recreation/indoor (other than listed), Wedding chapel, Country club, Major tourist attraction, General retail store (other than listed), Firearm sales, Second-hand goods store, Swimming pool/spa and accessory sales and service, Medical or scientific research laboratory, Radio or TV station or studio, Utility lines, towers or metering station, and Package liquor store.

Specific Use Permit – Halfway House, Hospital/psychiatric, Hotel/limited service, Residence hotel, Bail bond service, Billiard parlor, Bowling alley, Gun range, Night club, Recreation general outdoor (other than listed), Transit passenger terminal, Utility installation other than listed, Telecommunication Facilities Towers >75 ft., Stealth towers >100 ft.

Conditions – Kennel/commercial, Veterinary clinic, Motor vehicle rental, Financial services, Restaurant with drive-through, Sidewalk café, Hotel/full service, Theatre indoor, Building and landscaping materials and lumber sales, Nursery/garden shop or plant sales, Food processing, Custom and craft work, Telecommunication Facilities Building-mounted antennae and towers, Telecommunication Facilities Towers ≤75 ft., Stealth towers ≤100 ft., Wholesale Supply Business



LOCATION MAP
PD16-11

PD for CC uses to PD for CC uses
33.607 ACRES



PD16-11

South of East Sublett Road Road and west of South Highway 360



View of subject site. View southwest



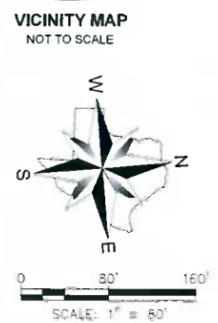
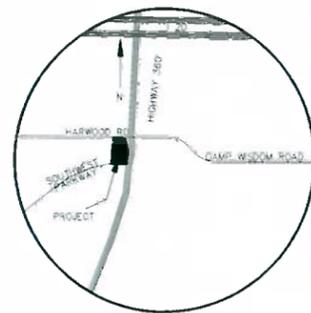
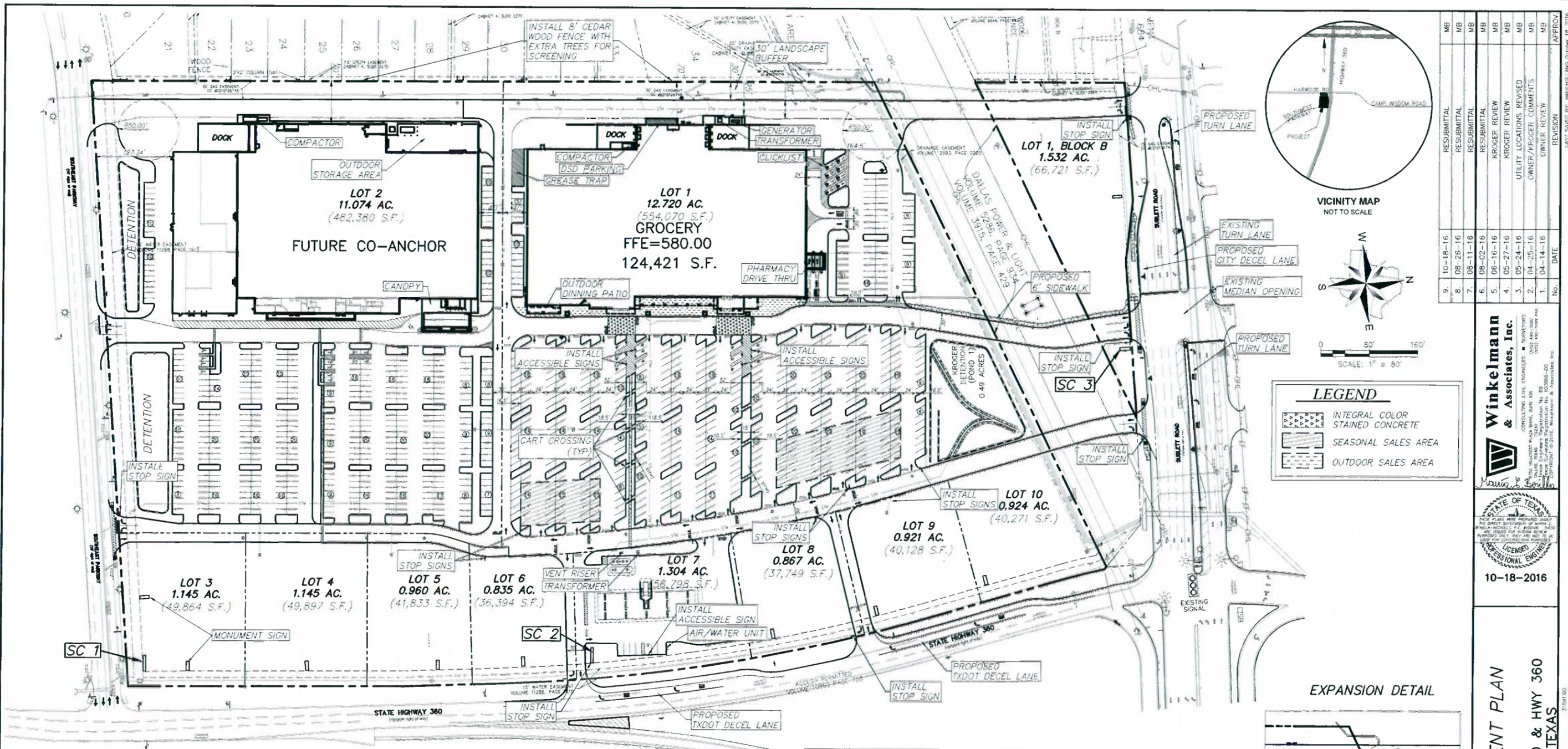
View of adjacent fuel station across East Sublett Road. View north.



View of Tarrant County College to the south of the subject site. View southwest.



View of notification signs along East Sublett Road. View west.



No.	DATE	REVISION	BY	APPROVED
1	04-14-16	OWNER REVIEW	MB	
2	04-25-16	OWNER/FOGGER COMMENTS	MB	
3	05-24-16	UTILITY LOCATIONS REVISED	MB	
4	05-27-16	KROGER REVIEW	MB	
5	06-16-16	KROGER REVIEW	MB	
6	08-02-16	RESUBMITTAL	MB	
7	08-11-16	RESUBMITTAL	MB	
8	08-26-16	RESUBMITTAL	MB	
9	10-18-16	RESUBMITTAL	MB	

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS
 1000 WEST 10TH STREET, SUITE 200
 ARLINGTON, TEXAS 76010
 LICENSE NO. 100865-03
 EXPIRES 10-18-2016

SITE DATA TABLE			
	LOT 1	FUEL LOT	
BUILDING AREA	124,421 SF	179 SF	
PARKING REQUIRED	415 SPACES	2 SPACES	
REQUIRED PARKING RATIO	3/1000 SF	1/200 SF (4 MIN)	
PARKING PROVIDED	566 SPACES	7 SPACES	
PROVIDED PARKING RATIO	4.5/1	39.1/1	
LAND AREA	12.72 ACRES	1.304 ACRES	
HANDICAP REQUIRED	11 SPACES	1 SPACES	
HANDICAP PROVIDED	12 SPACES	1 SPACES	
USE	GROCERY STORE	GAS STATION	
BUILDING COVERAGE	22.46%	0.32%	
LANDSCAPE/OPEN PERCENT	87,855 SF 15.9%	13,527 SF	23.8%
PAVED SURFACES	466,215 SF 84.1%	43,277 SF	76.2%

* PARKING PROVIDED TOTAL INCLUDES HC PARKING

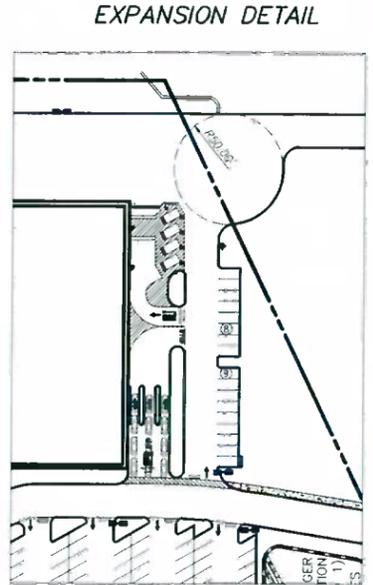


EXHIBIT A



BENCH MARKS:
 BM #1 - A brass monument 615 feet West from the intersection of the westerly right of way of State Highway 360 and the northerly right of way Southwest Parkway, said monument is on the northeast corner of the curb inlet.
 ELEVATION = 575.88 FEET
 BM #2 - A brass monument 600 feet West from the intersection of the westerly right of way of State Highway 360 and the southerly right of way Harwood Road, said monument is on the southeast corner of the curb inlet.
 ELEVATION = 569.48 FEET

*****NOTICES TO CONTRACTOR*****
 EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.
 CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITIES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.
 CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.

LEGEND

PP	Power Pole	IRF	Iron Rod Found
CW	Cable Wire	IRS	Iron Rod Set
MH	Manhole	IRS	Iron Rod Set w/ cap "WAL"
WV	Water Valve	IRF	Iron Rod Found w/ cap
TP	Telephone Pedestal	XCS	3" x 3" Out in Concrete Found
WM	Water Meter	XCF	3" x 3" Out in Concrete Found
FH	Fire Hydrant	PKS	PK Nail Set
LP	Light Pole	PKS	PK Nail Found
IV	Irrigation Valve	SS	Sanitary Sewer
CO	Clean Out	SW	Storm Sewer
AC	Air Conditioner	TF	Transformer pad
TV	Cable Box	GMK	Gas Meter
SB	Signal Box	USG	Underground Cable Marker
SP	Signal Pole	EM	Electric Meter
SN	Sign		
CM	Control Monument		

PD DEVELOPMENT PLAN
 SWC SUBLETT ROAD & HWY 360
 ARLINGTON, TEXAS

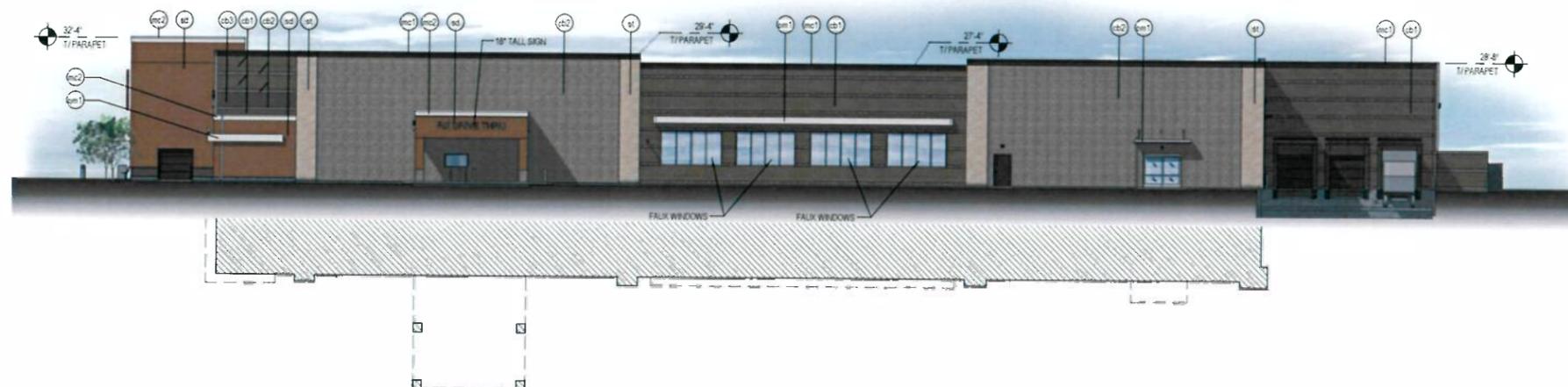
DAL593



EAST ELEVATION MATERIAL PERCENTAGES	
Quik Brik Masonry - 4"	35.3%
Split Face CMU - 8"	6.7%
Ground Face CMU - 8"	4.7%
Fiber Cement Siding	25.9%
Metal Canopy	4.5%
Glazing	17.2%
Stone	5.7%

SIGN SCHEDULE	
SIGN	AREA (S.F.)
STARBUCKS	19.63
KROGER	154.70
PHARMACY	47.31
THE LITTLE CLINIC	21.53

EAST ELEVATION



NORTH ELEVATION MATERIAL PERCENTAGES	
Quik Brik Masonry - 4"	28.9%
Split Face CMU - 8"	40.0%
Ground Face CMU - 8"	0.1%
Fiber Cement Siding	10.6%
Metal Canopy	1.9%
Glazing	6.2%
Stone	6.6%

NORTH ELEVATION

FINISH SCHEDULE	
ac1 Architectural Concrete Rock Casper - Quik Brik - Willabron - 4"	ac11 Prefinished Metal Cling Banner - Dark Bronze
ac2 Architectural Concrete Rock Casper - Solstice - Willabron - 8"	ac12 Prefinished Metal Cling Banner - Zinc Coat
ac3 Architectural Concrete Rock Casper - Grounding CMU - Willabron Blend - 8"	em11 Prefinished Metal Zinc Coat
st Concrete Stone Veneer Texas Stone Design Inc. - Flak Fink Cobble	em12 Prefinished Metal Dark Slips
sl Siding ProEx - Flak	st1 Stairfront Other Anodized



May 10, 2016

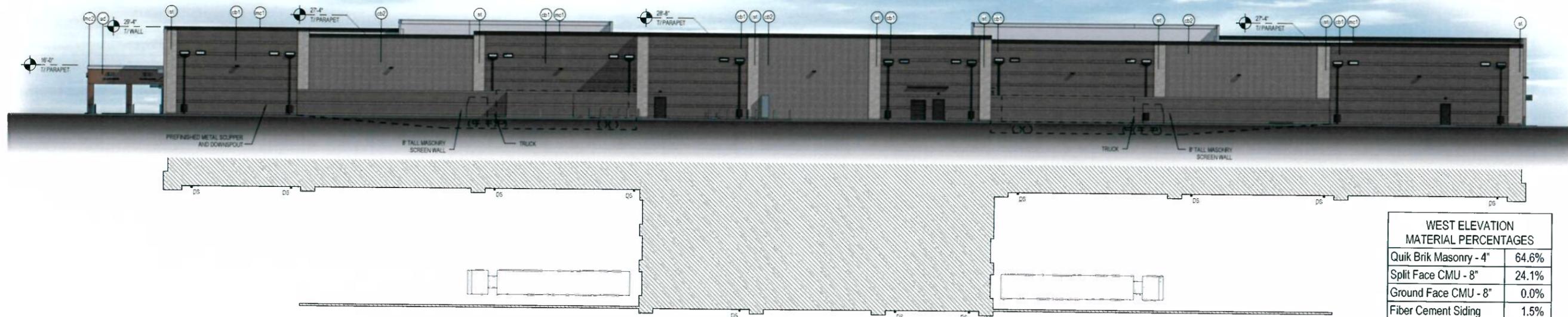
EXHIBIT B1

Kroger Store SW593

Arlington, TX

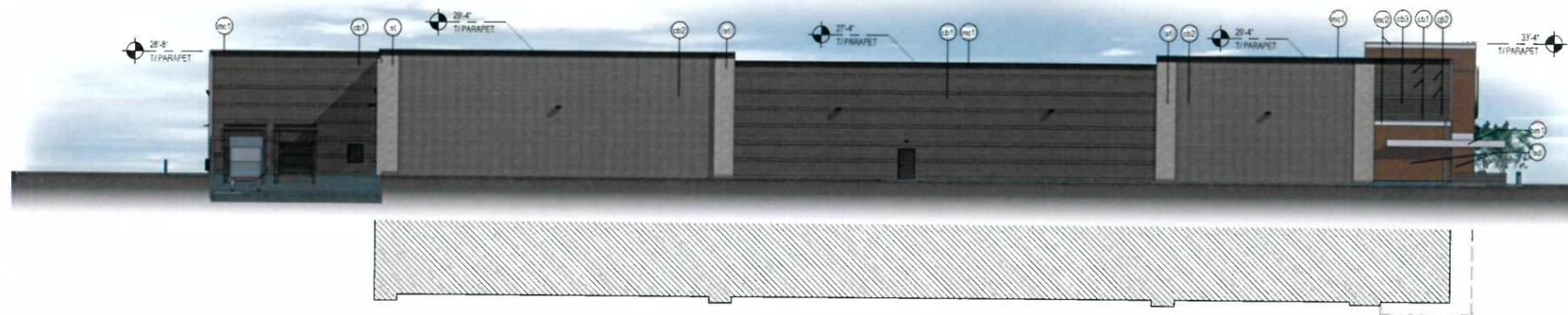


516270



WEST ELEVATION

WEST ELEVATION MATERIAL PERCENTAGES	
Quik Brik Masonry - 4"	64.6%
Split Face CMU - 8"	24.1%
Ground Face CMU - 8"	0.0%
Fiber Cement Siding	1.5%
Stone	8.1%
Metal Canopy	0.0%
Glazing	0.0%



SOUTH ELEVATION

SOUTH ELEVATION MATERIAL PERCENTAGES	
Quik Brik Masonry - 4"	43.5%
Split Face CMU - 8"	39.5%
Ground Face CMU - 8"	0.7%
Fiber Cement Siding	5.1%
Stone	6.5%
Metal Canopy	0.6%
Glazing	0.0%

FINISH SCHEDULE

- (1) Architectural Concrete Block
Cikrasite - Quik Brik - Willysboro - 4"
- (2) Architectural Concrete Block
Cikrasite - Spifface - Willysboro - 8"
- (3) Architectural Concrete Block
Cikrasite - Groundface CMU - Willysboro Blend - 8"
- (4) Concrete Stone Veneer
Treat Stone Design Inc. - Fish Leap Cobble
- (5) Siding
ProEx - Rustic
- (6) Prefinished Metal Cling
Berliner - Dark Bronze
- (7) Prefinished Metal Cling
Berliner - Zinc Coat
- (8) Prefinished Metal
Zinc Coat
- (9) Prefinished Metal
Dark Bronze
- (10) Spifface
Open-Strudac



May 10, 2016

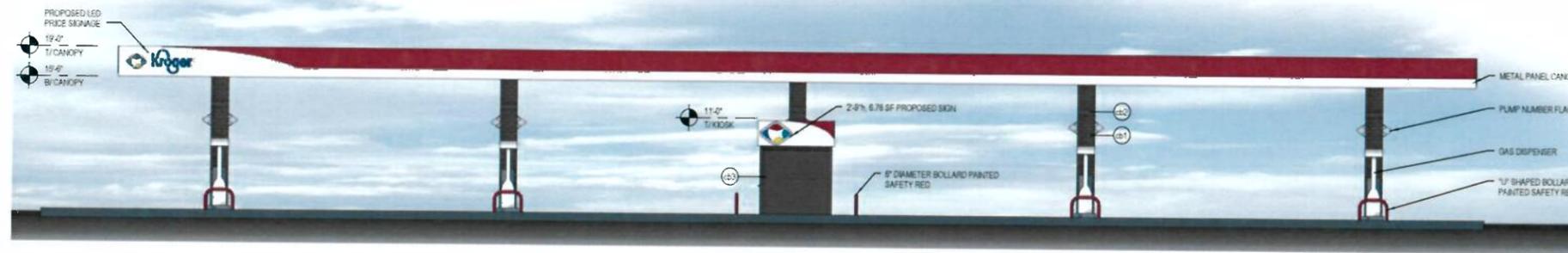
EXHIBIT B2

Kroger Store SW593

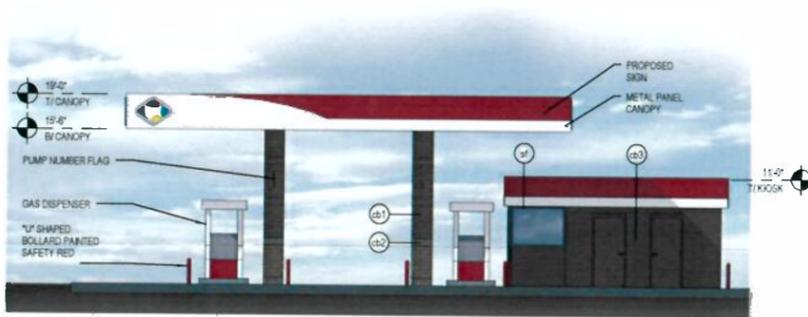
Arlington, TX



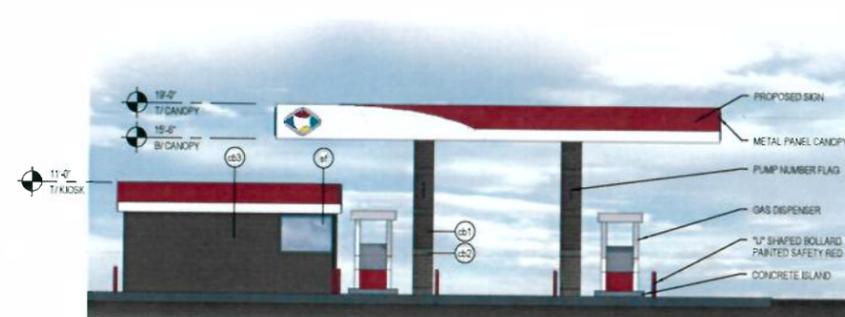
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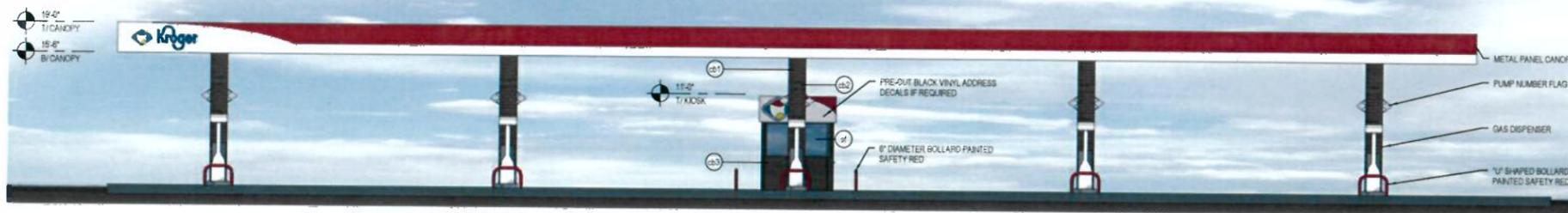
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

- FINISH SCHEDULE
- (C1) Architectural Concrete Block
Oldcastle - Quik Brick - Wilkesboro - 4"
 - (C2) Architectural Concrete Block
Oldcastle - Split-face - Wilkesboro - 8"
 - (C3) Architectural Concrete Block
Oldcastle - Ground-face - Wilkesboro - 8"
 - (S1) Storefront
Clear Anodized



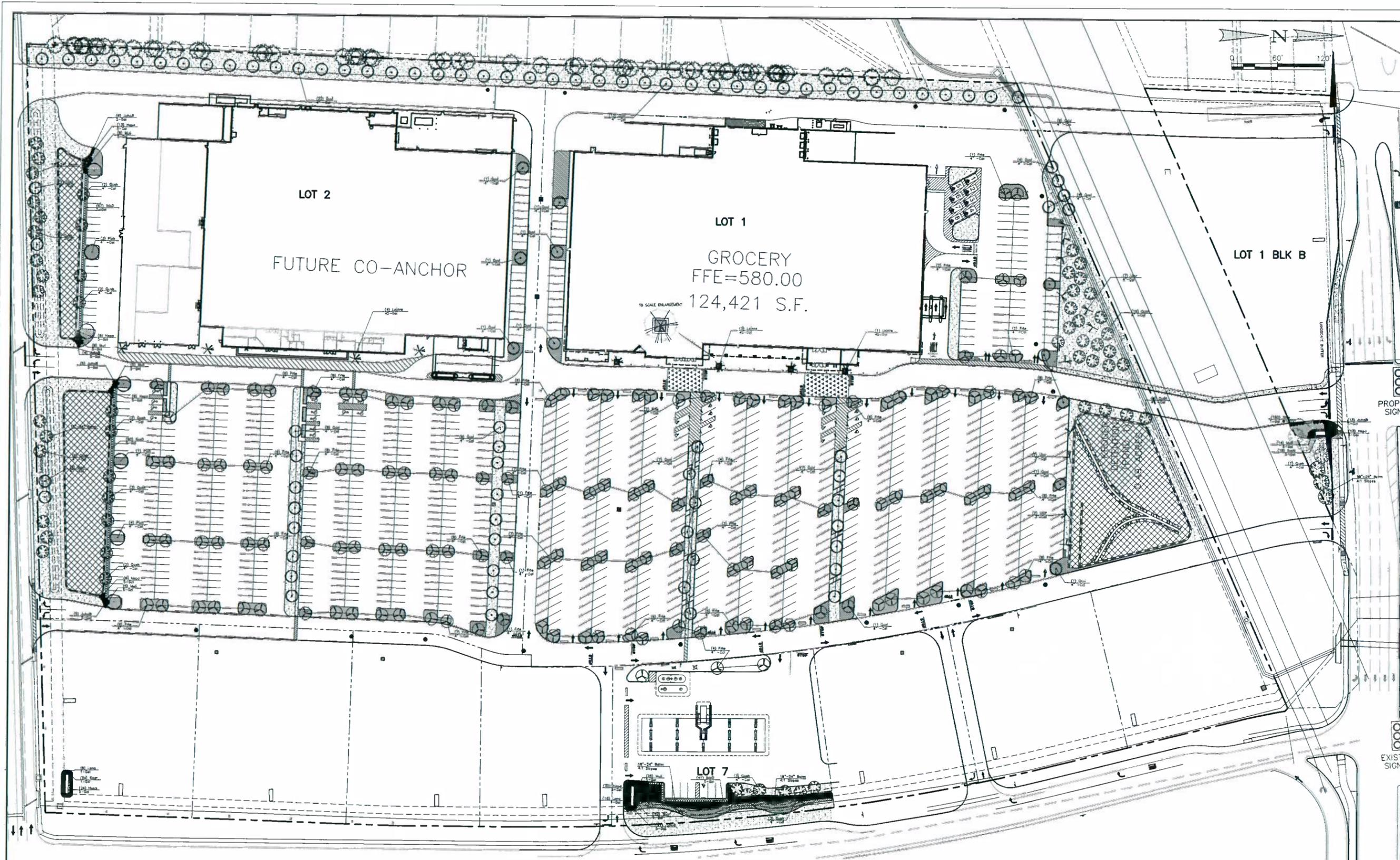
May 09, 2016

EXHIBIT B3

Kroger SW593

Arlington, TX
516378





No.	DATE	REVISION	APPROV.
6.	10/18/2016	PD SUBMITTAL	MB
5.	10/10/2016	PD PACKAGE	MB
4.	09/20/2016	PD PACKAGE	MB
3.	08/25/2016	PD PACKAGE	MB
2.	08/08/2016	90% KROGER REVIEW	MB
1.	07/29/2016	TYDOT SUBMITTAL	MB

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS & SURVEYORS
 6700 HALCREEK PLAZA SUITE 302
 DALLAS, TEXAS 75230
 Texas Surveyors Registration No. 100866-00
 (972) 432-7280
 (972) 432-7289 FAX
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OVERALL LANDSCAPE PLAN
 SWC SUBLETT ROAD & HWY 360
 ARLINGTON, TEXAS

PD1
 SW593

EXHIBIT C1

FAIN • CUPPETT
LANDSCAPE ARCHITECTS, LLC
 8222 McKinney Blvd. Suite 1000
 North Richland Hills, TX 76184-4711
 (817) 475-0730
 PAVING AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREGORY A. CUPPETT, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2572 ON 10/18/16, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 3-103(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

LANDSCAPE PLAN

CITY OF ARLINGTON LANDSCAPE REQUIREMENTS KROGER 03/2016			
AREA			
MIN. WIDTH OF LANDSCAPE SETBACK	A 10' SETBACK ADJACENT TO STREET REQUIRED		
	REQUIRED	PROVIDED	
	15' MINIMUM SETBACK	15'	
TREE REQUIREMENT ON FRONTAGE	ONE (4") SHADE TREE REQUIRED/45' OF FRONTAGE		
	REQUIRED	PROVIDED	
HWY 360	286'/45 = 6 (4") TREES	6 TREES	
SHRUB REQUIREMENT ON FRONTAGE	(16) SHRUBS REQUIRED/50' OF FRONTAGE		
	REQUIRED	PROVIDED	
HWY 360	286'/50 X 16 = 92 SHRUBS	94 NEW SHRUBS (5 GAL)	
PARKING LOT SCREENING	MINIMUM 3' TALL SCREENING; MINIMUM (5) GAL. SHRUBS @ 3' OC		
	REQUIRED	PROVIDED	
	3' TALL/5 GAL. SHRUBS @ 3' OC	3' TALL/5-GAL SHRUBS, 36" O.C.	
INTERIOR PARKING LANDSCAPE	ONE LANDSCAPE ISLAND REQUIRED/20 SPACES, SIZED NO SMALLER THAN 1 SPACE		
	REQUIRED	PROVIDED	
		567 SPACES/20 = 29 REQ. ISLANDS	60 ISLANDS
	ONE TREE REQUIRED PER EACH REQUIRED ISLAND		
REQUIRED	PROVIDED		
	29 ISLANDS = 29 TREES	95 TREES	
VISIBILITY TRIANGLE	8' X 70' VISIBILITY TRIANGLE REQUIRED AT ENTRANCE OFF PUBLIC STREET		
	REQUIRED	PROVIDED	
	8' X 70'	8' X 70'	
LANDSCAPE BUFFER	30' LANDSCAPE BUFFER REQUIRED BETWEEN ZONING DISTRICTS		
	REQUIRED	PROVIDED	
	30'	30'	
OVER PARKING	1 ADDITIONAL TREE IS REQUIRED FOR EVERY 3 ADDITIONAL PARKING SPACES		
	REQUIRED	PROVIDED	
	152 SPACES / 3 = 51 TREES	51 TREES	

CITY OF ARLINGTON LANDSCAPE REQUIREMENTS FUEL CENTER 03/2016			
AREA			
MIN. WIDTH OF LANDSCAPE SETBACK	A 10' SETBACK ADJACENT TO STREET REQUIRED		
	REQUIRED	PROVIDED	
	20' MINIMUM SETBACK	20'	
TREE REQUIREMENT ON FRONTAGE	ONE (4") SHADE TREE REQUIRED/45' OF FRONTAGE		
	REQUIRED	PROVIDED	
360	284'/45 = 6 (4") TREES	6 TREES	
SHRUB REQUIREMENT ON FRONTAGE	(16) SHRUBS REQUIRED/50' OF FRONTAGE		
	REQUIRED	PROVIDED	
360	284'/50 X 16 = 91 SHRUBS	97 NEW SHRUBS (5 GAL)	
PARKING LOT SCREENING	MINIMUM 3' TALL SCREENING; MINIMUM (5) GAL. SHRUBS @ 3' OC		
	REQUIRED	PROVIDED	
	3' TALL/5 GAL. SHRUBS @ 3' OC	3' TALL/5-GAL SHRUBS, 36" O.C.	
INTERIOR PARKING LANDSCAPE	ONE LANDSCAPE ISLAND REQUIRED/20 SPACES, SIZED NO SMALLER THAN 1 SPACE		
	REQUIRED	PROVIDED	
		7 SPACES/20 = 1 REQ. ISLANDS	2 ISLANDS
	ONE TREE REQUIRED PER EACH REQUIRED ISLAND		
REQUIRED	PROVIDED		
	1 ISLANDS = 1 TREES	2 TREES	
VISIBILITY TRIANGLE	8' X 70' VISIBILITY TRIANGLE REQUIRED AT ENTRANCE OFF PUBLIC STREET		
	REQUIRED	PROVIDED	
	8' X 70'	8' X 70'	
LANDSCAPE BUFFER	30' LANDSCAPE BUFFER REQUIRED BETWEEN ZONING DISTRICTS		
	REQUIRED	PROVIDED	
	NA	NA	
OVER PARKING	1 ADDITIONAL TREE IS REQUIRED FOR EVERY 3 ADDITIONAL PARKING SPACES		
	REQUIRED	PROVIDED	
	0 SPACES / 3 = 0 TREES	0 TREES	

CITY OF ARLINGTON LANDSCAPE REQUIREMENTS FUTURE CO-ANCHOR 05/2016			
AREA			
MIN. WIDTH OF LANDSCAPE SETBACK	A 10' SETBACK ADJACENT TO STREET REQUIRED		
	REQUIRED	PROVIDED	
	15' MINIMUM SETBACK	15'	
TREE REQUIREMENT ON FRONTAGE	ONE (4") SHADE TREE REQUIRED/45' OF FRONTAGE		
	REQUIRED	PROVIDED	
SOUTHEAST PKWY	739'/45 = 16 (4") TREES	16 TREES	
SHRUB REQUIREMENT ON FRONTAGE	(16) SHRUBS REQUIRED/50' OF FRONTAGE		
	REQUIRED	PROVIDED	
SOUTHEAST PKWY	739'/50 X 16 = 237 SHRUBS	237 NEW SHRUBS (5 GAL)	
PARKING LOT SCREENING	MINIMUM 3' TALL SCREENING; MINIMUM (5) GAL. SHRUBS @ 3' OC		
	REQUIRED	PROVIDED	
	3' TALL/5 GAL. SHRUBS @ 3' OC	3' TALL/5-GAL SHRUBS, 36" O.C.	
INTERIOR PARKING LANDSCAPE	ONE LANDSCAPE ISLAND REQUIRED/20 SPACES, SIZED NO SMALLER THAN 1 SPACE		
	REQUIRED	PROVIDED	
		469 SPACES/20 = 24 REQ. ISLANDS	24 ISLANDS
	ONE TREE REQUIRED PER EACH REQUIRED ISLAND		
REQUIRED	PROVIDED		
	40 ISLANDS = 40 TREES	70 TREES	
VISIBILITY TRIANGLE	8' X 70' VISIBILITY TRIANGLE REQUIRED AT ENTRANCE OFF PUBLIC STREET		
	REQUIRED	PROVIDED	
	8' X 70'	8' X 70'	
LANDSCAPE BUFFER	30' LANDSCAPE BUFFER REQUIRED BETWEEN ZONING DISTRICTS		
	REQUIRED	PROVIDED	
	30'	30'	
OVER PARKING	1 ADDITIONAL TREE IS REQUIRED FOR EVERY 3 ADDITIONAL PARKING SPACES		
	REQUIRED	PROVIDED	
	98 SPACES / 3 = 31 TREES	31 TREES	

KROGER PLANT LIST

Sym	Qty	Code	Scientific Name	Common Name	Planting Size	Comments	Mature Ht.
○	80	llcoD	Ilex cornuta 'Dwarf Burford'	Dwarf Burford holly	5-Gal/30" Min Ht	36" O.C.	36"
○	20	Muli	Muhlenbergia lindheimeri	Lindheimer muhly	5-Gal	36" O.C.	36"
○	20	Hepa	Hesperaloe parviflora	Red yucca	5-Gal	36" O.C.	36"
○	17	Lang	Lantana x 'New Gold'	New Gold Lantana	5-Gal	36" O.C.	36"
○	89	Frte	Fraxinus texensis	Texas ash	4" -Cal	11' to 12' ht	40'
○	48	Quvi	Quercus virginiana	Southern live oak	4" -Cal	11' to 12' ht	40'
○	29	Quah	Quercus shumardii	Shumard oak	4" -Cal	11' to 12' ht	50'
○	4	Lainr	Lagerstromia indica 'Red Rocket'	'Red Rocket' crepe myrtle	45-Gal	8' to 10' ht	20'
○	7	JuhoB	Juniperus horizontalis 'Bar Harbor'	Bar Harbor juniper	5-Gal	48" O.C.	18"
○	27	Sagr	Salvia greggii	Autumn Sage	1-Gal	24" O.C.	2'
○	11	Ulcr	Ulmus crassifolia	Cedar elm	4" -Cal	11' to 12' ht	50'
○		Site	Stipa tenuissima	Mexican feathergrass	1-Gal	18" O.C.	2'
○		Limu	Liriope muscari 'Silver Dragon'	Silver dragon liriope	4" Pots	12" O.C.	9"
○		Tras	Trachelospermum asiaticum	Asian jasmine	4" Pots	12" O.C.	9"
○		Sach	Santolina chamaecyparissus	Santolina	1-Gal	24" O.C.	12"
○			Eastern gamagrass seed				

FUEL CENTER PLANT LIST

Symbol	Quantity	Code Name	Scientific Name	Common Name	Planting Size	Comments	Mature Ht.
○	25	Muli	Muhlenbergia lindheimeri	Lindheimer muhly	5-Gal	36" O.C.	36"
○	16	Lang	Lantana x 'New Gold'	New Gold Lantana	1-Gal	24" O.C.	2'
○	30	Hepa	Hesperaloe parviflora	Red yucca	5-Gal	36" O.C.	36"
○	3	Frte	Fraxinus texensis	Texas ash	4" -Cal	B & B	40'
○	21	JuhoB	Juniperus horizontalis 'Bar Harbor'	Bar Harbor juniper	5-Gal	48" O.C.	2'
○	41	llcoD	Ilex cornuta 'Dwarf Burford'	Dwarf Burford holly	5-Gal	36" O.C.	36"
○	6	Quah	Quercus shumardii	Shumard oak	4" -Cal	B & B	50'
○	52	Sagr	Salvia greggii	Autumn Sage	1-Gal	24" O.C.	24"
○		Site	Stipa tenuissima	Mexican feathergrass	1-Gal	18" O.C.	2'
○		Limu	Liriope muscari 'Silver Dragon'	Silver dragon liriope	4" Pots	12" O.C.	9"
○		Tras	Trachelospermum asiaticum	Asian jasmine	4" Pots	12" O.C.	9"
○		Sach	Santolina chamaecyparissus	Santolina	1-Gal	24" O.C.	12"

FUTURE CO-ANCHOR PLANT LIST

Sym	Qty	Code	Scientific Name	Common Name	Planting Size	Comments	Mature Ht.
○	27	Muli	Muhlenbergia lindheimeri	Lindheimer muhly	5-Gal	36" O.C.	36"
○	33	Hepa	Hesperaloe parviflora	Red yucca	5-Gal	36" O.C.	36"
○	20	JuhoB	Juniperus horizontalis 'Bar Harbor'	Bar Harbor juniper	5-Gal	48" O.C.	18"
○	60	Frte	Fraxinus texensis	Texas ash	4" -Cal	11' to 12' ht	40'
○	26	Quah	Quercus shumardii	Shumard oak	4" -Cal	11' to 12' ht	50'
○	157	llcoD	Ilex cornuta 'Dwarf Burford'	Dwarf Burford holly	5-Gal/30" Min Ht	36" O.C.	36"
○	7	Pich	Pistacia chinensis	Chinese pistache	4" -Cal	11' to 12' ht	40'
○	46	Quvi	Quercus virginiana	Southern live oak	4" -Cal	11' to 12' ht	40'
○		Site	Stipa tenuissima	Mexican feathergrass	1-Gal	18" O.C.	2'
○		Tras	Trachelospermum asiaticum	Asian jasmine	4" Pots	12" O.C.	9"

EXHIBIT C2



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREGORY A. CUPPETT, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2672 ON 10/18/16, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 3.033(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

Winkelmann & Associates, Inc. CONSULTING CIVIL ENGINEERS • SURVEYORS
 6700 HILLCREST PLAZA, SUITE 305, DALLAS, TEXAS 75230
 (972) 452-7800
 Texas Surveyors Registration No. 80
 (972) 452-7899 FAX
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10/18/2016
 10/10/2016
 09/20/2016
 06/25/2016
 06/08/2016
 07/29/2016

PD SUBMITTAL
 PD PACKAGE
 PD PACKAGE
 PD PACKAGE
 90% KROGER REVIEW
 TxDOT SUBMITTAL
 REVISION
 APPROV.

No. DATE

LANDSCAPE TABLES
 SWC SUBLETT ROAD & HWY 360
 ARLINGTON, TEXAS

10/18/16

LANDSCAPE TABLES

PD2

SW593

Staff Report



Alternate Sign Plan ASP16-1 (Kroger DAL593)

Planning and Zoning Meeting Date: 11-9-16	Document Being Considered: Ordinance
---	--------------------------------------

RECOMMENDATION

Following the public hearing, consider Alternate Sign Plan ASP16-1.

PRIOR BOARD OR COUNCIL ACTION

On August 18, 2004, the Planning and Zoning Commission recommended approval of Zoning Case Z04-41 by a vote of 4-3-1.

On September 21, 2004, City Council approved Zoning Case Z04-41 by a vote of 7-0-0.

REQUEST

The applicant is requesting approval of an Alternate Sign Plan (ASP) for approximately 33.607 acres at 2420 East Sublett Road, and generally located south of East Sublett Road and west of South Highway 360.

The site is zoned Planned Development (PD) for Community Commercial (CC) uses, with a Concept Brief with a requested zoning of Planned Development (PD) for limited Community Commercial (CC) uses plus a Package Liquor store, with a Development Plan. The subject site is proposed to be developed with a Kroger Marketplace and includes a proposal for two 50-foot tall signs that are approximately 650 square feet in area and one 24-foot tall sign that is approximately 200 square feet in area.

Conditions	Kroger ASP16-1
An alternate sign plan applies only to property that has 500 feet or more of continuous frontage on a freeway or arterial street.	Site is approximately 33.607 acres and has over 1,750 linear feet of continuous frontage on South State Highway 360.

ANALYSIS

The subject site is located at the southwest corner of South State Highway 360 (SH 360) and East Sublett Road. The site is currently undeveloped; and has a commercial development plan (PD16-11) request for two anchor tenants and eight outparcels on the same agenda.

Through the Sign Code Update in July 2015, unified, multi-tenant developments adjacent to freeways are provided increased height and area if the development consists of at least 250,000 square feet of leasable area. The proposed development will most likely meet this building square footage criterion, including Kroger, the co-anchor tenant, and the other eight lots. Hence, this development shall be eligible for the following increases. **Sign permits for such signs shall only be approved after a building permit for up to 150,000 square feet has been approved.**

- a. Center Identification may be allowed up to 40 feet in height from grade, with no maximum area limitation.
- b. Tenant signage may be allowed up to 30 feet in height from grade, with a maximum area limited to 300 square feet.
- c. Overall width of the sign shall be no more than 25 feet.
- d. Such signs must be spaced at least 500 feet apart.

With the construction of SH 360 and in conjunction with the proposed 10-lot commercial development at this location, the applicant deems it necessary to exceed this allowable

height and sign area for maximum visibility. The Alternate Sign Package (see attached) outlines the intent, size, general location, and type of illumination for the sign that is proposed to be installed.

Sign Location	Proposed Signage	
SH 360	50-foot tall/ 16.5-foot wide/ 650 SF sign	
SH 360	50-foot tall/ 16.5-foot wide/ 650 SF sign	
Sign Location	UDC Standards for multi-tenant ground sign	Proposed Signage
West Sublett Road	20-foot tall/ 15-foot wide/ 200 SF	24-foot tall/ 16-foot wide/ 220 SF
<ul style="list-style-type: none"> The applicant is proposing landscaped beds at the base of each sign. The proposed signs will match design and materials to the proposed commercial development as requested with PD16-11 		

The following table compares the proposed sign package with previously approved PD and/or Alternative Sign Plans along the Interstate Highway 20 corridor:

Zoning case	Project	Site acreage	Use	Request	Location
ASP14-1	The Parks Mall	90 ac	1,000,000 sf retail	One 50-ft tall (480 sf)	I- 20
PD05-08 PD12-21	Arlington Highlands	76 ac	800,000 sf retail mix	Four 47-ft tall (512 sf ea.)	I- 20
PD13-21	The Highlands	27 ac	283,000 sf retail	42-ft tall (585 sf) 20-ft tall (320 sf)	I- 20
PD12-7	Parks Retail Center	18 ac	217,000 sf retail	40-ft tall (480 sf)	I- 20
PD05-45	The Highlands East	13 ac	162,000 sf retail, Hotel	50-ft tall (630 sf) 14-ft tall (90 sf)	I- 20
PD16-11	Kroger SW 593	33 ac	124,400 sf Kroger + other 9 buildings	Two 50-ft tall (650 sf)	SH 360
				One 24-ft tall (220 sf)	W. Sublett Rd

Alternate Sign Plans are typically administered for unified developments with unique sites or signage characteristics. These sites typically contain many acres and are some of the city's attractions including theme parks and shopping venues. This application meets the size requirement and is a proposed multi-tenant shopping venue. The site is unique that the highway will continue under South SH360 at East Sublett Road and the subject site will be higher on the existing access road.

Staff Consideration:

There is no simulation or rendering provided to indicate that the height and area of the signage needs to be increased in order to provide effective signage for the businesses. It is important to understand that this Alternate Sign Plan will set a tone for signage along SH 360, as the area continues developing, with additional commercial development expected in the future.

Per Section 10.4.23.G.1, the Planning and Zoning Commission shall base their decision on their findings of the extent to which the proposed application:

- a. Provides a complete plan for signs that would be clearly superior to what would be allowed without the plan;
- b. Is justified based on project scale and unified nature of the sign package. Due consideration shall be given to a harmonious relationship of signs to buildings within the development as well as to buildings adjacent to the development, in terms of scale, color, materials, shape and design, and illumination; and
- c. Indicates how the signs on the property are integrated into a unified development concept with the topography, building design, other signs, landscaping, traffic circulation, and other development features of the property and nearby property.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

- i. Case Information
- ii. Location Map
- iii. Photos
- iv. Alternate Sign Plan (5 pages)

Under separate cover:

None

Available in the City Secretary's office:

None

CITY COUNCIL DATE

December 6, 2016

STAFF CONTACTS

Jennifer Pruitt, AICP, LEED AP
Development Planning Manager
Community Development and Planning
817-459-6138
Jennifer.Pruitt@arlingtontx.gov

Shon Brooks, AICP
Principal Planner
Community Development and Planning
817-459-6514
Shon.Brooks@arlingtontx.gov

Case Information



Applicant: Winkelman & Assoc., Inc., represented by Maria Bonilla

Property Owner: Marc English

Sector Plan: Southeast

Council District: 3

Allowable Uses: All uses as itemized in attachment ii.

Development History: The subject site is currently unplatted however; a plat is in for review being known as Sublett Kroger Addition Lots 1-9, Block A, and Lot 1, Block B.

There are no previous zoning cases in the general vicinity in the past five years.

Transportation: The proposed development has three points of access.

Thoroughfare	Existing	Per TDP
East Sublett Road	120 foot ROW 4 lane divided major arterial	120 foot ROW 4 lane divided major arterial
Southeast Parkway	70 foot ROW 4 lane undivided major collector	70 foot ROW 4 lane undivided major collector
South State Highway 360	Variable width ROW	Variable width ROW

Traffic Impact: This site will cause significant traffic impact. See Traffic section of Staff Report.

Water & Sewer: Water is available in East Sublett Road to the north, State Highway 360 southbound frontage road to the east, and Southeast Parkway to the south. Sewer is available at the northwest and southwest corners of the property.

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 16, located at 1503 Mansfield Webb Road, provides protection to this site. The estimated fire response time is within five minutes, which is in keeping with recommended standards.

Case Information



School District: Mansfield Independent School District.

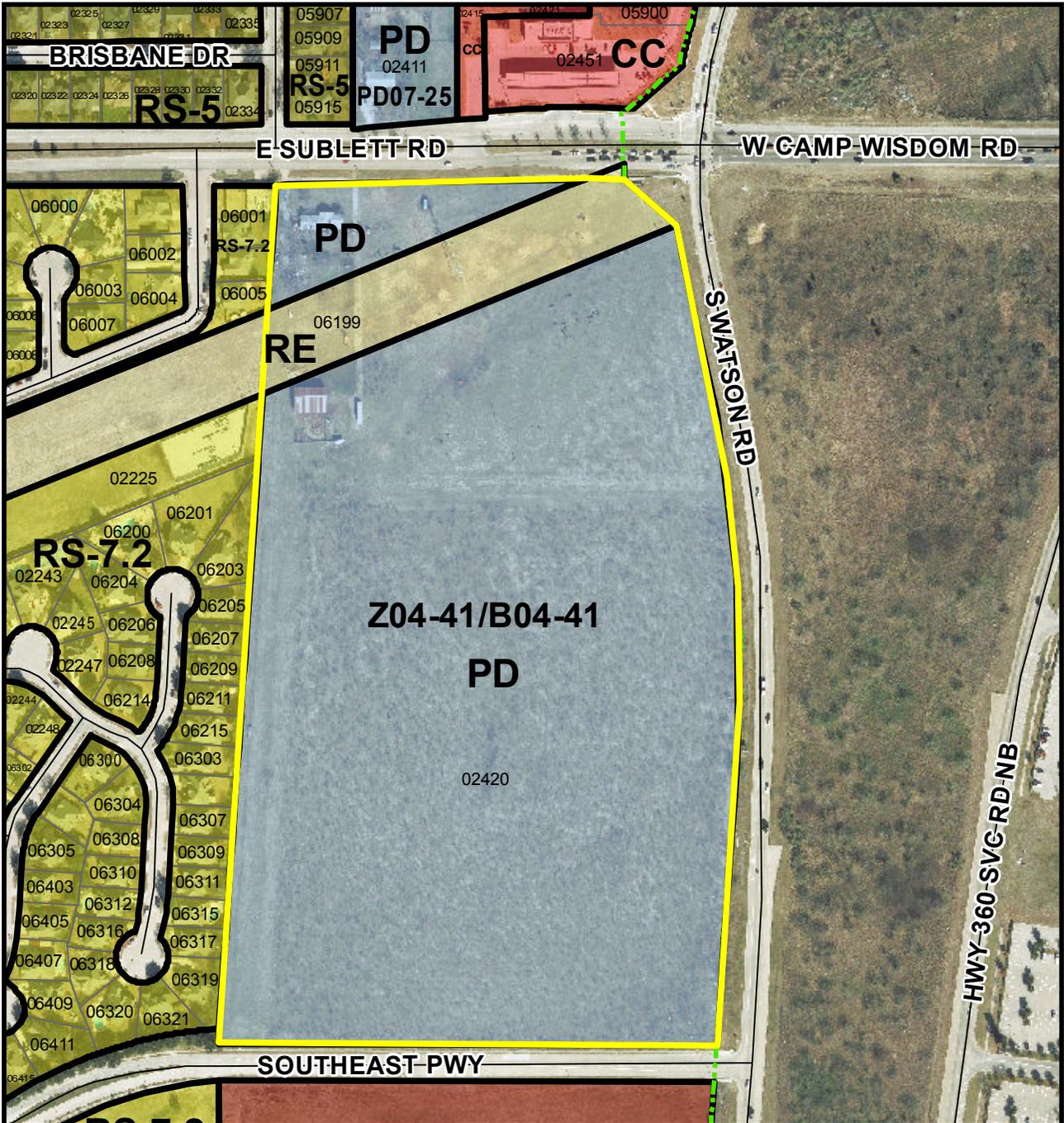
The proposed zoning request is located in the Mansfield Independent School District and has no impact on the schools serving this site.

Notices Sent:

Neighborhood
Associations:

ACTION North Arlington
Arlington Alliance for Responsible Government
Arlington Neighborhoods
East Arlington Review
Far South Arlington Neighborhood Association
Forest Hills Home Owners Association
Mansfield Independent School District
Northern Arlington Ambience
West Citizen Action Network (WeCan)
Briarhill Neighborhood Assn
Fish Creek Neighborhood Association, Inc.
Fitzgerald Concerned Citizens
Lake Port Meadows Home Owners Association
Lake Port Village Community Association, Inc.
Manhasset Community Watch Group
Webb Britton Estates

Property Owners: 48
Letters of Support: 0
Letter of Opposition: 0



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.

**LOCATION MAP
ASP16-1**

**ALTERNATE SIGN PLAN
33.607 ACRES**



ASP16-1

South of East Sublett Road Road and west of South Highway 360



View of subject site. View southwest



View of adjacent fuel station across East Sublett Road. View north.



View of Tarrant County College to the south of the subject site. View southwest.



View of notification signs along East Sublett Road. View west.

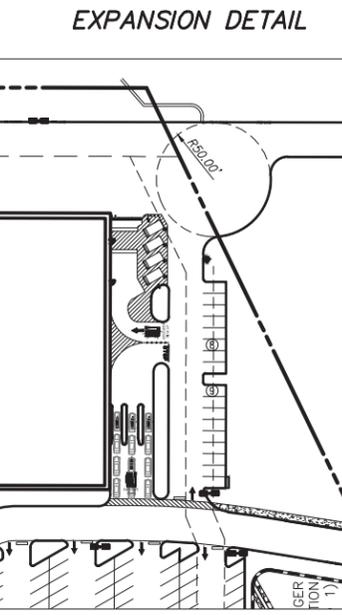
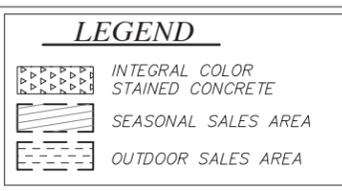
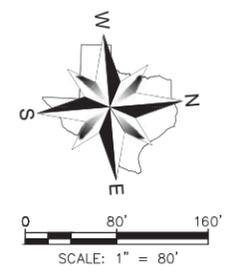
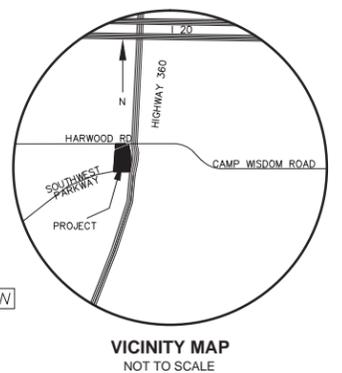
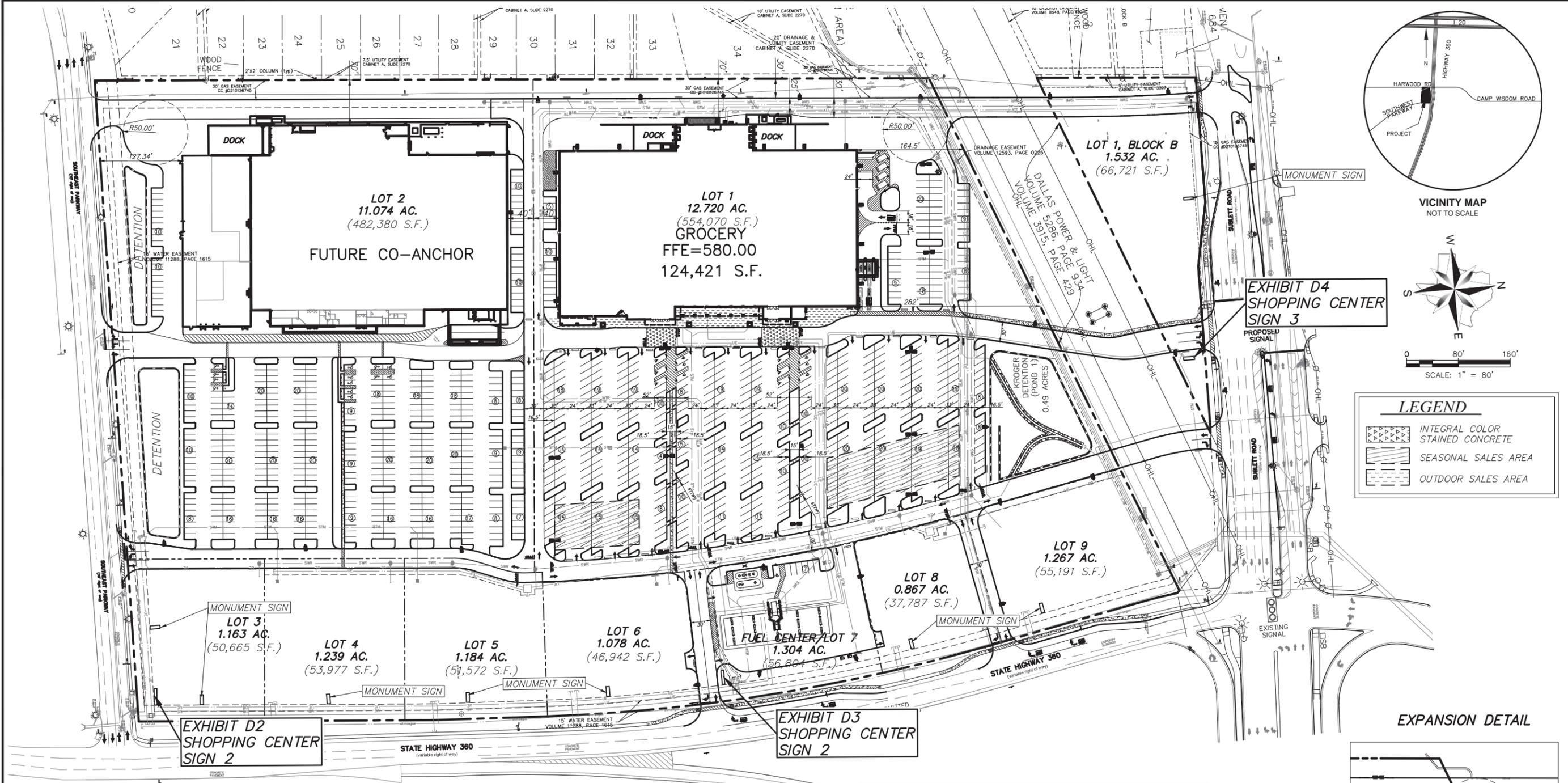


EXHIBIT D-1



BENCH MARKS:

BM #1 - A brass monument 615 feet West from the intersection of the westerly right of way of State Highway 360 and the northerly right of way Southwest Parkway, said monument is on the northeast corner of the curb inlet.

ELEVATION = 575.88 FEET

BM #2 - A brass monument 600 feet West from the intersection of the westerly right of way of State Highway 360 and the southerly right of way Harwood Road, said monument is on the southeast corner of the curb inlet.

ELEVATION = 569.48 FEET

*****NOTICES TO CONTRACTOR*****

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITIES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.

LEGEND

PP Power Pole	IRF Iron Rod Found
GW Guy Wire	IRS Iron Rod Set
MH Manhole	CIRS Iron Rod Set w/ cap "WAI"
WV Water Valve	CIRF Iron Rod Found w/ cap
TP Telephone Pedestal	XCS "X" Cut in Concrete Set
WM Water Meter	XGT "X" Cut in Concrete Found
FH Fire Hydrant	PKF PK Nail Found
LP Light Pole	SS Sanitary Sewer
IV Irrigation Valve	SSW Storm Sewer
CO Clean Out	TF Transformer pad
AC Air Conditioner	GM Gas Meter
TV Cable Box	GSM Gas Marker
SB Signal Box	TSN Traffic Sign
SP Signal Pole	UGC Underground Cable Marker
SN Sign	EB Electric Box
CM Control Monument	EM Electric Meter

SITE DATA TABLE

	LOT 1	FUEL LOT
BUILDING AREA	124,421 SF	179 SF
PARKING REQUIRED	415 SPACES	2 SPACES
REQUIRED PARKING RATIO	3/1000 SF	1/200 SF (4 MIN)
PARKING PROVIDED	566 SPACES	7 SPACES
PROVIDED PARKING RATIO	4.5/1	39.1/1
LAND AREA	12.72 ACRES	1.304 ACRES
HANDICAP REQUIRED	11 SPACES	1 SPACES
HANDICAP PROVIDED	12 SPACES	1 SPACES
USE	GROCERY STORE	GAS STATION
BUILDING COVERAGE	22.46 %	0.32 %
LANDSCAPE/OPEN PERCENT	87,855 SF 15.9%	13,527 SF 23.8%
PAVED SURFACES	466,215 SF 84.1%	43,277 SF 76.2%

* PARKING PROVIDED TOTAL INCLUDES HC PARKING

5.	09-20-16	RESUBMITTAL	M.B.	APPROVAL
4.	08-26-16	RESUBMITTAL	M.B.	
3.	08-12-16	RESUBMITTAL	M.B.	
2.	08-02-16	RESUBMITTAL	M.B.	
1.	07-18-16	ALTERNATE SIGN PLAN	M.B.	
		REVISION	DATE	

Winkelman & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
1000 HILLCREST PLAZA DRIVE, SUITE 325
ARLINGTON, TEXAS 76010
(817) 498-7900
(817) 498-7999 FAX
www.winkelman.com
Professional Engineer License No. 89366-03
Professional Surveyor License No. 2016-03

STATE OF TEXAS
THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF MARLA C. WINKELMANN, P.E. #10008. THESE PLANS ARE ISSUED FOR REVIEW AND REVIEW PURPOSES ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.
PROFESSIONAL ENGINEER
09-20-2016

**ALTERNATE SIGN PLAN
EXHIBIT D-1
SWC SUBLETT ROAD & HWY 360
ARLINGTON, TEXAS**

DAL593

31591.00
G:\315191\ENGINEERING\Exhibit\31591- PD Development plan.dwg
LAST SAVED BY: MAU/HOLLAND August 26, 2016



SIGN+DESIGN

Exhibit D2

SQUARE FOOTAGE OF GRAPHICS
(Not to exceed 75% of sign):

Co-Anchor:
Panel size = 96" x 198"
w/ 2" Retainer
Visible area = 92" x 194"
Max **193.14 sf**

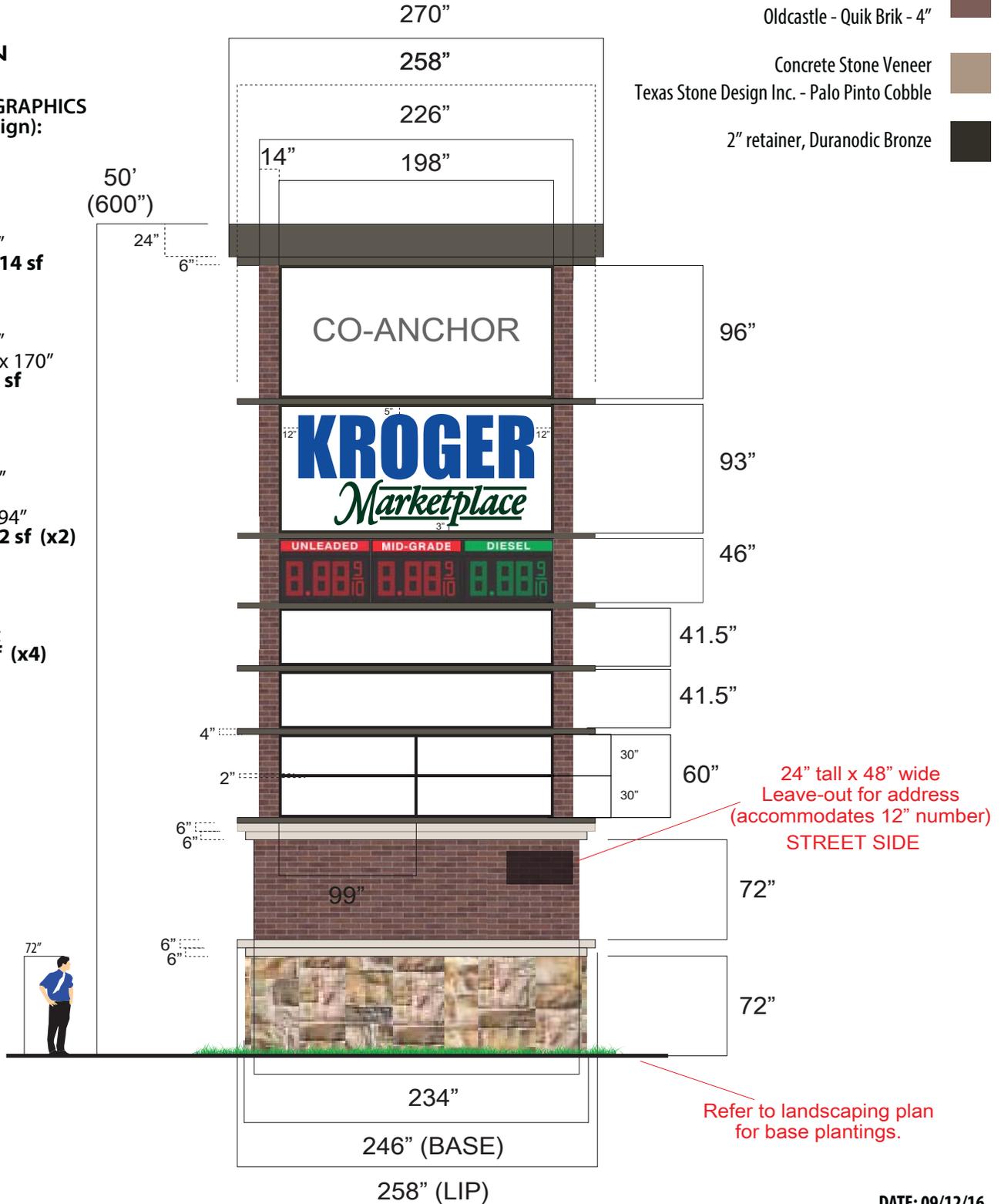
KROGER:
Panel size = 93" x 198"
w/ 2" Retainer
Visible area = 89" x 194"
GRAPHICS area = 80.9" x 170"
95.51 sf

Fuel:
46" x 198" = **63.25 sf**

Full length tenants:
Panel size = 41.5" x 198"
w/ 2" Retainer
Visible area = 37.5" x 194"
Max **50.52 sf (x2)**

Divided tenants:
Panel size = 30" x 99"
w/ 2" Retainer
Visible area = 27" x 96"
Max **18 sf (x4)**

- Architectural Concrete Block
Oldcastle - Quik Brik - 4"
- Concrete Stone Veneer
Texas Stone Design Inc. - Palo Pinto Cobble
- 2" retainer, Duranodic Bronze



Client: Windstar
Project: 360 & Sublet Monuments
Item Number:
Description: 50' Monument

SHOPPING CENTER SIGN 1

DATE: 09/12/16
PREPARED BY: CJ
3 Di Sign + Design, Inc.
1133 West Main Street
Arlington, TX 76013
Office: 817.548.0561
Fax: 817.548.0591



SIGN+DESIGN

Exhibit D3

SQUARE FOOTAGE OF GRAPHICS
(Not to exceed 75% of sign):

KROGER:
Panel size = 93" x 198"
w/ 2" Retainer
Visible area = 89" x 194"
GRAPHICS area = 80.9" x 170"
95.51 sf

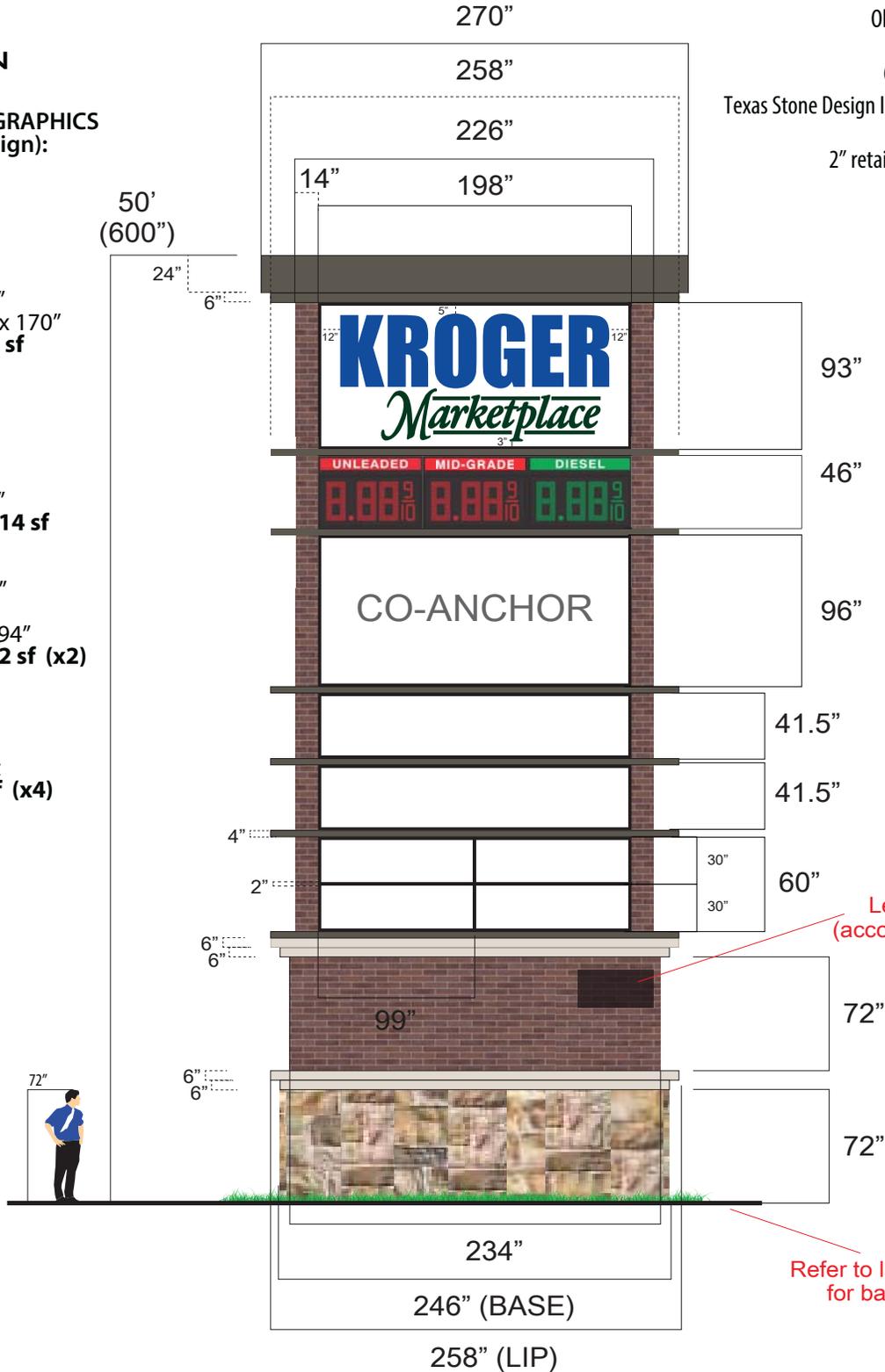
Fuel:
46" x 198" = 63.25 sf

Co-Anchor:
Panel size = 96" x 198"
w/ 2" Retainer
Visible area = 92" x 194"
Max **193.14 sf**

Full length tenants:
Panel size = 41.5" x 198"
w/ 2" Retainer
Visible area = 37.5" x 194"
Max **50.52 sf (x2)**

Divided tenants:
Panel size = 30" x 99"
w/ 2" Retainer
Visible area = 27" x 96"
Max **18 sf (x4)**

- Architectural Concrete Block
Oldcastle - Quik Brik - 4"
- Concrete Stone Veneer
Texas Stone Design Inc. - Palo Pinto Cobble
- 2" retainer, Duranodic Bronze



24" tall x 48" wide
Leave-out for address
(accommodates 12" number)
STREET SIDE

Refer to landscaping plan
for base plantings.

Client: Windstar

Project: 360 & Sublet Monuments

Item Number:

Description: 50' Monument

SHOPPING CENTER SIGN 2

DATE: 09/12/16

PREPARED BY: CJ

3 Di Sign + Design, Inc.
1133 West Main Street
Arlington, TX 76013
Office: 817.548.0561
Fax: 817.548.0591



SIGN+DESIGN

Exhibit D4

- Architectural Concrete Block Oldcastle - Quik Brik - 4"
- Concrete Stone Veneer Texas Stone Design Inc. - Palo Pinto Cobble
- 2" retainer, Duranodic bronze

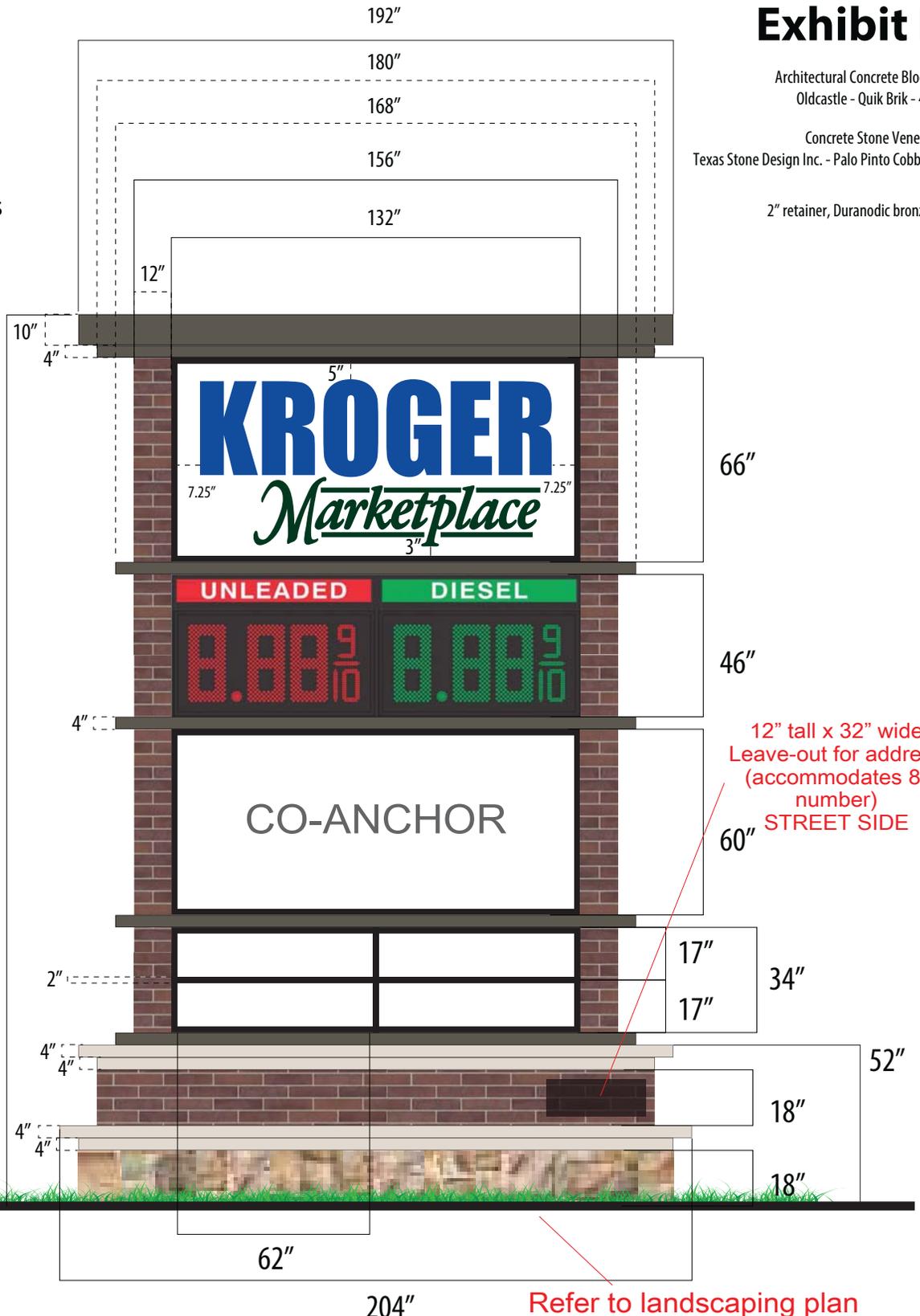
SQUARE FOOTAGE OF GRAPHICS
(Not to exceed 75% of sign):

KROGER:
Panel size = 66" x 132"
Visible Area = 62" x 128"
GRAPHICS Area = 54 x 113.5"
42.57 sf

Fuel:
46" x 132" = **42.17 sf**

Co-Anchor:
Panel size = 60" x 132"
Visible area = 56" x 128"
Max **49.78 sf**

Divided Tenants:
Panel size = 17" x 66"
Visible area = 14" x 63"
Max **6.125 sf (x4)**



24'
(288")

72"



66"

46"

60"

12" tall x 32" wide
Leave-out for address
(accommodates 8"
number)
STREET SIDE

17"

34"

17"

52"

18"

18"

62"

204"

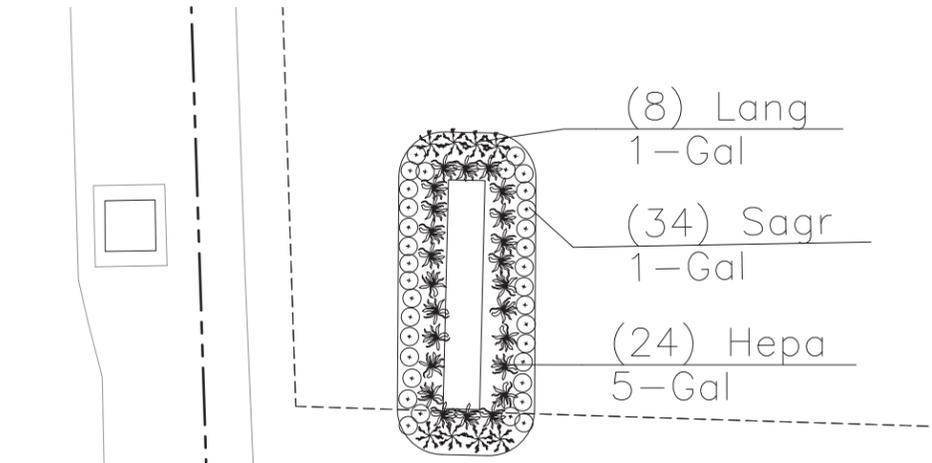
Refer to landscaping plan
for base plantings.

Client: Windstar
Project: 360 & Sublet Monuments
Item Number:
Description: 24' Monument

SHOPPING CENTER SIGN 3

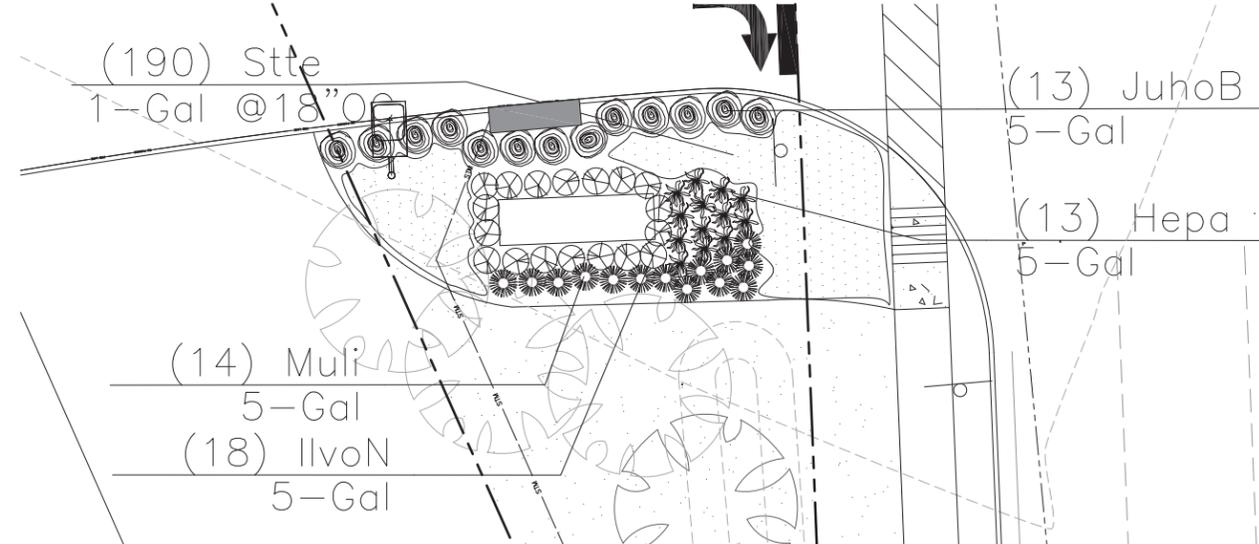
DATE: 07/20/16
PREPARED BY: CJ
3 Di Sign + Design, Inc.
1133 West Main Street
Arlington, TX 76013
Office: 817.548.0561
Fax: 817.548.0591

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SOUTHWEST ENTRY SIGN SOUTHEAST PKWY

SCALE: 1" = 10'-0"



EAST ENTRY SIGN SUBLETT ROAD

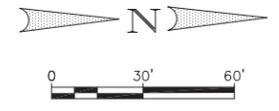
SCALE: 1" = 10'-0"

ENTRY SIGN PLANT LIST

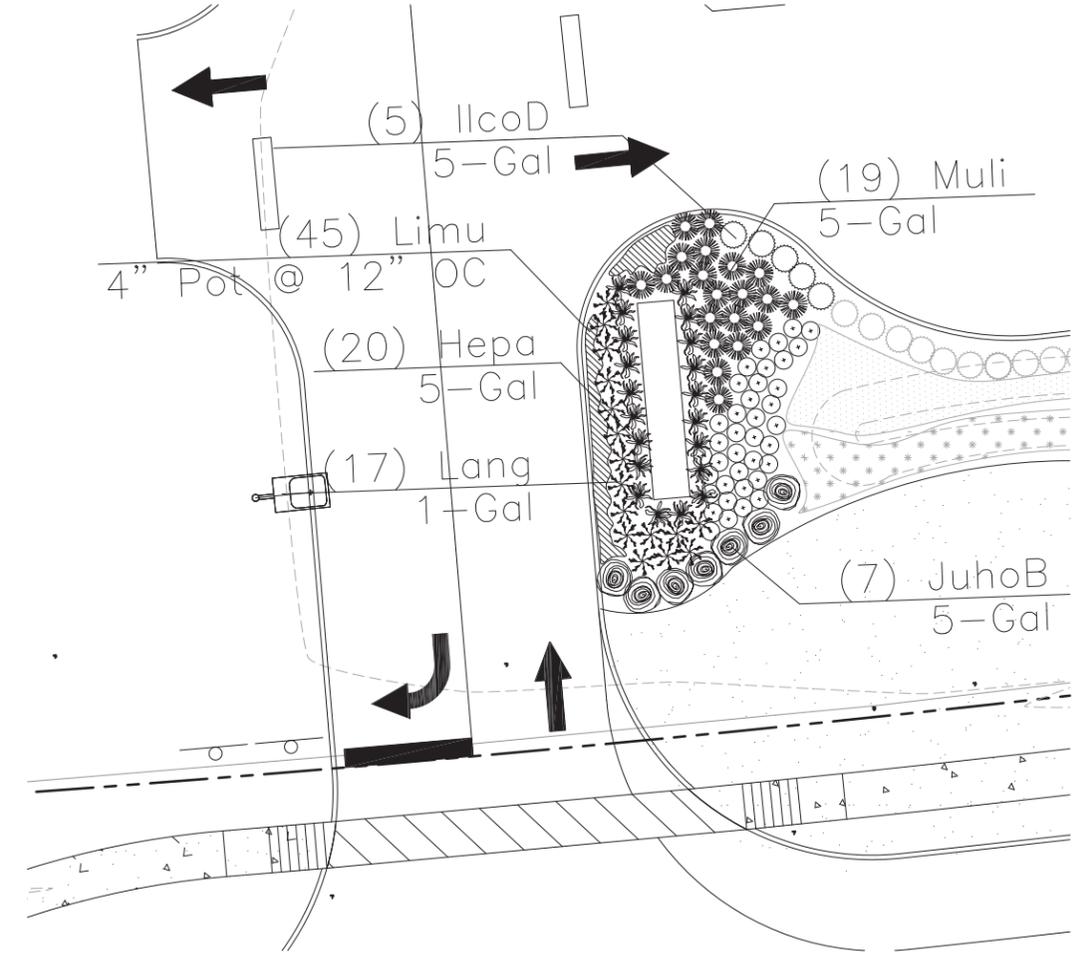
Sym	Qty	Code	Scientific Name	Common Name	Planting Size	Comments
○	5	IlcoD	Ilex cornuta 'Dwarf Burford'	Dwarf Burford holly	5-Gal	36" O.C.
⊗	18	IlvoN	Ilex vomitoria 'Nana'	Dwarf Yaupon holly	5-Gal	36" O.C.
☼	33	Muli	Muhlenbergia lindheimeri	Lindheimer muhly	5-Gal	36" O.C.
✻	57	Hepa	Hesperaloe parviflora	Red yucca	5-Gal	36" O.C.
✻	25	Lang	Lantana x 'New Gold'	New Gold Lantana	5-Gal	36" O.C.
⊙	20	JuhoB	Juniperus horizontalis 'Bar Harbor'	Bar Harbor juniper	5-Gal	48" O.C.
+	34	Sagr	Salvia greggii	Autumn Sage	1-Gal	24" O.C.
⊙	190	Stte	Stipa tenuissima	Mexican feathergrass	1-Gal	18" O.C.
⊙	70	Limu	Liriope muscari 'Silver Dragon'	Silver dragon liriope	4" Pots	12" O.C.

CAUTION!!!
 UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.
 TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377
 TEXAS ONE CALL SYSTEMS 1-800-245-4545
 LONE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5

BEFORE YOU DIG...



NOTE:
 1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF ARLINGTON STDS. & SPECS.



FUEL CENTER ENTRY SIGN

SCALE: 1" = 10'-0"

FAIN • CUPPETT
LANDSCAPE ARCHITECTS, LLC
 8233 Mid Cities Blvd, Suite B
 North Richland Hills, TX 76182-4761 817-479-0730
 PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

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CC	PD PACKAGE	09/20/2016	No.
CC	PD PACKAGE	08/25/2016	1.
CC	ALTERNATE SIGN PLAN RESUBMITTAL	08/11/2016	1.
APPROV.	REVISION	DATE	No.

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 6750 HILLCREST PLAZA DR., SUITE 325
 FORT WORTH, TEXAS 76116
 (817) 492-7000 FAX (817) 492-7008 FAX
 Texas Engineers Registration No. 100666-03
 Civil Engineers Registration No. 100666-03
 Civil Engineers Registration No. 100666-03

ALTERNATE SIGN PLAN
 SWC SUBLETT ROAD & HWY 360
 ARLINGTON, TEXAS

L-13
 SW593