



CITY COUNCIL AGENDA

NOVEMBER 1, 2016

(For General Information and Rules of Courtesy, please see opposite side.)
(La Información General y las Reglas de Cortesía que Deben Observarse Durante las Asambleas del
Consejo Municipal Aparecen en el Lado Opuesto. Por Favor, Leerlas.)

I. General Information

The Arlington City Council is comprised of a Mayor and eight City Council members. Elections are conducted every spring in May.

Arlington City Council meetings are broadcast live on the Arlington Government Channel (A.G.C.) and replayed throughout the week. Visit the City's Web site for the A.G.C. broadcast schedule.

www.arlingtontx.gov

CITY COUNCIL SCHEDULE-2016

MONTH	SCHEDULED
January	12, 26
February	9, 23
March	1, 22
April	12, 26
May	10, 17*, 24***
June	7, 14, 28**
July	Break
August	2, 9**, 23
September	6, 15**, 20
October	11, 25
November	1, 29
December	6, 13

* Special Meeting – Official Canvass of Votes
** Special Meeting - Budget Related Items Only
*** Swear in newly elected Council members

II. Support or Opposition on Agenda Items

Anyone wishing to speak or register their support or opposition on a given matter should fill out a card available at the entrance and give it to a staff member at the main table before the opening of the meeting. If you've signed up that you wish to speak, and your name is called:

- Please come to the microphone at the podium and state your name and address before you begin your presentation.
- To the extent possible, please refrain from repeating testimony which has already been given.
- Speakers in support or in opposition of an item will be given **three** minutes to make their statements.
- Public Hearings: an applicant has **five** minutes for their presentation and **two** minutes for any rebuttal.
- A bell will signal at the end of the speaker's time. Please wrap up your comments promptly.
- We ask that you address your comments to the Mayor and Council.

III. Citizen Participation

Citizen participation gives the public an opportunity to make comments or address concerns that are not posted on the evening's agenda. Please understand that the Mayor and Council are not permitted by law to respond to or address your concerns at this time, as these items are not included on the posted Council Agenda for this evening. The Mayor and Council may only ask clarifying questions and/or direct staff to take appropriate action.

IV. Rules of Courtesy

We ask that citizens and other visitors in attendance assist in preserving the order and decorum of this meeting. Any person making personal, profane, slanderous, or threatening remarks or who becomes disruptive while addressing the Mayor and the City Council or while attending the City Council meeting may be removed from the Council Chambers.

I. Información General

El Ayuntamiento de la Ciudad de Arlington consiste de un Alcalde y ocho miembros del concilio municipal. Las elecciones se llevan a cabo cada Mayo en la primavera.

Las reuniones del Ayuntamiento de la Ciudad de Arlington se transmiten en vivo en el canal del Gobierno de Arlington (A.G.C.) y se repiten durante la semana. Visita la página web de la Ciudad para el horario del programa. www.arlingtontx.gov

EL HORARIO DEL AYUNTAMIENTO-2016

EL MES	PROGRAMADO
Enero	12, 26
Febrero	9, 23
Marzo	1, 22
Abril	12, 26
Mayo	10, 17*, 24***
Junio	7, 14, 28**
Julio	Descanso
Agosto	2, 9**, 23
Septiembre	6, 15**, 20
Octubre	11, 25
Noviembre	1, 29
Diciembre	6, 13

* Reunion especial – sólo para aprobar los votos oficiales de eleccion
** Reunions especial - sólo los artículos relacionados con el presupuesto de la ciudad
*** Jurar los nuevos miembros electos del Ayuntamiento municipal

II. Apoya u Opone los Artículos del Orden del Día

Alguno que desea hablar o registrar su apoyo u oposición en un asunto dado debe llenar una tarjeta disponible en la entrada y darlo a un empleado localizado en la mesa principal antes de la apertura de la reunión. Si usted se ha inscrito que desea hablar y tu nombre es llamado:

- Venga por favor al micrófono en el podio e indique su nombre y la dirección antes que empiece su presentación.
- Hasta el punto possible, por favor de abstenerse de repetir testimonio que ya ha sido dado.
- Los oradores en apoyo u oposición de un artículo sera dado **tres** minutos de hacer sus declaraciones.
- Las Audiciones Publicas: un solicitante tiene **cinco** minutos para su presentación y **dos** minutos para cualquier refutación.
- Una campana señalará a fines del tiempo del orador. Por favor, concluye tus comentarios inmediatamente.
- Pedimos que dirige sus comentarios al Alcalde y el Concilio.

III. Participación de los Ciudadanos

La participación del ciudadano da el público una oportunidad a hacer comentarios o dirigir preocupaciones que no son anunciados en el orden del día o agenda. Comprenda por favor que el Alcalde y el concilio no son permitidos por ley a responder o abordar tus preocupaciones en este tiempo, porque estos artículos no son incluidos en los anunciados del orden del día del Ayuntamiento para esta tarde. El Alcalde y el Concejo sólo pueden pedir clarificación a preguntas y/o dirigen el personal a tomar acción apropiada.

IV. Reglas de Cortesía

Pedimos que los ciudadanos y otros visitantes presente asisten en la preservación del orden y el decoro de esta junta. Cualquier persona que haga comentarios personales, profanos, difamatorios o intimidatorios, o alguien que lo haga en forma disruptivo durante dirigirse al Alcalde y el Ayuntamiento, o cuando está asistiendo la reunión del Ayuntamiento puede ser quitado de la Sala del Ayuntamiento.

Agenda



Arlington City Council Meeting

Council Briefing Room
101 W. Abram St., 3rd floor

Tuesday, November 01, 2016
6:30 PM

- I. CALL TO ORDER
- II. INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS
- III. SPECIAL PRESENTATIONS
- IV. APPOINTMENTS TO BOARDS AND COMMISSIONS
- V. SPEAKER GUIDELINES AND GENERAL DECORUM
- VI. APPROVAL OF ITEMS FROM EXECUTIVE SESSION
 - 1. **Abram Street (Cooper Street to Collins Street) – Abrams Business, Inc.; Project No. PWST10009**

A resolution determining the necessity of acquiring a street right-of-way easement and a temporary construction easement in, over and through land being Lot 58R, Sol Davis Addition, an addition to the City of Arlington; otherwise known as 615 West Abram Street, City of Arlington, Tarrant County, Texas.

<ul style="list-style-type: none">• The Arlington City Hall is wheelchair accessible. For accommodations or sign interpretive services, please call 817-459-6100 no later than 24 hours in advance.• Council meetings are broadcast live on Arlington’s Government Channel, and rebroadcast throughout the week at the following times:												
<table><thead><tr><th></th><th>Afternoon meetings</th><th>Evening Meetings</th></tr></thead><tbody><tr><td>Sunday</td><td>1:00 p.m.</td><td>6:00 p.m.</td></tr><tr><td>Wednesday</td><td>1:30 p.m.</td><td>6:30 a.m.</td></tr><tr><td>Saturday</td><td>6:00 p.m.</td><td>6:30 a.m.</td></tr></tbody></table>		Afternoon meetings	Evening Meetings	Sunday	1:00 p.m.	6:00 p.m.	Wednesday	1:30 p.m.	6:30 a.m.	Saturday	6:00 p.m.	6:30 a.m.
	Afternoon meetings	Evening Meetings										
Sunday	1:00 p.m.	6:00 p.m.										
Wednesday	1:30 p.m.	6:30 a.m.										
Saturday	6:00 p.m.	6:30 a.m.										
<p>The Council agenda can be viewed on the City’s website at www.ArlingtonTX.gov</p> <ul style="list-style-type: none">• For a complete Arlington Government Channel program schedule, please visit www.ArlingtonTX.gov/Broadcast												

2. **Abram Street (Cooper Street to Collins Street) – Abram Collins, Ltd.; Project No. PWST10009**
A resolution determining the necessity of acquiring a street right-of-way easement in, over and through land being Lot 1A, Bill Benton Addition, an addition to the City of Arlington; otherwise known as 820 East Abram Street, City of Arlington, Tarrant County, Texas.
3. **Abram Street (Cooper Street to Collins Street) Elder Family Limited Partnership; Project No. PWST10009**
A resolution determining the necessity of acquiring a street right-of-way easement in, over and through land being a portion of Lot 10R, Block 2, Cravens Addition, an addition to the City of Arlington; otherwise known as 509 East Abram Street, City of Arlington, Tarrant County, Texas.
4. **Abram Street (Cooper Street to Collins Street) – Janelle B. Scott; Project No. PWST10009**
A resolution determining the necessity of acquiring a street right-of-way easement in, over and through land being a portion of Lot 1R, Block 55, Original Town of Arlington, an addition to the City of Arlington; otherwise known as 401 East Abram Street, City of Arlington, Tarrant County, Texas.
5. **Abram Street (Cooper Street to Collins Street) – Mark A. Gist and Belinda J. Gist; Project No. PWST10009**
A resolution determining the necessity of acquiring a street right-of-way easement in, over and through land being a portion of Lots 8 and 9, Block 2, Cravens Addition, an addition to the City of Arlington; otherwise known as 505 East Abram Street, City of Arlington, Tarrant County, Texas.
6. **Abram Street (Cooper Street to Collins Street) – the Roy and Shirley Brewer Family Limited Partnership; Project No. PWST10009**
A resolution determining the necessity of acquiring a street right-of-way easement in, over and through land being Lot 1R, Block 43, Amended Plat of the Original Town of Arlington Addition, an addition to the City of Arlington; otherwise known as 311 West Abram Street, City of Arlington, Tarrant County, Texas.
7. **Abram Street (Cooper Street to Collins Street) – Tarcan Properties, Inc.; Project No. PWST10009**
A resolution determining the necessity of acquiring a street right-of-way easement in, over and through land being out of the John Huitt Survey, Abstract No. 703; otherwise known as 814 East Abram Street, City of Arlington, Tarrant County, Texas.
8. **SH360 & New York Avenue & Eden Road Connection – Sunbelt Land Development/360, Project No. PWST15005**
A resolution determining the necessity of acquiring 98,661 square feet of right-of-way and 763 square feet of water line easement rights for public use in, over and through land being situated in the City of Arlington, Tarrant County, Texas, being a tract of land out of the S.L. Ferrell Survey, Abstract 516, Tract 2a02 to the City of Arlington otherwise known as 7500 New York Avenue, City of Arlington, Tarrant County, Texas.

VII. APPROVAL OF CONSENT AGENDA

Approval of the Consent Agenda authorizes the City Manager to implement each item in accordance with staff recommendations and all votes on final reading will be recorded as reflected on first reading unless otherwise indicated. Public comment will be accepted on items, with the exception of those items on which a public hearing has been held and closed by Council, which will be indicated as **(CLOSED)** on the agenda.

A. Minute Orders

1. **Negotiate and Execute Two-Year Contracts for the Outsourcing of Print Services, Bid Project 16-0066 (MO#11012016-001)**
Authorize the City Manager or his designee to negotiate and execute two, two-year contracts for the outsourcing of print services with KUBRA Data Transfer, Ltd of Coppell, Texas, in the estimated amount of \$200,000, and J-PEAM, LLC dba John Sons Press of Fort Worth, Texas, in the estimated amount of \$1,000,000, for a total estimated amount of \$1,200,000 over a two-year period. Funds are budgeted in Knowledge Services Account No. 180101-61002.
2. **Amendment No. 1 to the Construction Manager-at-Risk Contract for Fire Station No. 12 Remodel; Project No. CMFD15001 (MO#11012016-002)**
Authorize the execution of Amendment No. 1 to the Construction Manager-At-Risk Contract for Fire Station No. 12 Remodel Project with Hutcherson Construction, Inc., of Arlington, Texas, establishing the Guaranteed Maximum Price (GMP) for construction and associated infrastructure in the amount of \$1,645,390. Funding is available in the Fire Station No. 12 Remodel Account No. 228502-68100-50220399.
3. **Annual Requirements Contract for Playground Surface Material, Bid Project 17-0026 (MO#11012016-003)**
Authorize the City Manager or his designee to approve an annual requirements contract for playground surface material and blown installation with Kraftsman Commercial Playgrounds and Water Parks of Spring, Texas through the Texas Local Government Purchasing Cooperative (TLGPC), in the estimated amount of \$150,000, and execute any and all documents necessary to carry out such contract. Funds are budgeted in multiple Parks Operations accounts.
4. **Renewal of Annual Requirements Contract for Fertilizer, Herbicide, and Insecticides, Bid Project 14-0020 (MO#11012016-004)**
Authorize the City Manager or his designee to exercise the third of four, one-year renewal options in the contracts for fertilizer, herbicide and insecticides with Helena Chemical Company of Greenville, Texas in the estimated amount of \$136,982.50 and Winfield Solutions, LLC of Carrollton, Texas in the estimated amount of \$193,170.08 for a total estimated amount of \$330,152.58, and execute any and all documents necessary to carry out such renewal. Funds are budgeted in various Parks & Recreation Departmental accounts.
5. **Construction Contract for Eden Road Park Improvements, Project No. PKPL-15009 (MO#11012016-005)**
Authorize the City Manager or his designee to execute a construction contract with 2L Construction, LLC of Rhome, Texas for Eden Road Park Improvements in the amount not to exceed \$930,800. Funding is available in Parks Capital Account No. 508501-61002-53600598.

6. **Construction Contract for Brantley Hinshaw Park Improvements, Project No. PKPL-15006 (MO#11012016-006)**
 Authorize the City Manager or his designee to execute a construction agreement with I.S. Construction Inc. of Fort Worth, Texas for the Brantley Hinshaw Park Improvements in the amount not to exceed \$556,191. Funding is available in Parks Bond Account No. 508503-53520599-68101.

7. **Construction Contract for Dottie Lynn Parking Lot Renovation, Project No. CMPK – 13002 (MO#11012016-007)**
 Authorize the City Manager or his designee to execute a construction contract with DENCO Construction Specialist of Garland, Texas for construction of the parking lot renovation at the Dottie Lynn Recreation Center in the amount of \$437,149. Funding is available in Parks and Recreation Bond Account No. 508503-53430599-68153.

8. **Ditto Golf Course Construction Contract, Project No. PKPL12001 (MO#11012016-008)**
 Authorizing the City Manager or his designee to execute a contract with Landscapes Unlimited, LLC located in Lincoln, Nebraska for the reconstruction of the golf course at the Chester W. Ditto Golf Course. Funding for the base price of \$7,772,617.54, minus the reduction in the amount of \$619,919.50 as a result of the alternatives used, the TORO irrigation system in the amount of \$1,269,787.00, and the Watertronics pump in the amount of \$164,325.00, for a total amount not to exceed \$8,586,810.04 is available in Parks Bond Account No. 508503-53360599-68101.

9. **Purchase of Rifles and Accessories, Bid Project 17-0036 (MO#11012016-009)**
 Authorize the City Manager or his designee to approve the purchase of rifles and accessories with GT Distributors of Austin, Texas through the Texas Local Government Purchasing Cooperative (TLGPC) in the estimated amount of \$231,255, and execute any and all documents necessary to carry out such purchase. Funds are budgeted in Police Department Operations Account No. 810301-60022.

B. Consent Agenda Ordinances – Final Readings

Public comment will be accepted on items, with the exception of those items on which a public hearing has been held and closed by Council, which will be indicated as **(CLOSED)** on the agenda.

1. **Zoning Case PD14-9R (Legends Express Car Wash - 5521, 5523, and 5524 South Cooper Street) (CLOSED)**
 Consider a request 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; generally located north of West Nathan Lowe Road and east of South Cooper Street. Final reading of an ordinance changing the zoning classification on certain property known as 5521, 5523, and 5525 South Cooper Street to Planned Development (PD) for Community Commercial (CC) uses plus a car wash and an outside run for a commercial kennel, with a Development Plan; amending the Zoning District Map accordingly.

2. **Zoning Case PD16-20 (Sandlin Delafield, Inc. - 6900 Silo Road) (CLOSED)**
Consider Zoning Case PD16-20, with a development plan. Final reading of an ordinance adopting revised Development Plan PD16-20 on certain property known as 6900 Silo Road zoned Planned Development for Residential Single-Family-7.2 (PD-RS-7.2), with a Development Plan; amending the Zoning District Map accordingly.

C. Consent Agenda Resolutions

1. **Library Service Policy Revision**
A resolution approving the amendment of the Arlington Public Library Service Policy and the Fines and Fees Schedule.
2. **Approval to Execute Handitran FY 2016 FTA Grant Award Funds**
A resolution authorizing the drawing down of funds provided by the Federal Transit Administration for funding assistance during FY 2016 for capital and operating expenses for Handitran and MAX commuter bus service and authorizing the execution of documents relative to the drawing down of such grant funds.
3. **Addition of Land into the Viridian Municipal Management District**
A resolution consenting to the addition of 110.97 acres of land into the Viridian Municipal Management District.

END OF CONSENT AGENDA

VIII. ITEMS TO BE WITHDRAWN FROM THE CONSENT AGENDA

IX. CONSIDER AND VOTE ON WITHDRAWN ITEMS

X. PUBLIC HEARINGS: ORDINANCES FIRST READING

Speaker Regulations: Anyone wishing to speak for or against a Public Hearing must fill out a card at the entrance to the Council Briefing Room.

A. Public Hearing – Ordinances First Reading

1. **Zoning Case PD16-17 (Tech Centre Addition - 1200 East Arbrook Boulevard)**
Following the public hearing, consider a request to change the zoning on approximately 3.932 acres from Residential Multi-Family-22 (RMF-22) to a Planned Development for Residential Medium Density (RM-12), with a Development Plan; generally located north of Gambrel Road and east of South Collins Street. First reading of an ordinance adopting revised Development Plan PD16-17 on certain property known as 1200 East Arbrook Boulevard zoned Planned Development (PD) for Residential Medium-Density (RM-12), with a Development Plan; amending the Zoning District Map accordingly.

ORDINANCE FIRST READING

An ordinance adopting revised Development Plan PD16-17 on certain property known as 1200 East Arbrook Boulevard zoned Planned Development (PD) for Residential Medium-Density (RM-12), with a Development Plan; amending the Zoning District Map accordingly.

XI. RESOLUTIONS

Public comment will be accepted at this time on the following items.

A. Resolutions:

1. **Approval of Viridian Municipal Management District Bond Documents**

A resolution of the City of Arlington, Texas evidencing approval of the issuance of "Viridian Municipal Management District Unlimited Tax Road Improvement Bonds, Series 2016," the "Viridian Municipal Management District Unlimited Tax Utility Improvement Bonds, Series 2016," and the imposition of ad valorem taxes in support thereof.

XII. ANNOUNCEMENTS

XIII. CITIZEN PARTICIPATION– Recognition of visitors with items of business not on the agenda.



Staff Report

Negotiate and Execute Two-Year Contracts for the Outsourcing of Print Services, Bid Project 16-0066

City Council Meeting Date: 11-1-16

Action Being Considered: Minute Order

RECOMMENDATION

Authorize the City Manager or his designee to negotiate and execute two, two-year contracts for the outsourcing of print services with KUBRA Data Transfer, Ltd of Coppell, Texas, in the estimated amount of \$200,000, and J-PEAM, LLC dba John Sons Press of Fort Worth, Texas, in the estimated amount of \$1,000,000, for a total estimated amount of \$1,200,000 over a two-year period.

PRIOR BOARD OR COUNCIL ACTION

On January 26, 2016, City Council approved Resolution 16-064 authorizing the competitive sealed proposal procurement method for the outsourcing of print services.

ANALYSIS

An RFP was issued to solicit responses from various firms experienced with printing services to include the printing and mailing of the City's water bills. An evaluation team comprised of City staff evaluated and scored the submittals based on weighted criteria; including various types of printing requirements, vendors' experience, quality assurance, customer service, account management, and overall cost. The following firms were evaluated:

VENDOR	MWBE
KUBRA Data Transfer, Ltd Coppell, Texas	N
J-PEAM, LLC dba John Sons Press Fort Worth, Texas	HI *
AC Printing, LLC Eules, Texas	N
Canon Solutions America, Inc. Dallas, Texas	N
Print Place Arlington, Texas	N
Sorita Enterprises, Inc. dba Alpha Graphics US110 Arlington, Texas	N

*Hispanic

Three firms (KUBRA Data Transfer, John Sons Press, and AC Printing) were invited to interview and demonstrate their online ordering system to the evaluation committee. Upon completion of the interviews, it was determined that the proposals submitted by both KUBRA Data Transfer and John Sons Press offers the most advantageous and the best overall value to the City based on the relative importance of price and other criteria established in the RFP. Added value will be realized in the following areas:

- Reduction of overhead expenses associated with operating an in-house print shop.
- Cost effective, high quality printed products
- Browser end-to-end order entry and tracking
- Discounted shipping and delivery

- Provide budgeting and tracking tools
- Provide guidance to city departments concerning print/copy project requests

RFP closed: 2:00 p.m., June 23, 2016
 Vendors notified through Demandstar: 95
 Vendors notified through Supplier Portal: 46
 RFPs received: 6
 Contract terms: Two years/three, two-year renewals
 Current term: February 1, 2017 – January 31, 2019

FINANCIAL IMPACT

This contract is for the outsourcing of printing services. KUBRA Data Transfer, Ltd and John Sons Press presented the best value for the City. The estimated amounts are KUBRA Data Transfer, Ltd (\$100,000 annually), and John Sons Press (\$500,000 annually) for a total estimated amount of \$1,200,000 over a two-year period. The projected three-year estimated financial impact is as follows and is subject to fiscal years 2018 and 2019 budget approval:

<u>FY 2017</u>	<u>FY 2018</u>	<u>FY 2019</u>
\$ 400,000	\$ 600,000	\$ 200,000

Funds are budgeted in Knowledge Services Account No. 180101-61002.

The City anticipates an annual cost savings of approximately \$20,000 related to the printing of water bills. Additionally, because overall pricing is improved with the vendor providing all non-water bill printing, department costs for this work will be reduced. However, the exact amount of the savings cannot be determined because the type and number of print orders vary from year to year. At a later date, staff will provide Council with additional information about savings provided under this contract.

ADDITIONAL INFORMATION

Attachments: None
 Under separate cover: None
 Available in the Purchasing Division: Bid File
 Notarized 1295 Form: Yes

STAFF CONTACT(S)

Jennifer Wichmann, Director Management Resources 817-459-6403 Jennifer.Wichmann@arlingtontx.gov	Walter J. Pishkur Director of Water Utilities 817-459-6603 Buzz.Pshkur@arlingtontx.gov
Janice Hughes, CPPB Sr. Purchasing Agent 817-459-6304 Janice.Hughes@arlingtontx.gov	Mike Finley Director of Finance 817-459-6345 Mike.Finley@arlingtontx.gov

Staff Report



Amendment No. 1 to the Construction Manager-at-Risk Contract for Fire Station No. 12 Remodel; Project No. CMFD15001	
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City Council Meeting Date: 11-1-16	Action Being Considered: Minute Order
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RECOMMENDATION

Authorize the execution of Amendment No. 1 to the Construction Manager-At-Risk Contract for Fire Station No. 12 Remodel Project with Hutcherson Construction, Inc., of Arlington, Texas, establishing the Guaranteed Maximum Price (GMP) for construction and associated infrastructure in the amount of \$1,645,390.

PRIOR BOARD OR COUNCIL ACTION

On March 22, 2016, Council approved Resolution No. 16-048 authorizing the Construction Manager at Risk delivery method for the Fire Station No. 12 New addition and Remodel project.

On April 12, 2016, Council approved Minute Order No. MO04122016-010 authorizing the execution of a Professional Services Contract with RPGA Design Group, Inc., of Fort Worth, Texas, for the design of Fire Station No. 12 New addition and Remodel project in the amount not to exceed \$183,300.

ANALYSIS

On May 06, 2016, a contract was executed with Hutcherson Construction, Inc., for Phase 1 of the Construction Manager-at-Risk contract for pre-construction services in the amount of \$7,300.

Hutcherson Construction, Inc. reviewed the construction documents prepared by the design team under their contract, and has received bids from sub-contractors and suppliers for the construction phase. Hutcherson Construction, Inc. has presented a guaranteed maximum price (GMP) for Phase 2 of their contract in the amount of \$1,645,390. Staff recommends the City Council approve the amendment establishing the GMP for the construction phase of this project.

FINANCIAL IMPACT

Funding is available in the Fire Station No. 12 Remodel Account No. 228502-68100-50220399.

<u>FY 2017</u>	<u>FY 2018</u>	<u>FY 2019</u>
\$1,645,390	\$0	\$0

ADDITIONAL INFORMATION

Attached:

Exhibit A - Amendment No. 1
Exhibit B - Request for Proposals
Exhibit C - Project Manual
Exhibit D - Index of Drawings

Under separate cover: None

Available in the City Secretary's Office: None

STAFF CONTACT(S)

Mindy Carmichael, P.E.
Director of Public Works & Transportation
817-459-6552
Mindy.Carmichael@arlingtontx.gov

Don Crowson
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Don.Crowson@arlingtontx.gov

Alf Bumgardner, AIA, LEED AP
Construction Manager
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Alf.Bumgardner@arlingtontx.gov

Jim Self
Assistant Chief
817-459-5516
Jim.Self@arlingtontx.gov



Document A133™ – 2009 Exhibit A

Guaranteed Maximum Price Amendment

for the following PROJECT:

(Name and address or location)

Fire Station 12
5050 S. Collins Street
Arlington, Texas 76018

THE OWNER:

(Name, legal status and address)

City of Arlington
P.O. Box 90231
Arlington, Texas 76004-3231

THE CONSTRUCTION MANAGER:

(Name, legal status and address)

Hutcherson Construction, Inc.
1020 Harrison Avenue
Arlington, Texas 76011

ARTICLE A.1

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 2.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of this Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed (\$), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 **Itemized Statement of the Guaranteed Maximum Price.** Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, allowances, contingencies, alternates, the Construction Manager's Fee, and other items that comprise the Guaranteed Maximum Price.
(Provide below or reference an attachment.)

Reference Exhibit "B".

§ A.1.1.3 The Guaranteed Maximum Price is based on the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:
(State the numbers or other identification of accepted alternates. If the Contract Documents permit the Owner to accept other alternates subsequent to the execution of this Amendment, attach a schedule of such other alternates showing the amount for each and the date when the amount expires.)

Reference Exhibit "B".

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2007, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

§ A.1.1.4 Allowances included in the Guaranteed Maximum Price, if any:
(Identify allowance and state exclusions, if any, from the allowance price.)

Item	Price (\$0.00)
Reference Exhibit "B".	

§ A.1.1.5 Assumptions, if any, on which the Guaranteed Maximum Price is based:

Reference Exhibit "B".

§ A.1.1.6 The Guaranteed Maximum Price is based upon the following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
AIA Document A201-2007	General Conditions of the Contract for Construction	May 07, 2010	Forty Six (46)

§ A.1.1.7 The Guaranteed Maximum Price is based upon the following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Agreement.)

Reference Exhibit "C".

Section	Title	Date	Pages
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§ A.1.1.8 The Guaranteed Maximum Price is based upon the following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Agreement.)

Reference Exhibit "D".

Number	Title	Date
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§ A.1.1.9 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Agreement.)

None.

ARTICLE A.2

§ A.2.1 The anticipated date of Substantial Completion established by this Amendment:

Reference Exhibit "B".

OWNER (Signature)

Mindy Carmichael, P.E.

Director of Public Works and Transportation

(Printed name and title)

CONSTRUCTION MANAGER (Signature)

(Printed name and title)

HUTCHERSON CONSTRUCTION, INC.

GENERAL BUILDING CONTRACTORS & CONSTRUCTION MANAGERS SINCE 1979

POST OFFICE BOX 13100, ARLINGTON, TEXAS 76094
1020 HARRISON AVENUE, ARLINGTON, TEXAS 76011
METRO 817/467-5422
FAX 817/548-1111

October 14, 2016

Ms. Julita Untung, LEED AP BD+C
Construction Specialist
CITY OF ARLINGTON
Department of Public Works and Transportation
101 West Abram Street
Arlington Texas 76004

Re: CITY OF ARLINGTON
FIRE STATION #12
5050 S COLLINS STREET
ARLINGTON TEXAS 76018

Dear Julita:

We propose to complete the above Project based upon Plans and the Project Manual dated 9-23-2016, as prepared by RPGA Design Group, Inc., for \$1,645,390.00.

1. Temporary Protection	\$ 3,620.00
2. Concrete Demolition at Site	23,060.00
3. Concrete Demolition at Building	10,120.00
4. Soil Excavation & Haul-Off	15,650.00
5. Termite Control	650.00
6. Storm Line/Basin	7,600.00
7. Soil Backfill & Seeding	3,150.00
8. Paint Striping	1,250.00
9. Pergola Structure	15,000.00
10. Building Demolition	22,370.00
11. Concrete Foundations	70,190.00
12. Concrete at Site	34,550.00
13. CMU Masonry	50,353.00
14. Facebrick & Cast Stone	46,200.00
15. Structural Steel	18,225.00
16. Miscellaneous Steel	6,840.00
17. Metal Fabrications	1,500.00
18. Wood Lumber & Truss	48,500.00
19. Carpentry Labor	41,350.00
20. Millwork	46,154.00
21. Stainless Steel Countertops	6,500.00
22. Waterproofing	4,130.00
23. Joint Sealers	2,670.00
24. Asphalt Shingles & Sheet Metal	51,350.00
25. Doors & Hardware	42,280.00
26. Sectional Overhead Doors	55,277.00
27. Aluminum Storefront, Glass & Mirrors	6,500.00
28. Insulation	15,693.00
29. Drywall	31,828.00
30. Acoustical Ceilings	16,444.00
31. Tile Flooring	79,106.00
32. Terrazzo 220 Basins at Showers	2,250.00
33. Athletic Flooring & Base	2,615.00
34. Sealed Concrete Floors	7,450.00
35. Painting	26,486.00
36. Interior & Exterior Signage	15,685.00

37. Toilet Partitions & Accessories	\$	4,950.00
38. Lockers at Bunker Gear		13,144.00
39. Fire Extinguisher, Corner Guards & Blinds ...		4,450.00
40. Dishwasher & Disposal		1,200.00
41. Plumbing		96,130.00
42. HVAC, Exhaust System & Heaters		88,860.00
43. Electrical & Communication Distribution		242,000.00
44. Lighting Protection		21,315.00
45. Allowance for Oncor Electrical Service		15,000.00
46. HCI Contingency		17,500.00
47. Owner's Contingency		<u>75,000.00</u>
	SubTotal	\$1,412,145.00
48. HCI Costs		
a) General Conditions 6.50%		91,789.00
b) General Liability Insurance .004%		5,649.00
c) Builder's Risk Insurance .0015%		<u>2,118.00</u>
	SubTotal	\$1,511,701.00
49. Contractor Fee 7.50%		<u>113,378.00</u>
	SubTotal	\$1,625,079.00
50. P&P Bonds 1.25%		<u>20,311.00</u>
	TOTAL	\$1,645,390.00

Construction Time - 210 Calendar Days

Alternate #1: ADD \$81,350.00 to Base Bid

Alternate #2: ADD \$167,540.00 to Base Bid

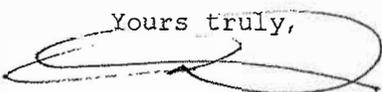
Alternate #3: ADD \$48,150.00 to Base Bid

Clarifications:

1. See attached Unit Pricing for Piers
2. Our Bid excludes all costs for the following items:
 - A. Building Permit
 - B. Relocation of existing signal vault
 - C. Rework of existing soils, per Team Consultants Supplemental Geotech Report dated 9-23-2016

Please advise if you should have any questions or require any additional information.

Yours truly,



J. Hutcherson
President
HUTCHERSON CONSTRUCTION, INC.

**SECTION 012200
UNIT PRICES**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. List of unit prices, for use in preparing Bids.

1.02 COSTS INCLUDED

- A. Unit Prices included on the Bid Form shall include full compensation for all required labor, products, tools, equipment, plant, transportation, services and incidentals; erection, application or installation of an item of the Work; overhead and profit.

1.03 UNIT QUANTITIES SPECIFIED

- A. Quantities indicated in the Bid Form are for bidding and contract purposes only. Quantities and measurements of actual Work will determine the payment amount.

1.04 MEASUREMENT OF QUANTITIES

- A. Measurement methods delineated in the individual specification sections complement the criteria of this section. In the event of conflict, the requirements of the individual specification section govern.
- B. Take all measurements and compute quantities. Measurements and quantities will be verified by Architect.
- C. Assist by providing necessary equipment, workers, and survey personnel as required.
- D. Linear Measurement: Measured by linear dimension, at the item centerline or mean chord.
- E. Contractor's Engineer Responsibilities: Sign surveyor's field notes or keep duplicate field notes, calculate and certify quantities for payment purposes.

1.05 PAYMENT

- A. Payment for Work governed by unit prices will be made on the basis of the actual measurements and quantities of Work that is incorporated in or made necessary by the Work and accepted by the Architect, multiplied by the unit price.
- B. Payment will not be made for any of the following:
1. Products wasted or disposed of in a manner that is not acceptable.
 2. Products determined as unacceptable before or after placement.
 3. Loading, hauling, and disposing of rejected Products.

1.06 SCHEDULE OF UNIT PRICES

- A. Item: 16" Pier; depth/foot - additional; \$ 75⁰⁰ /linear foot.
- B. Item: 16" Pier; depth/foot - reduction; \$ 17⁰⁰ /linear foot.
- C. Item: 20" Pier; depth/foot - additional; \$ 40⁰⁰ /linear foot.
- D. Item: 20" Pier; depth/foot - reduction; \$ 21⁰⁰ /linear foot.
- E. Item: Casing for 16" Pier; depth/foot - additional; \$ 45⁰⁰ /linear foot.
- F. Item: Casing for 20" Pier; depth/foot - additional; \$ 50⁰⁰ /linear foot.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

HUTCHERSON CONSTRUCTION, INC.

GENERAL BUILDING CONTRACTORS & CONSTRUCTION MANAGERS SINCE 1979

POST OFFICE BOX 13100, ARLINGTON, TEXAS 76094
1020 HARRISON AVENUE, ARLINGTON, TEXAS 76011
METRO 817/467-5422
FAX 817/548-1111

October 14, 2016

Ms. Julita Untung, LEED AP BD+C
Construction Specialist
CITY OF ARLINGTON
Department of Public Works and Transportation
101 West Abram Street
Arlington Texas 76004

Re: CITY OF ARLINGTON
FIRE STATION #12
5050 S COLLINS STREET
ARLINGTON TEXAS 76018

LIST OF CONTRACTORS:

Demolition Specialties, Inc.
Reliable Paving, Inc.
Butler & Butler Masonry
Metroplex Fabrication & Erection
Quarles Lumber Company
AEP Millwork
Standard Waterproofing Company
Clark Louver Roofing Company
Dallas Doors & Supply Company
All American Glass Company
Preferred Acoustics
Spectra Contract Flooring
McSweeney Commercial Painting, Inc.
Texas Specialties, Inc.
Box Mechanical Services
Williams Air Conditioning & Heating
Trojan Electric, Inc.

PROJECT MANUAL
Volume 1 of 1

FIRE STATION 12
5050 S. Collins Street

CITY OF ARLINGTON – FIRE DEPARTMENT
September 23, 2016



RPGA DESIGN GROUP, INC.
101 S. JENNINGS AVENUE, SUITE 100
FORT WORTH, TEXAS 76104

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END OF SECTION



Staff Report

Annual Requirements Contract for Playground Surface Material, Bid Project 17-0026	
City Council Meeting Date: 11-1-16	Action Being Considered: Minute Order

RECOMMENDATION

Authorize the City Manager or his designee to approve an annual requirements contract for playground surface material and blown installation with Kraftsman Commercial Playgrounds and Water Parks of Spring, Texas through the Texas Local Government Purchasing Cooperative (TLGPC), in the estimated amount of \$150,000.

PRIOR BOARD OR COUNCIL ACTION

On June 25, 2002, the City Council passed Resolution 02-314, authorizing the City of Arlington to participate in the TLGPC.

ANALYSIS

This contract is for the supply and blown installation of playground surface material for the Parks and Recreation Department. The Consumer Product Safety Commission and ASTM guidelines require the City to maintain specified minimum depths of safety surfacing material at playgrounds, allowing for a sufficient shock absorbing surface under various play structure components. This material is engineered wood fiber designed for playground safety surfacing, and meets or exceeds industry and ASTM standards for this use. This material also provides an ADA compliant surface, and is exclusively used for surfacing at the City's 54 playgrounds.

The blown installation provides the safest and most efficient distribution of the material. By eliminating heavy equipment in and around the playgrounds, this process reduces risks of collisions and damage to grounds. This process also eliminates the staging of material in and around the playgrounds, reducing risks associated with children playing on the stockpiles. The material will be purchased on an as-needed basis.

Contract term: November 1, 2016 - October 31, 2017

FINANCIAL IMPACT

Utilizing the contract with Kraftsman Commercial Playgrounds and Water Parks through the TLGPC agreement was determined to be the most cost-effective method for obtaining playground surface material with blown installation. This contract term is for one year, and will be reviewed annually to determine subsequent renewal terms. The projected financial impact for this contract term is as follows:

<u>FY 2017</u>	<u>FY 2018</u>	<u>FY 2019</u>
\$137,500	\$12,500	\$0

Funds are budgeted in multiple Parks Operations accounts.

ADDITIONAL INFORMATION

Attached:	None
Under separate cover:	None
Available in the Purchasing office:	Bid file
Notarized Form 1295:	Yes
MWBE:	No

STAFF CONTACT(S)

Lemuel Randolph, Director
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817-459-5479
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Will Velasco, CPPB
Sr. Purchasing Agent
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Mike Finley
Director of Finance
817-459-6345
Mike.Finley@arlingtontx.gov



Staff Report

Renewal of Annual Requirements Contract for Fertilizer, Herbicide, and Insecticides, Bid Project 14-0020

City Council Meeting Date: 11-1-16

Action Being Considered: Minute Order

RECOMMENDATION

Authorize the City Manager or his designee to exercise the third of four, one-year renewal options in the contracts for fertilizer, herbicide and insecticides with Helena Chemical Company of Greenville, Texas in the estimated amount of \$136,982.50 and Winfield Solutions, LLC of Carrollton, Texas in the estimated amount of \$193,170.08 for a total estimated amount of \$330,152.58.

PRIOR BOARD OR COUNCIL ACTION

On December 17, 2013, City Council approved MO12172013-004 awarding requirement contracts for fertilizer, herbicide and insecticides with Helena Chemical Company of Greenville, Texas in the estimated amount of \$118,825.00 and Winfield Solutions, LLC of Carrollton, Texas in the estimated amount of \$193,170.08 for a total estimated amount of \$311,995.08.

On November 4, 2014, City Council approved MO11042014-001 exercising the first of four, one-year renewal options in the contracts for fertilizer, herbicide and insecticides with Helena Chemical Company of Greenville, Texas in the estimated amount of \$136,982.50 and Winfield Solutions, LLC of Carrollton, Texas in the estimated amount of \$193,170.08 for a total estimated amount of \$330,152.58. Additional bulk fertilizer applications were added to this contract term which increased the contract amount.

On October 27, 2015, City Council approved MO10272015-011 exercising the second of four, one-year renewal options in the contracts for fertilizer, herbicide and insecticides with Helena Chemical Company of Greenville, Texas in the estimated amount of \$136,982.50 and Winfield Solutions, LLC of Carrollton, Texas in the estimated amount of \$193,170.08 for a total estimated amount of \$330,152.58.

ANALYSIS

The contracts are for the supply of bagged or bulk fertilizers and micronutrients, herbicides and insecticides for the City's parks, golf courses, and other properties. The fertilizers and micronutrients are used to maintain the grounds and the herbicides and insecticides are used for weeds and pest control. Both the fertilizers and herbicides will be purchased on an as-need basis.

Original contract term: One year/four one-year renewals

Current term: Third renewal (December 1, 2016 – November 30, 2017)

FINANCIAL IMPACT

The Parks and Recreation Department and the Purchasing Division have determined that it is in the City's best interest to renew the contracts for an additional term. The contract term is for one year and will be reviewed annually to determine subsequent renewal terms.

In accordance with bid specifications, the Purchasing Division has received a letter from Helena Chemical Company and Winfield Solutions, LLC requesting the third renewal term at the current pricing. The projected financial impact for the contracts term is as follows:

FY 2017
\$275,127.15

FY 2018
\$55,025.43

FY 2019
\$0

Funds are budgeted in various Parks & Recreation Departmental accounts.

ADDITIONAL INFORMATION

Attached:	None
Available in the Purchasing Division:	Bid file
Under separate cover:	None
Notarized Form 1295:	Yes
MWBE:	No

STAFF CONTACT(S)

Lemuel Randolph, Director
Parks and Recreation
817-459-5479

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Mike Finley
Director of Finance
817-459-6345

Lemuel.Randolph@arlingtontx.gov

Will.Velasco@arlingtontx.gov

Mike.Finley@arlingtontx.gov



Staff Report

Construction Contract for Eden Road Park Improvements, Project No. PKPL-15009

City Council Meeting Date: 11-01-16

Action Being Considered: Minute Order

RECOMMENDATION

Authorize the City Manager or his designee to execute a construction contract with 2L Construction, LLC of Rhome, Texas for Eden Road Park Improvements in the amount not to exceed \$930,800. Funding is available in Parks Capital Account No. 508501-61002-53600598 (\$930,800).

PRIOR BOARD OR COUNCIL ACTION

On September 15, 2015, the City Council passed MO#09152015-023, authorizing the City of Arlington to hire Kimley-Horn and Associates, Inc. of Fort Worth, Texas for professional planning, surveying, engineering, and landscape architectural services for design, construction documents, bidding, and construction administration for development of Eden Road Park for an amount not to exceed \$84,300.

ANALYSIS

Eden Road Neighborhood Park is a 6.3 acre property located in southeast Arlington.

The scope of this park development includes construction of a (20) space concrete parking lot with security lighting, security entry gate, monument park sign, playground for two age groups (2-5 years and 5-12 years) with swings, pavilion with tables, 8' wide concrete loop trail, trash receptacles, split rail fencing, picnic table stations, grills, water fountain, benches, landscaping and irrigation.

The contract includes the base bid and four alternates. Alternate one provides for the use of green cement. Alternate two includes new playground equipment for two age groups with swings. Alternate three is a deduct for providing select fill subgrade preparation in lieu of lime stabilized subgrade. Alternate four includes a \$20,000 Owner's contingency.

Date of Bid:	October 13, 2016
Number of Bids Received:	9
Number of Bids from Arlington Firms:	0
Bidder Prequalification:	No
Project Estimate:	\$971,000
Range of Bids:	\$930,800.00 - \$1,391,590
Recommended Low Bidder:	2L Construction, LLC
Contract time:	150 calendar days

Vendor	Total	MWBE
2L Construction, Rhome, Texas	\$930,800.00	No
Fain Group, Fort Worth, Texas	\$1,154,914.00	No
Denco Construction, Garland, Texas	\$1,186,187.00	No
Raydon Construction, Breckenridge, Texas	\$1,191,649.32	No
J.C. Commercial, Lewisville, Texas	\$1,267,777.00	No
Schmoldt Construction, Celina, Texas	\$1,345,972.63	No
Cooper General Contractors, Plano, Texas	\$1,391,590.00	No
Cole Construction, Keller, Texas	Incomplete Bid	No
North Rock Construction, Denton, Texas	Incomplete Bid	No

FINANCIAL IMPACT

Funds are available in Parks Capital Account No. 508501-61002-53600598 (\$930,800). The anticipated annual General Fund maintenance impact for this project is estimated below.

	<u>FY 2017</u>	<u>FY 2018</u>	<u>FY 2019</u>
Construction	\$930,800	\$0	\$0
Annual Maintenance	\$19,000	\$56,700	\$56,700

ADDITIONAL INFORMATION

Attached: None
 Under separate cover: None
 Available in the Purchasing office: None
 MWBE: No

STAFF CONTACT(S)

Lemuel Randolph, Director
 Parks & Recreation
 817-459-5479
Lemuel.Randolph@arlingtontx.gov

De'Onna Garner, Parks Planning Manager
 Parks & Recreation
 817-459-6937
Deonna.Garner@arlingtontx.gov



Staff Report

Construction Contract for Brantley Hinshaw Park Improvements, Project No. PKPL-15006	
City Council Meeting Date: 11-01-2016	Action Being Considered: Minute Order

RECOMMENDATION

Authorize the City Manager or his designee to execute a construction agreement with I.S. Construction Inc. of Fort Worth, Texas for the Brantley Hinshaw Park Improvements in the amount not to exceed \$556,191. Funding is available in Parks Bond Account No. 508503-53520599-68101.

PRIOR BOARD OR COUNCIL ACTION

On October 27, 2015, Mayor and Council approved Minute Order #10272015-012 authorizing the professional services agreement with Schrickel, Rollins, and Associates to provide construction documents for the design of a new restroom building that would also house a pump room for the new filtration system and splash pad renovation.

ANALYSIS

The splash pad at Brantley Hinshaw Park was constructed in 1991. It was the first water play feature in the parks system and currently operates without a recirculating filtration system. Both the filtration system and play features are antiquated and are beyond their useful life cycles. The proposed park improvements include a new restroom/pump building to replace the existing in-ground vault that currently houses the filtration equipment and installation of new spray pad play features.

Construction will include a pier and grade beam foundation for structural support of the new restroom and pump building, a new filtration/recirculation system for the splash pad and new splash pad features. The scope of work will also include all utility, site work and cleanup necessary to complete the project.

The project construction contract includes the base bid and one alternate. Alternate one is for a \$15,000 owner contingency.

Date of Bid:	October 17, 2016
Number of Bids Received:	3
Number of Bids from Arlington Firms:	1
Bidder Prequalification:	No
Project Estimate:	\$520,000
Range of Bids:	\$556,191 – \$754,759
Recommended Low Bidder:	I.S. Construction, Inc.
Contract time:	120 calendar days

Vendor	Total	MWBE
Hutcherson Construction, Inc. Arlington, Texas	\$655,025	No
AUI Construction Fort Worth, Texas	\$754,759	No
I.S. Construction Inc. Fort Worth, Texas	\$556,191	Yes - Wo

*WO- Woman Owned

FINANCIAL IMPACT

Funds are available in Parks Bond Fund Account No. 508503-53520599-68101. The anticipated annual General Fund maintenance impact for this project is estimated below.

	<u>FY 2017</u>	<u>FY 2018</u>	<u>FY 2019</u>
Construction	\$556,191	\$0	\$0
Annual Maintenance	\$5,000	\$5,000	\$5,000

ADDITIONAL INFORMATION

Attached:	None
Under separate cover:	None
Available in the Purchasing office:	None
MWBE:	No

STAFF CONTACT(S)

Lemuel Randolph, Director
Parks & Recreation
817-459-5479
Lemuel.Randolph@arlingtontx.gov

De'Onna Garner, Planning Manager
Parks & Recreation
817-459-6937
Deonna.Garner@arlingtontx.gov

Staff Report



Construction Contract for Dottie Lynn Parking Lot Renovation	
Project No. CMPK - 13002	
City Council Meeting Date: 11/01/2016	Action Being Considered: Minute Order

RECOMMENDATION

Authorize the City Manager or his designee to execute a construction contract with DENCO Construction Specialist of Garland, Texas for construction of the parking lot renovation at the Dottie Lynn Recreation Center in the amount of \$437,149. Funding is available in Parks and Recreation Bond Account No. 508503-53430599-68153.

PRIOR BOARD OR COUNCIL ACTION

On October 27th, 2015, the City Council passed MO10272015-013, authorizing the City Manager or his designee to execute a consultant agreement with Teague Nall & Perkins of Arlington, Texas to provide construction drawings for the Dottie Lynn Parking Lot Renovation in the amount not to exceed \$34,200.

ANALYSIS

The existing asphalt parking lot at the Dottie Lynn Recreation Center is antiquated and does not meet current fire code requirements. The new design will be concrete in lieu of asphalt, and will increase the functionality and flow of traffic. The number of parking spaces is proposed to increase from 63 to 78 to help accommodate larger events.

The renovation of the existing parking lot will take place in three stages during the construction process. Phasing construction will allow for continued access to the recreation center, maintain partial access to parking spaces and allow fire apparatus access to the center throughout construction in order to maintain the required fire code.

Date of Bid:	September 8, 2016
Number of Bids Received:	7
Number of Bids from Arlington Firms:	0
Bidder Prequalification:	No
Project Estimate:	\$385,000
Range of Bids:	\$437,149 – \$665,500
Recommended Low Bidder:	DENCO Construction Specialist
Contract time:	90 calendar days

Vendor	Total	MWBE
DENCO Const. Spec.	\$437,149	No
SCM Construction Services	\$580,000	Yes - WO
2L Construction	\$555,466	No
I.S. Construction	\$566,007	Yes - WO
Pavement Services	\$449,000	Yes - WO
MDI Inc. General Contractors	\$554,000	No
Fort Worth Civil Constructors	\$665,500	No

*WO – Woman Owned

FINANCIAL IMPACT

DENCO Construction Specialist is the recommended low bidder in the amount of \$437,149. Funding is available in Parks and Recreation Bond Account No. 508503-53430599-68153. There will be no anticipated annual General fund maintenance impact for this project.

	<u>FY 2017</u>	<u>FY 2018</u>	<u>FY 2019</u>
Construction			
Construction	\$437,149	\$0	\$0
Annual Maintenance	\$0	\$0	\$0

ADDITIONAL INFORMATION

Attached:	None
Under separate cover:	None
Available in the City Secretary's office:	None

STAFF CONTACT(S)

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Lemuel.Randolph@arlingtontx.gov

De'Onna Garner
Parks Planning Manager
817-459-6937
deonna.garner@arlingtontx.gov

Staff Report



Ditto Golf Course Construction Contract	
Project No. PKPL12001	
City Council Meeting Date: 11-01-2016	Action Being Considered: Minute Order

RECOMMENDATION

Authorizing the City Manager or his designee to execute a contract with Landscapes Unlimited, LLC located in Lincoln, Nebraska for the reconstruction of the golf course at the Chester W. Ditto Golf Course. Funding for the base price of \$7,772,617.54, minus the reduction in the amount of \$619,919.50 as a result of the alternatives used, the TORO irrigation system in the amount of \$1,269,787.00, and the Watertronics pump in the amount of \$164,325.00, for a total amount not to exceed \$8,586,810.04 is available in Parks Bond Account No. 508503-53360599-68101.

PRIOR BOARD OR COUNCIL ACTION

On June 18th, 2013, the City Council passed MO#06182013-006, authorizing the City Manager or his designee to execute a consultant agreement with Colligan Golf Design of Arlington, Texas for Chester W. Ditto Golf Course Master Plan in the amount not to exceed \$70,000.

On August 25th, 2015, City Council passed MO#08252015-001 authorizing the City Manager or his designee to execute a consultant agreement with Colligan Golf Design of Arlington, Texas to provide construction drawings for the Chester W. Ditto Golf course renovation in an amount not to exceed \$1,442,400.

On September 6th, 2016, the City Council passed MO#09062016-002 authorizing the City Manager or his designee to execute a contract modification with Colligan Golf Design of Arlington, Texas for re-design modification of the construction drawings for the Chester W. Ditto Golf Course renovation in the amount no to exceed \$106,000

ANALYSIS

Chester W. Ditto Golf Course is a 164-acre facility located in North Arlington. The golf course was opened in 1982 and has served Arlington residents for many years without major renovations to the course or clubhouse. The existing 18-hole facility includes a driving range, golf cart storage structure and maintenance building. Over the past year, staff has been working in association with the consultant to design and develop construction documents for the redevelopment of the Chester Ditto Golf Course. Throughout the design process efforts have been focused on creating a destination golf course for the City of Arlington while remaining cost attentive.

This project will be a two-part construction process. The first phase includes the renovation of the course, including rerouting of a majority of the existing holes, addressing drainage issues throughout the site, expanding existing ponds, and a new irrigation system. The second phase will involve the vertical construction components including a new clubhouse with a basement for cart storage, maintenance building, and the renovation of the existing on-course restroom. Construction of these vertical elements is scheduled to bid in late November 2016.

The course construction contract includes the base bid, seven deductive alternates, and the owner's choice of irrigation system and pump station selections provided by each bidder. The new irrigation system and new pump station were subtracted from the base bid to be reviewed individually as owner's choice. Staff along with the consultant's preferred choice of irrigation system is the TORO system and the most compatible pump station for the TORO irrigation system is the Watertronics pump. The number proposed from each bidder for the Toro irrigation and the Watertronics pump numbers were added and the deductions subtracted for the seven alternates to calculate the proposed contract amount.

Alternate one allows for reduction in cart paths from eight to seven feet. Alternate two allows for the removal of collar preparation around the greens. Alternate three replaces the Eco Buffalo sod and with 419 Bermuda sod. Alternate four removes the Bell Savoy USGA bunker sand to be replaced with a 50/50 mix bunker sand. Alternate five will remove the concrete curb from the cart. Alternate six is the removal of the "On-Deck" warm up tee next to hole number one. Alternate seven removes the stone construction of the bridges throughout the course and replaces them with glulam beam constructed bridges.

The "Best Value" rating method was used to rate each bidders submittal for this project, but prior to the completion of rating all bidders, Mid-America withdrew their submittal due to inaccuracies. After completing the rating process of the remaining bids, the Parks & Recreation Department is recommending Landscapes Unlimited, LLC as the best value bidder with a proposed amount of \$8,586,810.04. This includes their base bid, seven alternate deductions to reduce the overall cost of the project, and the TORO irrigation system and Watertronics pump system as owner's choice selection.

Date of Bid:	October 6 th , 2016
Number of Bids Received:	5
Number of Bids from Arlington Firms:	0
Bidder Prequalification:	Member of Golf Course Builders Assoc. of America
Project Estimate:	\$7,900,000
Range of base Bids with irrigation system and pump station:	\$9,206729.54 – \$9,321932.50
Recommended Best value:	Landscapes Unlimited. LLC
Contract time:	7 months

Vendor	Total proposed amount w/ seven alternates, and owners irrigation, & pump choices	MWBE
Mid-America Golf & Landscape	Withdrew Bid	No
Landscapes Unlimited, LLC	\$8,586,810.04	No
Heritage Links, a Division of Lexicon, Inc.	\$8,666,620.60	No
Wadsworth Golf Construction Co.	\$8,701,701.00	No
Frontier Golf Inc.	\$8,869,815.00	No

FINANCIAL IMPACT

Funding for this construction contract in the amount of \$8,586,810.04 is available in Parks Bond Account No. 508503-53360599-68101. Funding for the Operations and Maintenance is available in various Parks accounts.

	<u>FY 2017</u>	<u>FY 2018</u>	<u>FY 2019</u>
Construction	\$8,586,810.04	\$0	\$0
Operations and Maintenance	\$493,000	\$166,281	\$0

ADDITIONAL INFORMATION

Attached: None
Under separate cover: None
Available in the City Manager's office: None

STAFF CONTACT(S)

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De'Onna Garner
Parks Planning Manager
817-459-6937
Deonna.Garner@arlingtontx.gov



Staff Report

Purchase of Rifles and Accessories, Bid Project 17-0036	
City Council Meeting Date: 11-1-16	Action Being Considered: Minute Order

RECOMMENDATION

Authorize the City Manager or his designee to approve the purchase of rifles and accessories with GT Distributors of Austin, Texas through the Texas Local Government Purchasing Cooperative (TLGPC) in the estimated amount of \$231,255.

PRIOR BOARD OR COUNCIL ACTION

On June 25, 2002, the City Council passed Resolution 02-314, authorizing the City of Arlington to participate in the TLGPC.

ANALYSIS

This purchase is for standard issue patrol rifles and accessories to be used by the City's Police Department. Officers will be issued the weapons to be used in the line of duty, and for training and firearms qualifications of new police recruits and police officers.

FINANCIAL IMPACT

GT Distributors is under contract with the TLGPC and will provide the rifles and accessories for an estimated amount of \$231,255. This is a one-time purchase; therefore, no financial impact is anticipated in future fiscal years directly related to this purchase.

<u>FY 2017</u>	<u>FY 2018</u>	<u>FY 2019</u>
\$231,255	\$0	\$0

Funds are budgeted in Police Department Operations Account No. 810301-60022.

ADDITIONAL INFORMATION

Attached:	None
Under separate cover:	None
Available in the Purchasing Division:	Bid file
Notarized Form 1295:	Yes
MWBE:	No

STAFF CONTACT(S)

Will Johnson Police Chief 817-459-5702 Will.Johnson@arlingtontx.gov	Janice Hughes, CPPB Sr. Purchasing Agent 817-459-6304 Janice.Hughes@arlingtontx.gov	Mike Finley Director of Finance 817-459-6435 Mike.Finley@arlingtontx.gov
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Staff Report



Zoning Case PD14-9R (Legends Express Car Wash)

City Council Meeting Date: 11-1-16

Document Being Considered: Ordinance

RECOMMENDATION

Approve an ordinance changing the zoning classification on a property at 5521, 5523, and 5525 South Cooper Street; generally located north of West Nathan Lowe Road and east of South Cooper Street from Planned Development (PD) for Community Commercial (CC) uses plus a Car Wash, with a Development Plan to Planned Development (PD) for Community Commercial (CC) uses plus a Car Wash and a commercial kennel with an outside run, with a Development Plan.

PRIOR BOARD OR COUNCIL ACTION

On October 15, 2014, the Planning and Zoning Commission recommended approval of PD14-9, a planned development for community commercial uses plus a carwash, with the following stipulation, by a vote of 9-0-0: exclude gasoline sales, pawn shop, and second-hand goods store uses from the PD.

On November 4, 2014, the City Council approved PD14-9 first reading by a vote of 9-0-0.

On November 18, 2014, the City Council approved PD14-9 second reading by a vote of 7-0-0.

On April 20, 2016, the Planning and Zoning Commission recommended approval of PD14-9R by a vote of 9-0-0, with the following stipulations:

1. The enclosure wall surrounding the outside run will match the materials of the primary structure
2. A shade structure will be provided to cover the outside run.

On May 10, 2016, the City Council continued first reading by a vote of 9-0-0.

On August 2, 2016, the applicant requested continuance until September 6, 2016.

On August 19, 2016, the applicant requested continuance to October 11, 2016 City Council meeting.

On October 11, 2016, the City Council continued first reading by a vote of 7-0-0. Noting concerns related to the site history and for future Package Liquor Store requests for the property.

On October 25, 2016, City Council voted to approve first reading of PD14-9R by a vote of 9-0-0, with the stipulation of the modification of the excluding uses.

ANALYSIS

Request

The applicant requests to revise the PD on approximately 3.002 acres addressed at 5521, 5523, and 5525 South Cooper Street, and generally located north of West Nathan Lowe Road and east of South Cooper Street.

Current zoning: Planned Development (PD) for Community Commercial (CC) uses plus a Car Wash, with a Development Plan

Requested zoning: Planned Development (PD) for Community Commercial (CC) uses plus a Car Wash and a commercial kennel with an outside run, with a Development Plan

The subject site consists of three undeveloped lots, one fronting on South Cooper Street and the other two behind it, to the east. The total area of the site is just over three acres. Through this PD revision, the applicant proposes to allow an outside run for a commercial kennel. CC zoning allows for a commercial kennel; however, it includes a condition of no outside run.

Adjacent Land Uses

The subject site is surrounded by other commercial properties. To the north is a Firestone Master Car Care Service Center zoned Planned Development (PD) for Community Commercial (CC) uses plus auto parts accessory sales and service. To the south is a Discount Tire store also zoned Planned Development (PD) for Community Commercial (CC) uses plus auto parts accessory sales and service. To the east are the Arlington Skatium and ASI Gymnastics center zoned Light Industrial (LI), and to the west across South Cooper Street are medical and general business offices zoned Community Commercial (CC).

Development Plan

The applicant is proposing to add an outside run to the proposed commercial kennel use shown on the existing development plan. The applicant proposes to encase the outside run with an eight-foot tall masonry wall and screen the wall with shrubs surrounding it that will grow to at least six feet tall. It will also be covered so that the area is shaded from direct sunlight. The outside run is proposed to be utilized during the hours of 9 am to 3 pm. The other uses surrounding the lot are a skating rink, gymnastics center, two auto repair shops, and carwash, which would be minimally impacted by this addition.

The facility is proposed to be approximately 12,000-square-feet. It will comply with the Commercial Design Standards of the Unified Development Code (UDC). The development will also incorporate similar elements of the car wash building being constructed on the lot adjacent to South Cooper Street with regards to building materials and style to embody a unified development. This may include multiple windows along the front façade, an articulated entrance encased in accent materials of stone or marble tiles, and trim caps along to roofline.

At the October 11, 2016, City Council meeting, concerns of the possibility of future amendments to this PD requesting Package Liquor Store uses was discussed. It was determined, that even though a Packaged Liquor Store use in CC is prohibited, City Council wanted to clearly note that future amendments for a Package Liquor Store use will not be supported favorably for PD14-9R.

At the October 25, 2016, City Council meeting there were additional uses that were deemed prohibited, the Itemized Uses have been updated in this packet.

Comprehensive Plan

The proposed revision to the existing PD is to allow the use of outside run for a commercial kennel, which is not permitted under the current PD. The 2015 Comprehensive Plan, *99 Square Miles*, contains goals to develop high-quality residential neighborhoods along with low-intensity commercial development that provides convenient neighborhood services to residents who live there. Due to the lack of residential uses on the surrounding properties and the neighborhood convenience use provided by allowing outside runs with a commercial

kennel, the proposed amendment to the PD is in general conformance with the Comprehensive Plan and other relevant plans.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

Ordinance with Exhibits A and B
Case Information with P&Z Summary
Development Plan (5 pages)
Letter from Scott Maynor

Under separate cover:

None

Available in the City Secretary's office:

None

STAFF CONTACTS

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

Jennifer.Pruitt@arlingtontx.gov

Ordinance No. _____

An ordinance changing the zoning classification on certain property known as 5521, 5523, and 5525 South Cooper Street to Planned Development (PD) for Community Commercial (CC) uses plus a car wash and an outside run for a commercial kennel, with a Development Plan; amending the Zoning District Map accordingly; authorizing the building official to issue permits upon the effective date; providing for a fine of up to \$2,000.00 for each violation; providing this ordinance be cumulative; and providing for severability, governmental immunity, injunctions, publication, and an effective date.

WHEREAS, after notice and public hearing the Planning and Zoning Commission heard and recommended approval of Zoning Case PD14-9R on April 20, 2016; and

WHEREAS, after notice and public hearing, and upon consideration of the recommendation of the Commission and of all testimony and information submitted during the public hearing, the City Council has determined that it is in the best interest of the public and in support of the health, safety, morals, and general welfare of the citizens that the zoning amendment be approved. NOW, THEREFORE

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

1.

The zoning classification of certain property known as 5521, 5523, and 5525 South Cooper Street, described in Exhibit A, is hereby changed to Planned Development (PD) for Community Commercial (CC) uses plus a car wash and an outside run for a commercial kennel, with a Development Plan, by the approval of PD14-9R, and the Zoning District Map shall be amended to reflect the zoning change made by this ordinance. Development and use of the property shall be in compliance with this ordinance and the attached Development Plan.

2.

The Building Official is hereby authorized and directed to issue permits in compliance with this ordinance, including all exhibits attached to this ordinance, immediately after the effective date of this ordinance. In the event of a conflict between the provisions in Exhibit B and the provisions in any other exhibit, the provisions in Exhibit B control.

3.

Any person, firm, corporation, agent or employee thereof who violates any of the provisions of this ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be fined an amount not to exceed Two Thousand Dollars and No Cents (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

4.

This ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Arlington, and this ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

5.

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional, such holding shall not affect the validity of the remaining portions of this ordinance.

6.

All of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this ordinance, acting for the City of Arlington in the discharge of his/her duties, shall not thereby render himself/herself personally liable; and he/she is hereby relieved from all personal liability for any damage that might accrue to persons or property as a result of any act required or permitted in the discharge of his/her said duties.

7.

Any violation of this ordinance can be enjoined by a suit filed in the name of the City of Arlington in a court of competent jurisdiction, and this remedy shall be in addition to any penal provision in this ordinance or in the Code of the City of Arlington.

8.

The caption and penalty of this ordinance shall be published in a newspaper of general circulation in the City of Arlington, Texas, in compliance with the provisions of Article VII, Section 15, of the City Charter. Further, this ordinance may be published in pamphlet form and shall be admissible in such form in any court, as provided by law.

9.

This ordinance shall become effective upon second publication.

PRESENTED AND GIVEN FIRST READING on the 25th day of October, 2016 at a regular meeting of the City Council of the City of Arlington, Texas; and GIVEN SECOND READING, passed and approved on the 1st day of November, 2016 by a vote of ___ ayes and ___ nays at a regular meeting of the City Council of the City of Arlington, Texas.

W. JEFF WILLIAMS, Mayor

ATTEST:

MARY W. SUPINO, City Secretary

APPROVED AS TO FORM:
TERIS SOLIS, City Attorney

BY _____

PD14-9R
EXHIBIT "A"

BEING approximately 3.002 acres of land with frontage on South Cooper Street and is commonly known as Lots 64A2R1, 64A2R2, and 64A3, of the William Stephens Addition, an addition to the City of Arlington, Texas;

AND being generally located north of West Nathan Lowe Road and east of South Cooper Street, with the approximate addresses being 5521, 5523, and 5525 South Cooper Street.

PD14-9R
EXHIBIT "B"

1. The zoning of this site is PD (Planned Development) for Community Commercial (CC) uses plus a car wash and an outside run for a commercial kennel, with a Development Plan.
2. The following uses shall not be allowed in this PD; Gasoline sales, Pawn shop, Second-hand goods store, Specialty paraphernalia sales, Tattoo parlor, Alternative Financial Institution, Cemetery, Crop production, Marina, Gas well, Night club, Self-storage facility, Bail bond service, Package Liquor Store, Hotel/limited service, Residence hotel, Billiard parlor, Bowling alley, Bingo hall, Gun range, Wrecker service, Motor vehicle rental, Financial services, Restaurant with drive-through, Building and landscaping materials and lumber sales, and Nursery/garden shop or plant sales.
3. Lot 64A2R1 will include a car wash use.
4. Lots 64A2R2 and 64A3 will include Community Commercial (CC) uses such as a commercial kennel with an outside run, office, and retail.
5. The exterior building materials for the car wash shall consist of brick, stone, and marble tiles.
6. There shall be no canopies for the parking spaces in front of the building as seen from South Cooper Street.
7. The enclosure wall for the outside run of the commercial kennel shall match the materials of the primary structures within the PD.
8. There shall be a shade structure built over the outside run of the commercial kennel to ensure the outside run is protected from the sun.
9. In addition to complying with the non-residential design standards of the Unified Development Code (UDC), the buildings on Lots 64A2R2 and 64A3 shall also incorporate similar materials and complementary design to the car wash building.
10. Lots 64A2R2 and 64A3 shall incorporate the same type of landscaping as Lot 64A2R1 as part of the unified development.
11. A row of trees shall be planted on lot 64A2R2 between the proposed office/retail buildings and the carwash to create a natural buffer between the uses.
12. Use and development of the property shall be in compliance with the Development Plan.

13. In the event of a conflict between the provisions in this Exhibit B and any other exhibits to this ordinance, the provisions of Exhibit B control.

professional offices, medical clinics, and small strip shopping centers. Neighborhood Commercial (NC) is intended to provide sites for businesses serving the daily needs of nearby residential areas and for small-scale offices.

Comprehensive Plan Analysis

The Comprehensive Plan contains goals 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. Due to this and the built-in buffers of the roads and the utility corridor, the proposed zoning change is in general conformance with the Comprehensive Plan and other relevant plans.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:	Ordinance with Exhibits A and B Case Information with P&Z summary Site Plan (5 pages)
Under separate cover:	None
Available in the City Secretary's office:	None

STAFF CONTACTS

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

PRESENTED AND GIVEN FIRST READING on the 25st day of October, 2016 at a regular meeting of the City Council of the City of Arlington, Texas; and GIVEN SECOND READING, passed and approved on the 1st day of November, 2016 by a vote of ___ayes and ___ nays at a regular meeting of the City Council of the City of Arlington, Texas.

W. JEFF WILLIAMS, Mayor

ATTEST:

MARY W. SUPINO, City Secretary

APPROVED AS TO FORM:
TERIS SOLIS, City Attorney

BY _____

PD16-20

EXHIBIT "A"

BEING A TRACT OF LAND OUT OF THE FRANCISCO ESCOBAR SURVEY, ABSTRACT NO. 1929, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND AS DESCRIBED IN DEED IN VOLUME 10874, PAGE 1405, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON PIN SET AT THE SOUTHWEST INTERSECTION OF SILO ROAD AND A 150.0' T.E.S.CO. R.O.W. AS DESCRIBED IN DEED RECORDED IN VOLUME 3880, PAGE 645, DEED RECORDS, TARRANT COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING LOCATED 164.16 FEET SOUTH 01 DEGREES 36 MINUTES 18 SECONDS WEST AND 111.36 FEET SOUTH 67 DEGREES 58 MINUTES 22 SECONDS WEST FROM THE SOUTHWEST CORNER OF LOT 10, BLOCK 2, EDEN CREEK ADDITION, PHASE I, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 2951, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 01 DEGREES 40 MINUTES 25 SECONDS WEST 23.11 FEET ALONG THE WEST R.O.W. LINE OF SILO ROAD TO A CAPPED IRON PIN SET FOR CORNER OF TRACT BEING DESCRIBED;

THENCE SOUTH 04 DEGREES 09 MINUTES 10 SECONDS WEST 270.36 FEET AND CONTINUING ALONG THE WEST R.O.W. LINE OF SAID SILO ROAD TO A CAPPED IRON PIN SET FOR CORNER OF TRACT BEING DESCRIBED;

THENCE SOUTH 01 DEGREES 41 MINUTES 12 SECONDS WEST 127.70 FEET AND CONTINUING ALONG THE WEST R.O.W. LINE OF SAID SILO ROAD TO A CAPPED IRON PIN SET FOR THE MOST EASTERLY SOUTHEAST CORNER OF TRACT BONG DESCRIBED;

THENCE SOUTH 45 DEGREES 10 MINUTES 56 SECONDS WEST 29.12 FEET TO A CAPPED IRON PIN SET IN THE NORTH R.O.W. LINE OF EDEN ROAD FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF TRACT BEING DESCRIBED;

THENCE SOUTH 89 DEGREES 37 MINUTES 20 SECONDS WEST 371.29 FEET ALONG THE NORTH R.O.W. LINE OF SAID EDEN ROAD TO A CAPPED IRON PIN SET FOR THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 1060.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID R.O.W. AND CURVE TO THE LEFT 26.84 FEET TO A CAPPED IRON PIN SET FOR THE END OF SAID CURVE, WHOSE CHORD BEARS 26.84 FEET SOUTH 88 DEGREES 53 MINUTES 49 SECONDS WEST;

THENCE SOUTH 88 DEGREES 10 MINUTES 17 SECONDS WEST 211.63 FEET AND CONTINUING ALONG SAID R.O.W. TO A CAPPED IRON PIN SET FOR THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 940.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID R.O.W. AND CURVE TO THE RIGHT 23.80 FEET TO A CAPPED IRON PIN SET FOR THE END OF SAID CURVE, WHOSE CHORD BEARS 23.80 FEET SOUTH 88 DEGREES 53 MINUTES 49 SECONDS WEST;

THENCE SOUTH 89 DEGREES 37 MINUTES 20 SECONDS WEST 444.11 FEET AND CONTINUING
ALONG SAID R.O.W. TO A CAPPED IRON PIN SET IN THE SOUTHERLY LINE OF SAID T.E.S.CO.
R.O.W. FOR THE MOST WESTERLY CORNER OF TRACT BEING DESCRIBED;

THENCE NORTH 67 DEGREES 58 MINUTES 22 SECONDS EAST 1210.58 FEET ALONG SAID
T.E.S.CO. R.O.W. TO THE POINT OF BEGINNING

AND CONTAINING 5.532 ACRES OF LAND, MORE OR LESS.

Case Information



Applicant: Cobb, Fendley & Associates represented by Scott Maynor

Property Owner: Amicus Development Group LLC represented by Ronnie Corbin and Buxton Arlington Pet LLC (Buxton Holding) represented by Bryan Spain

Sector Plan: Southeast

Council District: 2

Allowable Uses: All uses as itemized in attachment ii.

Development History: The subject site is currently platted as Lots 64A2R1, 64A2R2, and 64-A3 of the William Stephens Addition.

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

Case No.	Location	Request	Disposition
PD14-9	Subject Site	Planned Development for Carwash	Approved

Transportation: The proposed development has one point of access. The point of access is from South Cooper Street.

Thoroughfare	Existing	Proposed
South Cooper Street	120-foot, 6-lane divided major arterial	120-foot, 6-lane divided major arterial

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

Water & Sewer: Water is available from a six-inch water line that has been extended to the property from West Nathan Lowe Road, from a six-inch water line located to the north of lot 64A3 in a utility easement on lot 48R1, and from a 24-inch water line in South Cooper Street. Sanitary Sewer is available from a six-inch sanitary sewer line that has been extended to the property from West Nathan Lowe Road, from a six-inch sanitary sewer line located to the north of lot 64A3 in a utility easement on lot 48R1 and from a six-inch sanitary sewer line in South Cooper Street.

Case Information



Drainage: The site is located within the Rush Creek drainage basin. No portion of the site is located in a FEMA 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 Number 9, located at 909 Wimbledon Drive, provides protection to this site. The estimated fire response time is less than five minutes, which is in keeping with recommended standards.

School District: Arlington Independent School District.

The proposed zoning 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
- Deerwood Park Home Owner’s Association
- East Arlington Review
- Emerald Park Neighborhood Organization
- Estates Above Wimbledon Home Owner’s Association
- Fannin Farm Home Owner’s Association
- Far South Arlington Neighborhood Association
- Forest Hills Home Owner’s Association
- Harold Patterson Community Association
- Northern Arlington Ambience
- Summerwood Community Watch
- Southwest Arlington Property Owners (SWAPO)
- Turf Club Estates
- West Citizen Action Network (WeCan)
- Wimbledon Addition Home Owner’s Association
- Wimbledon on the Creek

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

PLANNING AND ZONING COMMISSION SUMMARY:

Public Hearing: April 20, 2016

Zoning Case PD14-9R (Legends Express Car Wash – 5521 South Cooper Street)

Case Information



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.

Present to speak in support of this case was Scott Maynor, 2801 Network Boulevard, Suite 800, Frisco, 75034.

Commissioner McAlister moved to Approve Zoning Case PD14-9R with the following stipulations:

- The enclosure wall surrounding the outside run will match the materials of the primary structure
- A shade structure will be provided to cover the outside run.

Seconded by Commissioner Myers, the motion was approved by a vote of 9-0-0.

APPROVED

Itemized Allowable Uses



Allowable Uses:

Planned Development (PD) for all Community Commercial (CC) uses plus a car wash and a commercial kennel with an outside run, with a Development Plan

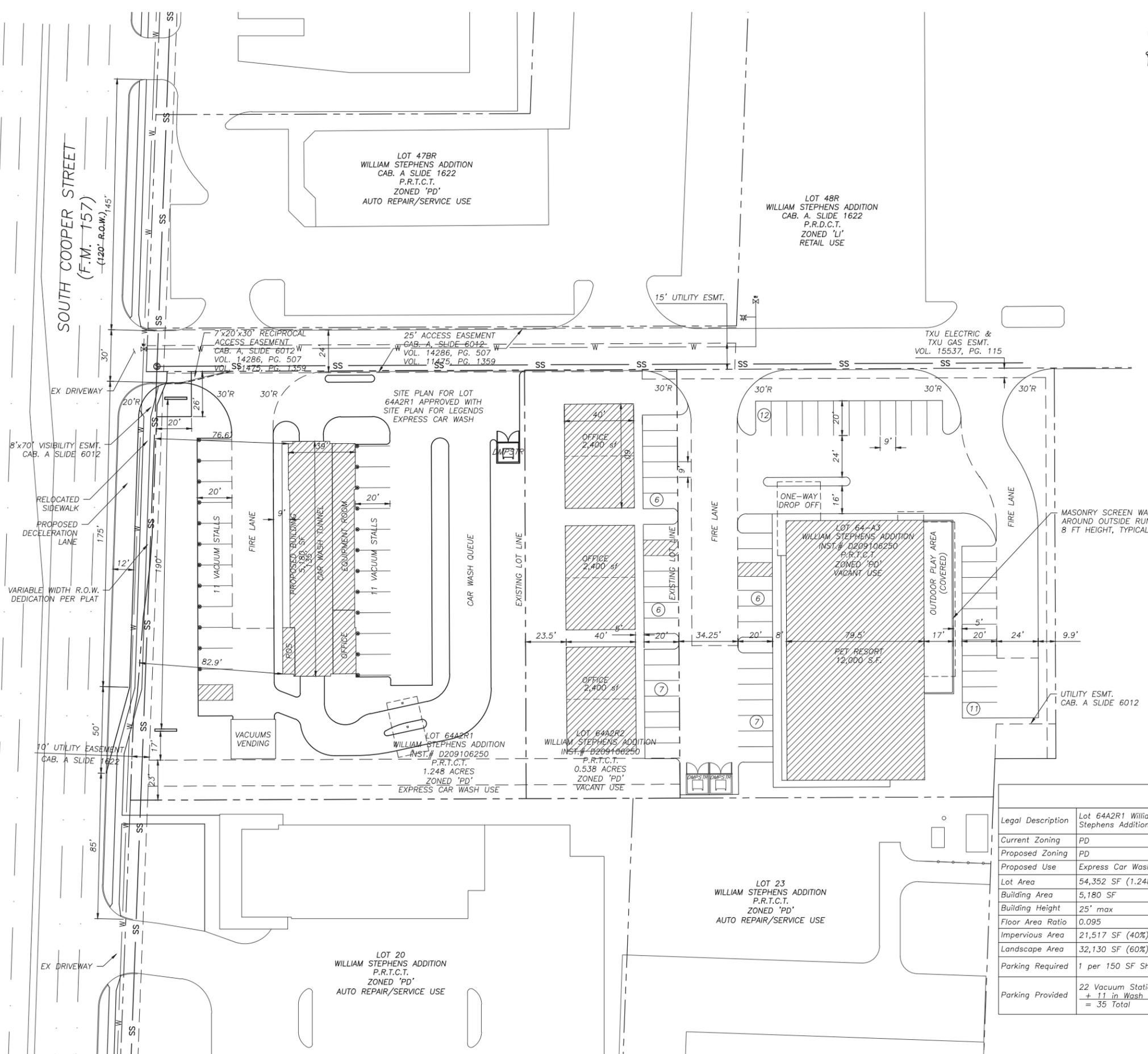
Permitted - Nursing home, Art gallery or museum, Government administration and civic buildings, Domestic violence shelter, Mortuary/crematory/funeral chapel, Philanthropic institution (other than listed), Religious assembly, Business school, Public or private school, University/college/seminary, Hospital, Medical or dental office or clinic, Community garden, Public park or playground, 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, Golf course, Major tourist attraction, General retail store (other than listed), Firearm sales, Swimming pool/spa and accessory sales and service, Medical or scientific research laboratory, Electric utility substation, Radio or TV station or studio, Utility lines, towers or metering station, Kennel/commercial with an outside run, and car wash.

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

Conditions - Veterinary clinic, Motor vehicle rental, Financial services, Restaurant with drive-through, Sidewalk café, Hotel/full service, Skating rink, Teen club, 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

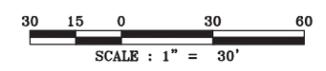
Prohibited Uses - Gasoline sales, Pawn shop, Second-hand goods store, Specialty paraphernalia sales, Tattoo parlor, Alternative Financial Institution, Cemetery, Crop production, Marina, Gas well, **Night club, Self-storage facility, Bail bond service, and Package Liquor Store**

Dwg Info: C:\Projects\2016\12025\Legends_Mirington\2016 Mirington Zoning Site Plan.dwg - Plot Date: 9/26/2016



- ZONING REQUEST INFORMATION**
- The first zoning district that permits the proposed car wash use and the dog kennel with outside run is the Light Industrial (LI) district.
 - No variation from required performance standards is proposed.
 - The project exceeds the following required performance standards:
 - Section 5.6.4(1)(a-d): "All exterior walls, including parking structures, garages, and accessory structures shall be finished with 85 percent of an approved material." *The proposed project is comprised of 100% of the materials listed.*
 - Section 5.6.4(1)(f): "Structures 20,000 square feet or less shall require a minimum of two (2) distinct building materials from the approved material list be utilized on all facades to provide architectural detail and interest." *The proposed project uses three (3) distinct building materials from the list.*
 - The following use restrictions are proposed:
 - Lot 64A2R1 - Express Car Wash
 - Lot 64A2R2 - No Restrictions Proposed
 - Lot 64-A3 - Kennel with outside kennel runs; & Office
 - The buildings developed on Lot 64A2R2 and 64-A3 will comply with the Commercial Design Standards and will incorporate elements of the building on Lot 1A to create a unified development.

SITE DATA SUMMARY			
Legal Description	Lot 64A2R1 William Stephens Addition	Lot 64A2R1 William Stephens Addition	Lot 64-A3 William Stephens Addition
Current Zoning	PD	PD	PD
Proposed Zoning	PD	PD	PD
Proposed Use	Express Car Wash	Office (Future)	Animal Kennel (Future)
Lot Area	54,352 SF (1.248 Ac.)	23,437 SF (0.538 Ac.)	52,963 SF (1.216 Ac.)
Building Area	5,180 SF	7,200 SF	12,000 SF
Building Height	25' max	25' max	25' max
Floor Area Ratio	0.095	0.307	0.227
Impervious Area	21,517 SF (40%)	TBD	TBD
Landscape Area	32,130 SF (60%)	TBD	TBD
Parking Required	1 per 150 SF Shop Area = 35	2.5 per 1000 SF = 18	Kennel: 1 per 1000 SF = 12
Parking Provided	22 Vacuum Stations + 2 Accessible + 11 in Wash Queue = 35 Total	19 Total (1 Accessible)	36 Total (2 Accessible)



NO.	DATE	COMMENT
1	08/19/2014	CITY COMMENTS

CobbFendley

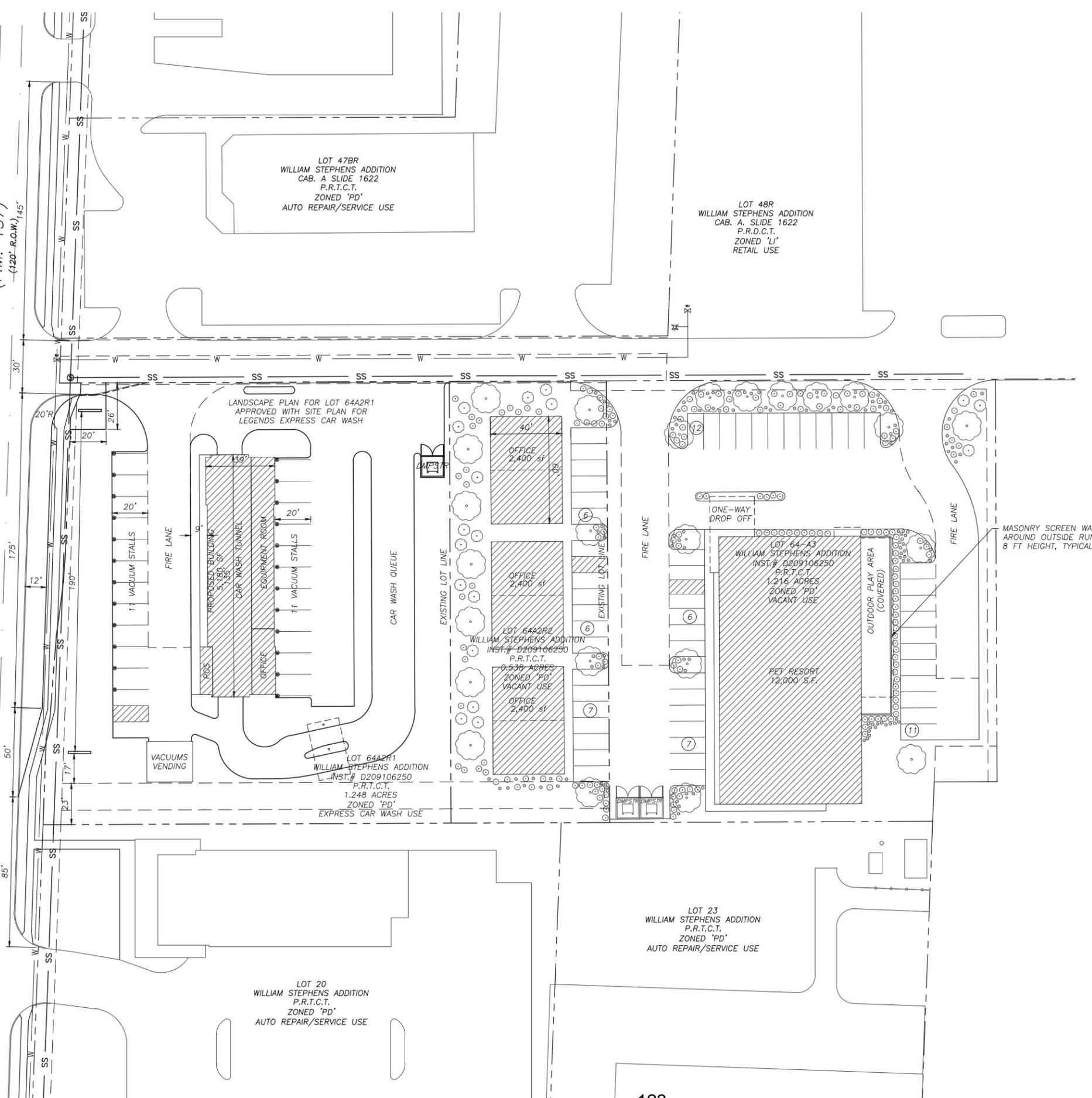
TBPE Firm Registration No. 274
 TBPLS Firm Registration No. 100467
 2801 Network Boulevard, Suite 800
 Frisco, Texas 75034
 972.335.3214 | fax 972.335.3202 | www.cobbendley.com

WILLIAMS STEPHENS ADDITION
LOT 64A2R1, 64A2R2, 64-A3
SITE CONCEPT PLAN

DATE: 09/21/2016	SCALE: SEE SHEET
DESIGN BY: SLJM	DRAWN BY: SLJM
SHEET NO. 1 OF 1	JOB NUMBER: 1312-028-03
SHEET ID: Mirington Zoning Site Plan.dwg	
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SP-01

SOUTH COOPER STREET
 (F.M. 157)
 (120'-R.O.W.)_{145'}



LOT 20
 WILLIAM STEPHENS ADDITION
 P.R.T.C.T.
 ZONED 'PD'
 AUTO REPAIR/SERVICE USE

LOT 64A2R1
 WILLIAM STEPHENS ADDITION
 INST.# D209106250
 P.R.T.C.T.
 1.248 ACRES
 ZONED 'PD'
 EXPRESS CAR WASH USE

LOT 64A2R2
 WILLIAM STEPHENS ADDITION
 INST.# D209106250
 P.R.T.C.T.
 0.538 ACRES
 ZONED 'PD'
 VACANT USE
 OFFICE
 2,400 SF

OFFICE
 2,400 SF

LOT 23
 WILLIAM STEPHENS ADDITION
 P.R.T.C.T.
 ZONED 'PD'
 AUTO REPAIR/SERVICE USE

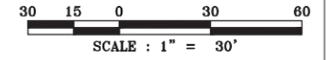
LOT 48R
 WILLIAM STEPHENS ADDITION
 CAB. A. SLIDE 1622
 P.R.D.C.T.
 ZONED 'LI'
 RETAIL USE

LOT 47BR
 WILLIAM STEPHENS ADDITION
 CAB. A. SLIDE 1622
 P.R.T.C.T.
 ZONED 'PD'
 AUTO REPAIR/SERVICE USE

LOT 64-A3
 WILLIAM STEPHENS ADDITION
 INST.# D209106250
 P.R.T.C.T.
 1.216 ACRES
 ZONED 'PD'
 VACANT USE
 PET RESORT
 12,000 S.F.

LANDSCAPE PLAN FOR LOT 64A2R1
 APPROVED WITH SITE PLAN FOR
 LEGENDS EXPRESS CAR WASH

MASONRY SCREEN WALL
 AROUND OUTSIDE RUN,
 8 FT HEIGHT, TYPICAL



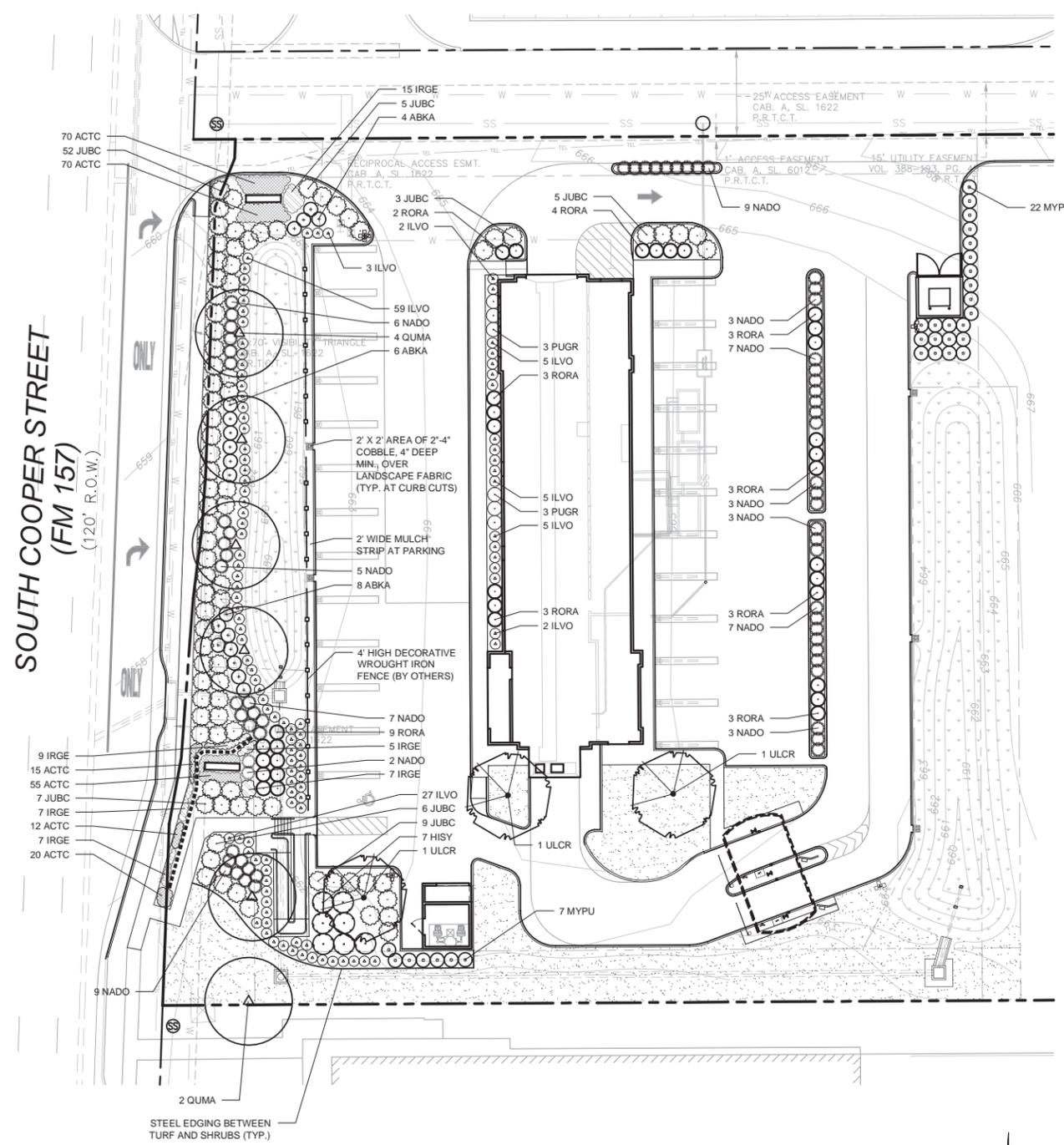
DATE:	09/21/2016	SCALE:	SEE SHEET
DESIGN BY:	SLM	DRAWN BY:	SLM
SHEET NO.:	1 OF 1	JOB NUMBER:	1312-028-03
SHEET ID:	Arlington Zoning Site Plan.dwg	© 2016/2017 Cobb, Fenley & Associates, Inc.	

WILLIAMS STEPHENS ADDITION
 LOT 64A2R1, 64A2R2, 64-A3
 LANDSCAPE CONCEPT PLAN

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NO.	DATE	COMMENT
1	09/16/2014	CITY COMMENTS

**SOUTH COOPER STREET
(FM 157)
(120' R.O.W.)**



PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS
TREES						
QUMA	Quercus macrocarpa	Burr Oak	4" cal., 12'-14" high	20' o.c. min.	6	
ULCR	Ulmus crassifolia	Cedar Elm	4" cal., 12'-14" high	Per plan	3	
NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.						
SHRUBS						
ABKA	Abelia grandiflora 'Kaleidoscope'	Kaleidoscope Abelia	#5 cont.	4' o.c.	18	
HISY	Hibiscus syriacus 'Diana'	Diana Rose-of-Sharon	#5 cont.	6' o.c.	7	
ILVO	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	As needed	3' o.c.	108	30' high min. at planting
JUBC	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	#5 cont.	5' o.c.	87	
MYPU	Myrica pusilla	Dwarf Wax Myrtle	#5 cont.	4' o.c.	29	
NADO	Nandina domestica 'Compacta'	Compact Heavenly Bamboo	#5 cont.	3.5' o.c.	64	
PUGR	Punica granatum 'Nana'	Dwarf Pomegranate	#5 cont.	4' o.c.	6	
RORA	Rosa 'Radsunny'	Sunny Knock-Out Rose	#3 cont.	4' o.c.	33	
PERENNIALS AND ORNAMENTAL GRASSES						
ACTC	Achillea 'Terra Cotta'	Terra Cotta Yarrow	#1 cont.	12" o.c.	242	
IRGE	Iris germanica	Tall Bearded Iris	#1 cont.	18" o.c.	50	Blue/salmon colors, even mix
TURF AND BIOSWALE MIX						
	Cynodon dactylon	Common Bermuda Grass	Sod	---	---	
	---	Bioswale Mix (see below)	Varies	18" o.c.	---	
BIOSWALE MIX PLANTS:						
BOTANIC NAME	COMMON NAME	SIZE	BIOSWALE NOTES:			
Andropogon gerardii	Big Bluestem	Live roots	1) BEFORE INSTALLING BIOSWALE PLANTS AND ROOTS, INSTALL 'BIONET' SHORT-TERM EROSION CONTROL BLANKET, MODEL S758N, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.			
Aster prealtus	Willow Aster	Live roots	ALL PLANTS SHALL BE INSTALLED IN GROUPINGS OF 3-7 PLANTS, WITH GROUPINGS IN A RANDOM PATTERN THROUGHOUT THE AREA TO BE PLANTED. INDIVIDUAL PLANTS SHALL BE INSTALLED AT 18" O.C., TRIANGULAR SPACING.			
Lobelia cardinalis	Cardinal Flower	4' pots	LIVE ROOTS ARE AVAILABLE FROM NATIVE AMERICAN SEED, JUNCTION, TX, (800) 728-4043.			
Panicum virgatum	Switchgrass	Live roots	2)			
Tripsacum dactyloides	Eastern Gamagrass	Live roots	3)			

LANDSCAPE CALCULATIONS - LOT 1

LANDSCAPE SETBACK

FRONTAGE LENGTH: 247 LF
 TREES REQUIRED: 6, 4" TREES (1, 4" TREE PER 45 LF)
 TREES PROVIDED: 6, 4" TREES
 SHRUBS REQUIRED: 70 SHRUBS (14 SHRUBS PER 50 LF)
 SHRUBS PROVIDED: 71 SHRUBS
 TOTAL SETBACK AREA: 3,577 SF
 MAXIMUM TURF ALLOWED: 1,431 SF (40%)
 TURF PROVIDED: 545 SF (15.2%)

INTERIOR PARKING

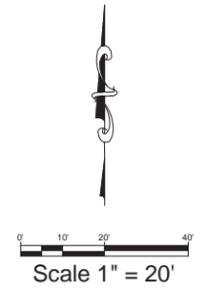
TOTAL PARKING SPACES: 25 SPACES (25 REQUIRED, 0 OVERPARKED)
 TREES REQUIRED: 3 TREES
 - 1 TREE PER 10 REQUIRED SPACES = 3 TREES
 - 1 TREE PER 3 OVERPARKED SPACES = 0 ADD'L SPACES/3 = 0 TREES
 TREES PROVIDED: 3 TREES

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE EQUIVALENT TO 'CENTURY' OR 'DEEP-ROOT' 24" DEEP PANELS. BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH IN ALL PLANTING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.



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ARLINGTON,
 TEXAS



A NEW CAR WASH
 FACILITY FOR:

REVISIONS

No.	DATE	NOTE

Drawn by: LML
 Checked by: LML
 Project No. 13-0925
 Date 06-20-2014



LANDSCAPE PLAN
L1.1

PLANTING SPECIFICATIONS

GENERAL

1. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
 - a. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 - b. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 - c. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
2. SCOPE OF WORK
 - a. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND/OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 - b. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 - c. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

1. ALL MANUFACTURED PRODUCTS SHALL BE NEW, CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
 - a. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z601.1-2004. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISTURBANCE. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE GROWN FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 - b. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 - c. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE TO THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 - d. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADERS ARE DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 - e. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLAKE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLAKE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 - f. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
 - g. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
2. SOD: PROVIDE WELL-ROOTED sod of the variety noted on the plans. sod shall be cut from healthy, mature turf with soil thickness of 3/4" to 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
3. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
4. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
5. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8. MOISTURE CONTENT 35 PERCENT BY WEIGHT, 10 PERCENT PASSING THROUGH 3/4-INCH SIEVE, NITROGEN SALT CONTENT OF 5 TO 10 DECISEMIENS; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
6. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
7. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
8. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PROS LANDSCAPE FABRIC (OR APPROVED EQUAL).
9. TREE STAKING AND GUYING
 - a. STAKES: 6" LONG GREEN METAL T-POSTS.
 - b. CUT AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 - c. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
10. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
11. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF TO BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

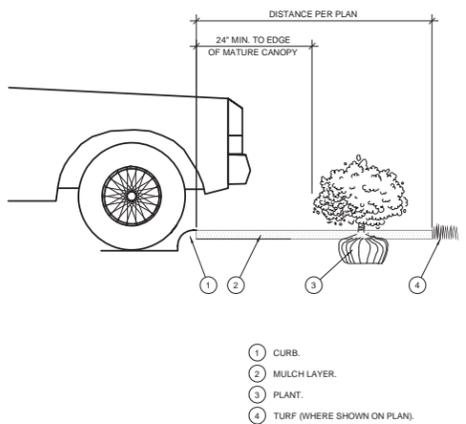
METHODS

1. SOIL PREPARATION
 - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 - b. SOIL TESTING:
 - i. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
 - ii. CONTRACTOR SHALL SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - iii. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 - c. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
2. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. AMMONIUM PHOSPHATE 16-20-0 - 15 LBS PER 1,000 S.F.
 - iii. AGRICULTURAL GYPSUM - 100 LBS PER 1,000 S.F.
 - b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. FERTILIZER - 10 LBS PER CU. YD.
 - iii. AGRICULTURAL GYPSUM - 10 LBS. PER CU. YD.
 - iv. IRON SULPHATE - 2 LBS. PER CU. YD.
3. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
4. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

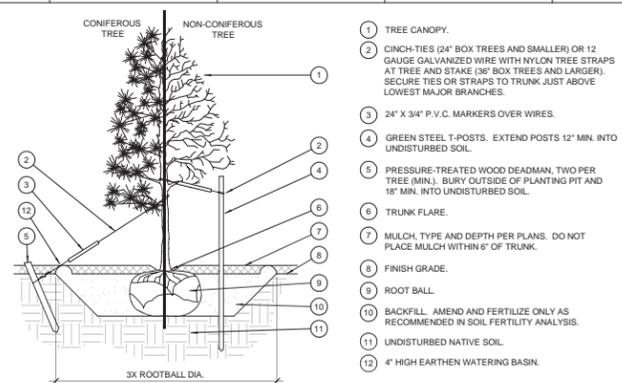
GENERAL PLANTING

1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCHING NEAR EXISTING TREES:
 - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES. ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER AT-BREAK HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
4. TREE PLANTING
 - a. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
 - b. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
 - c. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
 - d. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 - e. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION TO THE ON-SITE SOIL.
 - f. THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FAIL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - i. 1"-2" TREES: TWO STAKES PER TREE
 - ii. 2-1/2"-4" TREES: THREE STAKES PER TREE
 - iii. TREES OVER 4" CALIPER: THREE STAKES PER TREE
 - iv. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE.
 - g. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
5. SHRUB, PERENNIAL, AND GROUND COVER PLANTING
 - a. DO THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 - b. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
 - c. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
6. SOODING
 - a. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 - b. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 - c. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS- DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
 - d. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 - e. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
7. HYDROMULCHING
 - a. THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - i. WINTER MIX (OCTOBER 1 - MARCH 31)
 - 50# CELLULOSE FIBER MULCH
 - 2# UNHULLED BERMIUDA SEED
 - 2# ANNUAL RYE SEED
 - ii. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
 - 50# CELLULOSE FIBER MULCH
 - 2# HULLED BERMIUDA SEED
 - 15# 15-15-15 WATER SOLUBLE FERTILIZER
 - b. CLEAN UP
 - c. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 - d. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
8. INSPECTION AND ACCEPTANCE
 - a. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTOR TO VISIT THE WORK TO DETERMINE IF THE WORK IS ACCEPTABLE.
 - b. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 - c. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
9. LANDSCAPE MAINTENANCE
 - a. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING OF TREES, RESETTLE PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 - b. SHOULD SEEDING AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
 - c. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - i. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - ii. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - iii. SEEDING/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR, FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
10. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
 - a. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDING/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR, FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 - b. BEFORE FIRST MOWING, HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
11. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
 - a. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDING/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR, FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 - b. BEFORE FIRST MOWING, HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
12. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDUM, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

D STEEL EDGING
SCALE: NOT TO SCALE



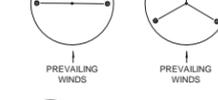
E HEDGE PLANTING AT PARKING AREA
SCALE: NOT TO SCALE



X TREE PLANTING
SCALE: NOT TO SCALE

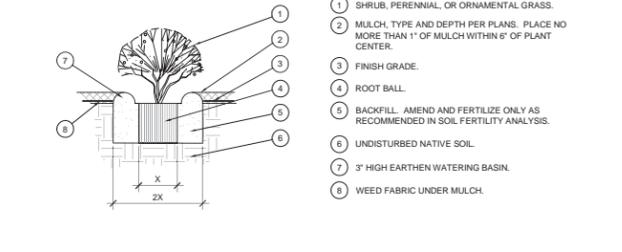
1. TREE CANOPY.
2. CINCH-TIES (24" BOX TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.

STAKING EXAMPLES (PLAN VIEW)

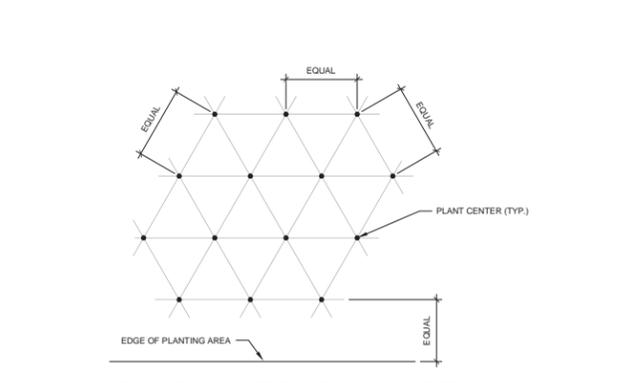


X TREE PLANTING
SCALE: NOT TO SCALE

1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLAKE IS 1" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES OVER 3" CALIPER AND TREES 36" BOX AND LARGER, USE THREE STAKES OR DEADMAN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.



B SHRUB AND PERENNIAL PLANTING
SCALE: NTS



C PLANT SPACING
SCALE: NTS

NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

PLANT SPACING	AREA DIVIDER TO DETERMINE NO. OF PLANTS
6"	0.25
8"	0.45
10"	0.69
12"	1.00
15"	1.56
18"	2.25
24"	4.00
30"	6.25
36"	9.00

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF OF PLANTING AREA = 100/25 = 4 PLANTS

C PLANT SPACING
SCALE: NTS

GENERAL PLANTING NOTES

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
2. CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
3. ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 1" BELOW FINISH GRADE IN SOD AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
4. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE. IN ALL PLANTING BEDS AND TREE RINGS, DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
5. INSTALL 14G. GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
6. HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
7. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
8. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
9. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
10. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING OF TREES, RESETTLE PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
12. SHOULD SEEDING AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
13. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - A. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - B. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - C. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
14. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.



ARLINGTON, TEXAS



A NEW CAR WASH FACILITY FOR:

REVISIONS		
No.	DATE	NOTE

Drawn by: LML
Checked by: LML
Project No. 13-0925
Date 06-20-2014

LANDSCAPE SPECS & DETAILS L1.2





JAA ARCHITECTURE INC.
 2716 ST. JOHN'S AVE
 JACKSONVILLE FL. 32205
 P: (904) 379-5108
 E: JOHN@JAAARCHITECTURE.COM
 LIC. AR92748

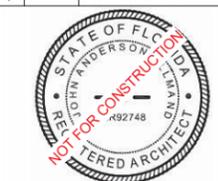
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NEW PET RESORT
PET PARADISE
 SOUTH COOPER STREET
 ARLINGTON, TX



① FRONT ELEVATION PRESENTATION
 3/16" = 1'-0"

REVISIONS		
#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		



DATE: 6.15.16

SHEET: ELEVATION

A002

SCHEMATIC DESIGN

September 21, 2016

City of Arlington
101 West Abram Street
Arlington, TX 76010

Re: PD14-9 Amendment
5521, 5523, and 5525 S. Cooper St.
Lot 64A2R1, 64A2R2, 64-A3 Williams Stephens Addition

Dear Council:

My name is Scott Maynor, and I am a civil engineer for Cobb, Fendley & Associates, Inc., the firm representing this project for the property owners. I wanted to provide you a history of this project and share some insight into why we are pursuing the PD amendment to allow an outdoor dog run.

Our firm originally became involved in this project for the Legends Express Car Wash developer. The properties involved were zoned CC and LI. Mr. Spain's property was zoned LI, under which an outside dog run is permitted.

The Development Plan was tailored to define the immediate pursuit of the car wash use, the features and aesthetics specific to the car wash, and to afford some flexibility in the use for the remainder of the development, while creating an underlying CC zoning for the entire development. The concept for the portion of the development that was not clearly defined by the car wash use were intended to be possibilities for the development of the property, of which one strong possibility is a pet boarding facility. The Development Plan went through a few iterations with a pet facility in mind. Early versions of the plan did include an outdoor dog run.

During staff review of the plan that included an outdoor dog run, we were alerted that outdoor dog runs are not permitted in the CC zoning district. In my haste to address comments and move the project forward, I failed to consult with Mr. Spain on this matter, and in doing so I removed the outdoor dog run. The PD was approved in this condition. Had I coordinated properly, we would have pursued the outdoor dog run in the original zoning case.

Mr. Spain was notified of the restriction on his property at a meeting with staff and had been to that point unaware of my error. When I reached out to Mr. Spain, he was gracious in allowing me to represent the PD amendment and add the outside dog run. In conversations with staff and Council, Mr. Spain has emphasized that the pet boarding facility will incorporate architectural design features consistent with the Development Plan, but as there are no immediate plans to build, the specifics of the potential building are yet undefined. There is opportunity during the Site Plan process for the City to review site plans and façade plans to ensure that any proposed development meets the criteria prescribed in the PD.

It is my hope that you will extend grace in light of my error, and approve the PD amendment to restore to Mr. Spain's property a use that was previously permitted by right, a use that was removed by mistake.

Sincerely,

COBB, FENDLEY & ASSOCIATES, INC.



Scott L. Maynor, P.E.
Project Manager

Staff Report



Zoning Case PD16-20 (Sandlin Delafield, Inc.)	
City Council Meeting Date: 11-1-16	Document Being Considered: Ordinance

RECOMMENDATION

Approve an ordinance changing the zoning classification on a property at 6900 Silo Road; generally located north of East Eden Road and west of Silo Road from Neighborhood Commercial (NC) to Planned Development (PD) for Residential Single-Family-7.2 (PD-RS-7.2), with a Development Plan.

PRIOR BOARD OR COUNCIL ACTION

On October 5, 2016 the Planning and Zoning Commission recommended approval of PD16-20, by a vote of 6-0-0 with the following stipulations:

1. All proposed trees shall be four inches in caliper at installation.
2. The applicant shall provide a park trail connection from the proposed development to the currently developed trail located at W.O. & Zeta Workman Park. This connection is contingent upon the applicant receiving permission from the utility provider to cross their 150 foot wide utility easement located to the north of the property.

On October 25, 2016 City Council approved the first reading for PD16-20 by a vote of 9-0-0 with the follow stipulations:

1. A minimum of two units of the proposed 18 units shall be designed with J-swing garages.
2. There shall be a maximum of four units between 1,600 and 1,800 square feet; no more than seven units 1,800 and 2,400 square feet and the remaining units shall be greater than 2,400 square feet.
3. At the trailhead shall be at least two illuminated bollards, which will assist in the pedestrian wayfinding efforts.
4. There shall be a concrete five-foot-wide trail connection established from the neighborhood to the adjacent WO and Zeta Workman Park trail, and built to City Standards. This trail shall be established within a 20-foot multi-use trail easement once approved by for use by the property owner.

ANALYSIS

Request

The applicant requests to change the zoning on approximately 5.532 acres of land addressed at 6900 Silo Road. The subject site is north of East Eden Road and west of Silo Road.

Current zoning: Neighborhood Commercial (NC)

Requested zoning: Planned Development (PD) for Residential Single Family-7.2 (RS-7.2) uses, with a Development Plan

The subject site is undeveloped and consists of one unplatted parcel. This is a triangular shaped site, located at the northwest corner of Silo and Eden Road, and backing up to a 150-foot wide utility corridor located along the northern property line.

Proposed Development

The applicant is proposing to develop the site as a gated, single family residential subdivision, with 18 residential lots and one open space lot, accessed by one double-loaded private drive entering the site from Silo Road and terminating in a cul-de-sac.

Currently, the residential developments in the general vicinity that have been developed with lots of this size have not gone through the PD process as they had the appropriate zoning for their proposed developments. Of those residential developments that have been developed in the area through a PD, there are five projects that are located within a one mile radius of the subject site. These PDs addressed zero lot line development, commercial adjacency (PD-CA), lot dimensions, and lot size. The PD process allowed for greater flexibility in design and quality control. This property is one of the few sizable undeveloped lots remaining in the area.

	Residential Single-Family 7.2 (RS-7.2) standards	Proposed Sandlin Delafield Development Standards
Lot Area	7,200 square feet	10,317 square-foot average Lots range from 7,200 to 29,426 square feet
Lot Width	60-feet (min)	60-150 feet
Gross Living Area (minimum)	1,500 square feet (min)	1,600-1,800 sq. ft. (max of 4 units) 1,800-2,400 sq. ft. (max of 7 units) Greater than 2,400 sq. ft. (remaining units)
Architectural Features on front elevation	Minimum of 4	Minimum of 5 (including decorative garage doors)
Roof Pitch	Minimum 6/12	Minimum 8/12

The proposed perimeter landscaping consists of a six-foot wide landscaped buffer zone inclusive of one, three-inch caliper street tree per 35 linear feet of street frontage along both Silo and Eden Roads. This area shall include Live Oaks, Cedar Elms, and Shumard Oaks, with no one species making up more than 30% of the composition. Additionally, Red Yucca and Dwarf Yaupon Hollies shall be planted between the street trees and the required six-foot tall, brick screening wall. The perimeter fencing adjacent to the open space lot along Eden Road, is proposed to be a combination of masonry and ornamental iron (50%). Within the open space lot, which is approximately 14,275 square feet in size, the applicant has proposed a mixture of Crape Myrtles, Shumard, and Live Oaks. The entrance shall include an entryway sign that incorporates raised brass lettering with a stucco background and a landscape bed consisting of Drift Rose, Autumn Sage, and Asian Jasmine.

Adjacent Land Uses

The subject site is currently undeveloped and zoned NC. The property to the north is a 150-foot wide utility corridor that is zoned Residential Estate (RE); to the east across Silo Road is zoned Community Commercial (CC) and is undeveloped. Neighborhood Commercial districts should be used as a buffer between residential and more intense retail/commercial uses such as the CC property to the east. The property to the south across East Eden Road is developed and is zoned RS-7.2. The site is bordered on the south by Eden Road and on the east by Silo Road. Eden Road is listed as an Arterial and Silo Road is listed as a Collector by the Thoroughfare Development Plan.

The change from commercial zoning to residential zoning in this area is not specifically identified as the highest and best use considering the abundance of residential housing stock currently in the area. There are limited areas of commercial and office development within a one mile radius, all of which represent minimal opportunities for commerce such as

professional offices, medical clinics, and small strip shopping centers. Neighborhood Commercial (NC) is intended to provide sites for businesses serving the daily needs of nearby residential areas and for small-scale offices.

Comprehensive Plan Analysis

The Comprehensive Plan contains goals 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. Due to this and the built-in buffers of the roads and the utility corridor, the proposed zoning change is in general conformance with the Comprehensive Plan and other relevant plans.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:	Ordinance with Exhibits A and B Case Information with P&Z summary Site Plan (5 pages)
Under separate cover:	None
Available in the City Secretary's office:	None

STAFF CONTACTS

Jennifer Pruitt, AICP, LEED AP Planning Manager, Land Development Community Development and Planning 817-459-6138 Jennifer.Pruitt@arlingtontx.gov	Kevin Charles Senior Planner Community Development and Planning 817-459-6515 Kevin.Charles@arlingtontx.gov
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Ordinance No. _____

An ordinance adopting revised Development Plan PD16-20 on certain property known as 6900 Silo Road zoned Planned Development for Residential Single-Family-7.2 (PD-RS-7.2), with a Development Plan; amending the Zoning District Map accordingly; authorizing the building official to issue permits upon the effective date; providing for a fine of up to \$2,000.00 for each violation; providing this ordinance be cumulative; and providing for severability, governmental immunity, injunctions, publication, and an effective date.

WHEREAS, after notice and public hearing the Planning and Zoning Commission heard and recommended approval of the revised Development Plan PD16-20 on October 5, 2016; and

WHEREAS, after notice and public hearing, and upon consideration of the recommendation of the Commission and of all testimony and information submitted during the public hearing, the City Council has determined that it is in the best interest of the public and in support of the health, safety, morals, and general welfare of the citizens that the revised Development Plan be approved. NOW, THEREFORE,

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

1.

The zoning regulations for the property known as 6900 Silo Road, described in Exhibit A, zoned Planned Development for Residential Single-Family-7.2 (PD-RS-7.2), is hereby amended by the approval of revised Development Plan PD16-20. The Zoning District Map shall be amended to reflect the zoning change made by this ordinance. Development and use of the property shall be in compliance with zoning, this ordinance, the conditions stated in Exhibit B, and the attached Development Plan.

2.

The Building Official is hereby authorized and directed to issue permits in compliance with this ordinance, including all exhibits attached to this ordinance, immediately after the effective date of this ordinance. In the event of a conflict between the provisions in Exhibit B and the provisions in any other exhibit, the provisions in Exhibit B control.

3.

Any person, firm, corporation, agent or employee thereof who violates any of the provisions of this ordinance shall be guilty of a misdemeanor and upon conviction thereof

shall be fined an amount not to exceed Two Thousand Dollars and No Cents (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

4.

This ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Arlington; and this ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

5.

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional, such holding shall not affect the validity of the remaining portions of this ordinance.

6.

All of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this ordinance, acting for the City of Arlington in the discharge of his/her duties, shall not thereby render himself/herself personally liable; and he/she is hereby relieved from all personal liability for any damage that might accrue to persons or property as a result of any act required or permitted in the discharge of his/her said duties.

7.

Any violation of this ordinance can be enjoined by a suit filed in the name of the City of Arlington in a court of competent jurisdiction, and this remedy shall be in addition to any penal provision in this ordinance or in the Code of the City of Arlington.

8.

The caption and penalty of this ordinance shall be published in a newspaper of general circulation in the City of Arlington, Texas, in compliance with the provisions of Article VII, Section 15, of the City Charter. Further, this ordinance may be published in pamphlet form and shall be admissible in such form in any court, as provided by law.

9.

This ordinance shall become effective upon second publication.

PRESENTED AND GIVEN FIRST READING on the 25st day of October, 2016 at a regular meeting of the City Council of the City of Arlington, Texas; and GIVEN SECOND READING, passed and approved on the 1st day of November, 2016 by a vote of ___ ayes and ___ nays at a regular meeting of the City Council of the City of Arlington, Texas.

W. JEFF WILLIAMS, Mayor

ATTEST:

MARY W. SUPINO, City Secretary

APPROVED AS TO FORM:
TERIS SOLIS, City Attorney

BY _____

PD16-20

EXHIBIT "A"

BEING A TRACT OF LAND OUT OF THE FRANCISCO ESCOBAR SURVEY, ABSTRACT NO. 1929, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND AS DESCRIBED IN DEED IN VOLUME 10874, PAGE 1405, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON PIN SET AT THE SOUTHWEST INTERSECTION OF SILO ROAD AND A 150.0' T.E.S.CO. R.O.W. AS DESCRIBED IN DEED RECORDED IN VOLUME 3880, PAGE 645, DEED RECORDS, TARRANT COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING LOCATED 164.16 FEET SOUTH 01 DEGREES 36 MINUTES 18 SECONDS WEST AND 111.36 FEET SOUTH 67 DEGREES 58 MINUTES 22 SECONDS WEST FROM THE SOUTHWEST CORNER OF LOT 10, BLOCK 2, EDEN CREEK ADDITION, PHASE I, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 2951, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 01 DEGREES 40 MINUTES 25 SECONDS WEST 23.11 FEET ALONG THE WEST R.O.W. LINE OF SILO ROAD TO A CAPPED IRON PIN SET FOR CORNER OF TRACT BEING DESCRIBED;

THENCE SOUTH 04 DEGREES 09 MINUTES 10 SECONDS WEST 270.36 FEET AND CONTINUING ALONG THE WEST R.O.W. LINE OF SAID SILO ROAD TO A CAPPED IRON PIN SET FOR CORNER OF TRACT BEING DESCRIBED;

THENCE SOUTH 01 DEGREES 41 MINUTES 12 SECONDS WEST 127.70 FEET AND CONTINUING ALONG THE WEST R.O.W. LINE OF SAID SILO ROAD TO A CAPPED IRON PIN SET FOR THE MOST EASTERLY SOUTHEAST CORNER OF TRACT BONG DESCRIBED;

THENCE SOUTH 45 DEGREES 10 MINUTES 56 SECONDS WEST 29.12 FEET TO A CAPPED IRON PIN SET IN THE NORTH R.O.W. LINE OF EDEN ROAD FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF TRACT BEING DESCRIBED;

THENCE SOUTH 89 DEGREES 37 MINUTES 20 SECONDS WEST 371.29 FEET ALONG THE NORTH R.O.W. LINE OF SAID EDEN ROAD TO A CAPPED IRON PIN SET FOR THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 1060.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID R.O.W. AND CURVE TO THE LEFT 26.84 FEET TO A CAPPED IRON PIN SET FOR THE END OF SAID CURVE, WHOSE CHORD BEARS 26.84 FEET SOUTH 88 DEGREES 53 MINUTES 49 SECONDS WEST;

THENCE SOUTH 88 DEGREES 10 MINUTES 17 SECONDS WEST 211.63 FEET AND CONTINUING ALONG SAID R.O.W. TO A CAPPED IRON PIN SET FOR THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 940.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID R.O.W. AND CURVE TO THE RIGHT 23.80 FEET TO A CAPPED IRON PIN SET FOR THE END OF SAID CURVE, WHOSE CHORD BEARS 23.80 FEET SOUTH 88 DEGREES 53 MINUTES 49 SECONDS WEST;

THENCE SOUTH 89 DEGREES 37 MINUTES 20 SECONDS WEST 444.11 FEET AND CONTINUING ALONG SAID R.O.W. TO A CAPPED IRON PIN SET IN THE SOUTHERLY LINE OF SAID T.E.S.CO. R.O.W. FOR THE MOST WESTERLY CORNER OF TRACT BEING DESCRIBED;

THENCE NORTH 67 DEGREES 58 MINUTES 22 SECONDS EAST 1210.58 FEET ALONG SAID T.E.S.CO. R.O.W. TO THE POINT OF BEGINNING

AND CONTAINING 5.532 ACRES OF LAND, MORE OR LESS.

PD16-20

EXHIBIT "B"

1. The zoning of this site is Planned Development for Residential Single-Family-7.2 (PD-RS-7.2), with a Development Plan.
2. Use and development of the property must be in compliance with attached development plan (5 pages).
3. The gated development will include a total of 18 residential lots and one open space lot.
4. There shall be a six-foot tall, brick screening wall along both street frontages.
5. One open space lot, 14, 175 square feet in size, is proposed in the development. This lot shall have ten, four-inch caliper trees installed adjacent to Eden Road and be bordered by a 50% ornamental iron fence with masonry columns.
6. There shall be a concrete five-foot-wide trail connection established from the neighborhood to the adjacent WO and Zeta Workman Park trail, and built to City Standards. This trail shall be established within a 20-foot multi-use trail easement once approved by for use by the property owner.
7. At the trailhead shall be at least two illuminated bollards, which will assist in the pedestrian wayfinding efforts.
8. All homes shall provide a minimum of five architectural features on the front elevation. (including decorative garage doors)
9. The minimum roof pitch for all homes shall be no less than 8:12.
10. There shall be a maximum of four units between 1,600 and 1,800 square feet; no more than seven units 1800 and 2,400 square feet; and the remaining units shall be greater than 2,400 square feet.
11. A minimum of two units of the proposed 18 units shall be designed with J-swing garages.
12. In the event of a conflict between the provisions in this Exhibit B and any other exhibits to this ordinance, the provisions of Exhibit B control.

Case Information



Applicant: Neel-Schaffer, Inc., represented by Derek Cheatham

Owner: Sandlin Delafield, Inc., represented by Mike Sandlin

Sector Plan: Southeast

Council District: 3

Allowable Uses: See attachment ii-1

Development History: The subject site is unplatted at this time.

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

Transportation: The proposed zoning case, though bordered by both Silo and Eden Roads, shall have only one point of access from Silo Road.

Thoroughfare	Existing	Proposed
Silo Road	70-foot, 4-lane undivided Major Collector	70-foot, 4-lane undivided Major Collector
Eden Road	120-foot, 2-lane undivided Minor arterial	100-foot, 2-lane undivided Minor arterial

Traffic Impact: The change in zoning will result in similar or fewer average daily trips. The trips will not significantly impact the adjacent roadway system.

Water & Sewer: Water is available from a 12" water line located on the west side of the Silo Road right-of-way. Sanitary sewer is available from an 8" sanitary sewer line located on the east side of the Silo Road right-of-way.

Drainage: The site is located in the Lynn 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 15, located at 906 Eden Road, provides protection to this site. The estimated fire response time is less than 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 Independent School District
Arlington Alliance for Responsible Government
Arlington Neighborhoods
East Arlington Review
Far South Arlington Neighborhood Assn
Forest Hills Home Owners Association
Northern Arlington Ambience
WeCan (West Citizen Action Network)
Berkeley Square CrimeWatch
Fossil Lake III Home Owners Association
Meadow Vista Community Watch Organization
Nature's Glen
Valley Spring Community Watch
SWAPO (Southwest Arlington Property Owners)

Property Owners: 22
Letters of Support: 0
Letter of Opposition: 0

PLANNING AND ZONING COMMISSION SUMMARY:

Public Hearing: October 5, 2016

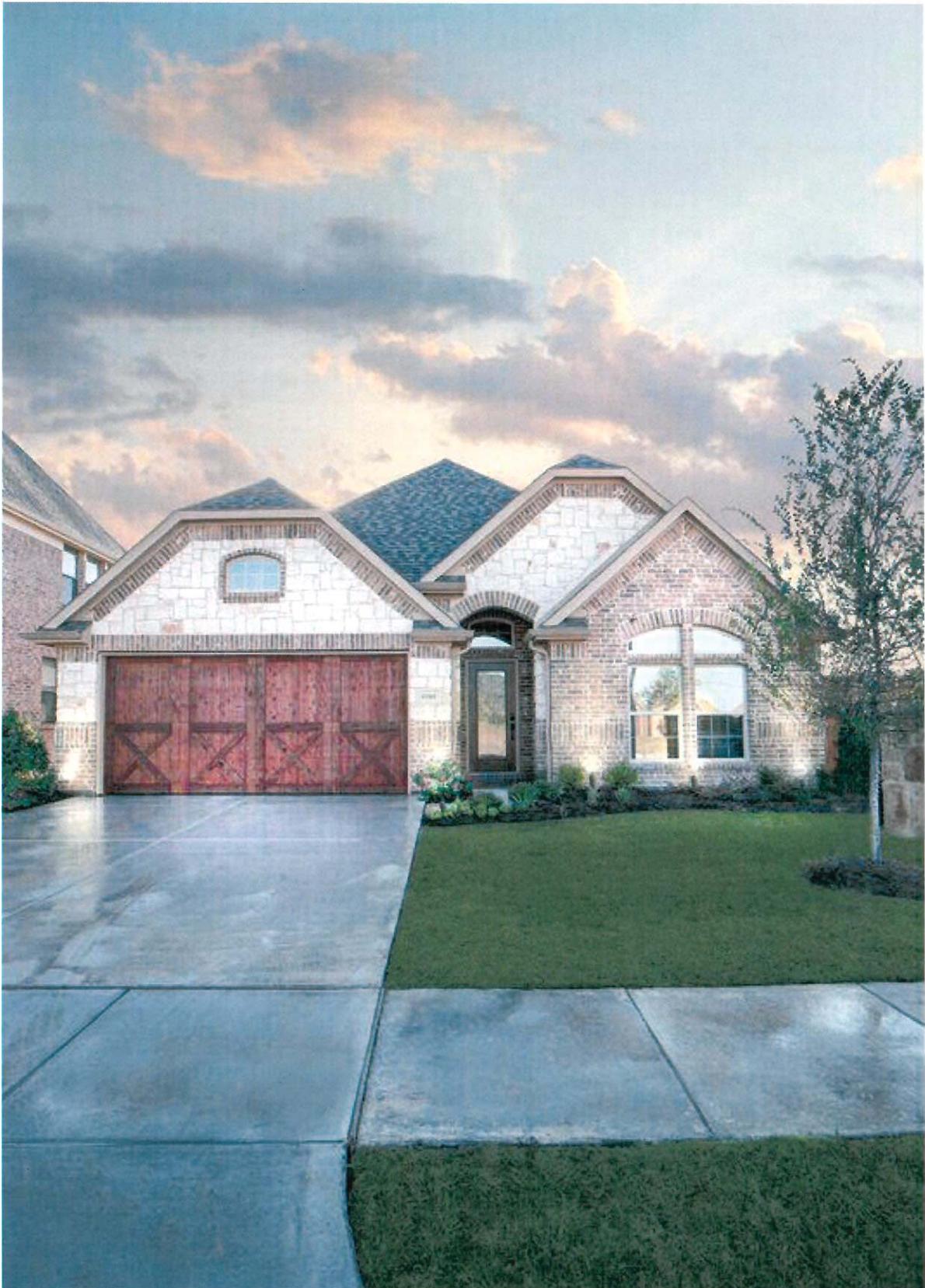
Zoning Case PD16-20 (Sandlin Delafield, Inc. – 6900 Silo Road)

Application to change the zoning on approximately 5.532 acres from Neighborhood Commercial (NC) to Planned Development (PD) 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.

Present in support of this case were Mike Sandlin, 5137 Davis, Arlington, TX and Derek Cheatham, 953 Roxbury Way, Keller, TX 76240.

Commissioner Ron Smith moved to Approve Zoning Case PD16-20 – Sandlin Delafield, Inc. Seconded by Commissioner McCurdy, the motion was approved by a vote of 6-0-0.

APPROVED







Landscape Legend

Qty	Symbol	Common Name	Botanical Name	Plant Size
5		Crape Myrtle	Lagerstroemia indica	7'-8'
10		Elm, Cedar	Ulmus crassifolia	3" Cal.
21		Oak, Shumard	Quercus shumardii	3" Cal.
11		Oak, Southern Live	Quercus virginiana	4" Cal.

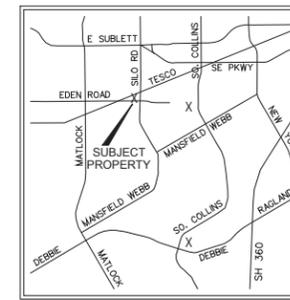
Qty	Symbol	Common Name	Botanical Name	Plant Size
14		Autumn Sage	Salvia greggii	1 Gallon
6		Rose, Coral Drift	Rosa Coral Drift	3 Gallon
200		Holly, Duf. Burford	Ilex cornuta 'Burfordii Nana'	5 Gallon
60		Holly, Duf. Yaupon	Ilex vomitoria nana	5 Gallon
144		Nandina, Obsession	Nandina domestica 'Obsession'	5 Gallon
30		Yucca, Red	Hesperaloe parviflora	5 Gallon

Ground Cover-Vines

Qty	Symbol	Common Name	Botanical Name	Plant Size
42		Asiatic Jasmine	Trachelospermum asiaticum	4" Pts.

NOTES:

- INDIVIDUAL LOT LANDSCAPE SHALL:
-INCLUDE 15% VEGETATIVE COVER OR/
-INCLUDE AT LEAST TEN SHRUBS OR TWO OR MORE SPECIES AND
ONE TREE INDIVIDUAL LOT LANDSCAPE SHALL OCCUR AT TIME
OF LOT DEVELOPMENT.
- NO PROTECTED TREES EXIST ON THE PROPERTY. LIMITED EXISTING
WOODY VEGETATION INCLUDES WILLOWS AND SMALL MESQUITE TREES.
- NO RESIDENTIAL STREETSCAPE IS REQUIRED PER SECTION 5.2.23.
THIS DEVELOPMENT CONTAINS 19 LOTS. STREETSCAPE IS REQUIRED IN
DEVELOPMENTS OF 20 LOTS OR MORE.



VICINITY MAP
NOT TO SCALE



Scale: 1" = 50'
Graphic Scale in Feet

OWNER
Sandlin, Delafield, Inc
5137 Davis Blvd
North Richland Hills, Texas 76180
817-281-3509
817-656-0719 Fax

ENGINEER/SURVEYOR
NEEL-SCHAFFER, INC
2501 Avenue J, Suite 120
Arlington, Texas 76006
817-548-0696
CONTACT: DEREK CHEATHAM
TSPRE FIRM REGISTRATION NO. F-2697
TBLPL FIRM REGISTRATION NO. 10021800

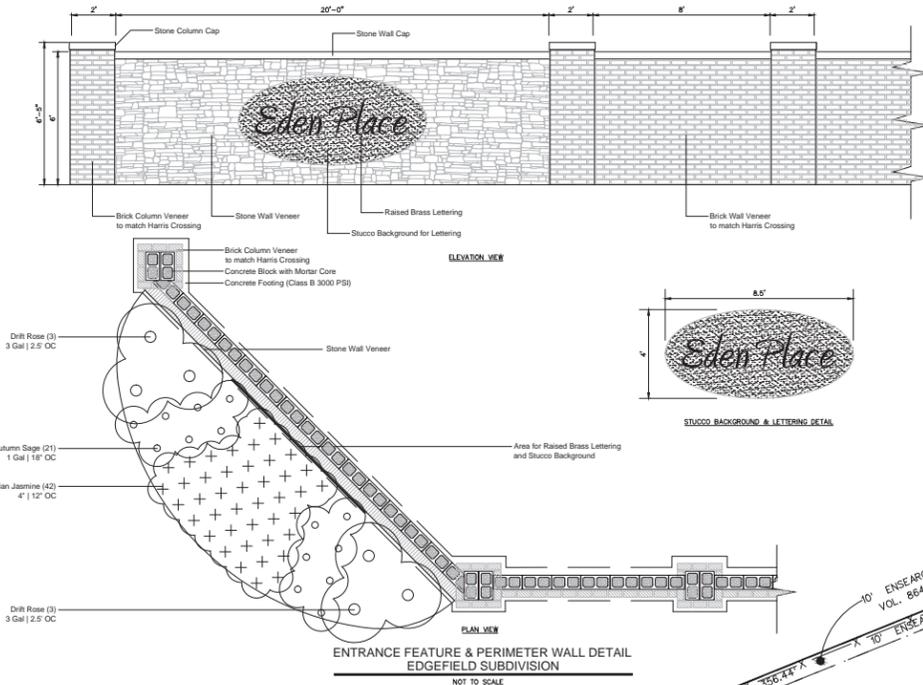
CITY OF ARLINGTON
W O & ZETA WORKMAN PARK
WILLIAM GRIMMITT ADDITION, LOT 1
CAB. A, SL. 3409
P.R.T.C.T.

ZONING
RS-7.2

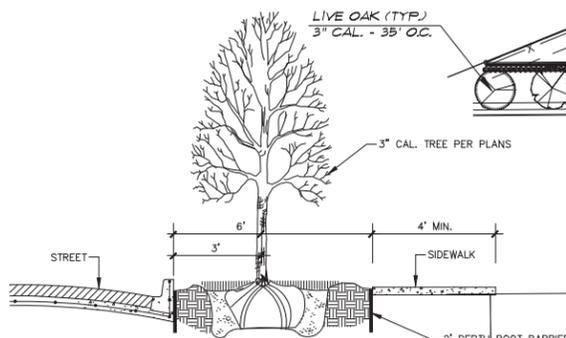
ARLINGTON ISD
ASHWORTH ELEMENTARY
F. ESCOBAR NORTH ADDITION LOT 9
CAB. B, SL. 1222
P.R.T.C.T.

ZONING
RS-7.2

OPEN SPACE IMPROVED AND
MAINTAINED BY HOMEOWNERS.



ENTRANCE FEATURE & PERIMETER WALL DETAIL
EDGEFIELD SUBDIVISION
NOT TO SCALE



REQUIRED STREET TREE DETAIL

SCALE: NTS

3" CAL. TREES - 35' O.C.
SPECIES AS NOTED

CEDAR ELM (TYP.)
3" CAL. - 35' O.C.

BLOCK 11
MEADOW VISTA ESTATES
SECTION 4
CAB. A, SL. 3790
P.R.T.C.T.

ZONING
RS-7.2

THUNDERBIRD DR

BLOCK 1
MEADOW VISTA ESTATES
SECTION 4
CAB. A, SL. 3790
P.R.T.C.T.

ZONING
RS-7.2

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW
ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION
OR PERMIT PURPOSES. THEY WERE
PREPARED BY, OR UNDER SUPERVISION OF:
GARY P. KUTILEK, R.L.A. 625 8/10/16
RPLS NO. DATE

CITY OF ARLINGTON, TEXAS
EDEN ROAD AT SILO ROAD
PRELIMINARY
LANDSCAPE PLAN

NO.	REVISION	DATE	BY	DESIGNED	DRAWN	CHECKED	LDL	LDL
1		8/10/16						

SHEET

L1.00



The Landscape Alliance
951 W. Pipeline Rd., #410
Hurst, Texas 76053
Metro: (817) 589-8909
Fax: (817) 616-3344



TBPE REGISTRATION No. F-2697

Staff Report



Library Service Policy Revision

City Council Meeting Date: 11/1/2016

Document Being Considered: Resolution

RECOMMENDATION

Approve a resolution authorizing adjustments to the Library Service Policy to provide for more consistent application of non-resident exceptions for children and educators.

PRIOR BOARD OR COUNCIL ACTION

The Library Use Policy and periodic revisions have been previously approved by City Council. The last revision was approved on April 16, 2013, when the City Council passed Resolution 13-067 authorizing amendment of the City of Arlington Library Policy provide for more efficient collection processes for delinquent accounts as well as implementing and adjusting fees for cost recovery for specific services offered.

ANALYSIS

The current changes proposed to the policy are as follows:

- To better meet the City strategic goal to support quality education, amend of the City of Arlington Library Services Policy to expand the definition of exceptions to the non-resident fee to include an individual who is a student currently attending classes or an adult currently employed at all primary, secondary or post-secondary public, charter and private schools located in Arlington city limits. The exclusion will also include any child enrolled in a license daycare provider located in Arlington city limits.
- Several minor adjustments are made in the working and categorization of changes in the fine and fee schedule

FINANCIAL IMPACT

The current policy already applies to students and faculty at AISD, UTA, and faculty at the SE campus of TCC. If approved this exception will expand this to all primary, secondary, or post-secondary schools with a campus with an address within the City of Arlington.

FY 2017
\$1,450

FY2018
\$0

FY2019
\$0

ADDITIONAL INFORMATION

Attached:

Resolution
Arlington Library Service Policy (draft)

Under separate cover:

None

Available in the City Secretary's Office:

None

STAFF CONTACT(S)

Yoko Matsumoto
Director of Libraries
817-459-6916

Yoko.Matsumoto@arlingtontx.gov

Resolution No. _____

**A resolution approving the amendment of the Arlington
Public Library Service Policy and the Fines and Fees
Schedule**

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

I.

That the City Council hereby approves amendments to the Arlington Public Library Service Policy to provide for more consistent application of non-resident exceptions for children and educators and the addition of the waiver of late fines for adult borrowers in exchange for volunteer assistance or program participation.

II.

Further, the City Council hereby approves amendments to the Fines and Fees Schedule relative to updating the language and adding fines and fees associated with new technology for public services.

III.

Substantial copies of the Arlington Public Library Service Policy as amended and the Fines and Fees Schedule are attached hereto and incorporated herein for reference.

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

W. JEFF WILLIAMS, Mayor

ATTEST:

MARY W. SUPINO, City Secretary

APPROVED AS TO FORM:
TERIS SOLIS, City Attorney

BY  _____

ARLINGTON LIBRARY SERVICE POLICY, CITY OF ARLINGTON RESOLUTION NO. ##-###

Fines and Fees Schedule (last revised ##/##/####)

Items Overdue	Daily Charge per Item
Book, magazine, kits, audio and/or visual materials - all formats	\$0.25
Interlibrary Loan	\$1.00
Partial Item Missing	Charges per Item
Barcode/RFID tags, multi-media bag	\$1.00
Lost borrower's card - barcoded	\$1.00
Media case	\$1.50
Replacement media (Audiobook)	\$7.00
Supplemental media	\$2.00
Operations and Service	Charges
Collection fee/long overdue processing	\$10.00
Community room usage (per application)*	\$20.00
*Please refer to the Meeting Room Usage Policy for more details	
Computer printouts - 3-D Prints (Minimum charge \$1.00)	\$0.20 per gram
Computer printouts – B & W	\$0.15
Computer printouts – Color	\$0.50
Computer printouts - microfiche	\$0.25
Faxing (per page)	\$1.00
GED/ESL materials fee	\$25.00 per year
Interlibrary loan postage	\$2.00
Materials processing fee	\$5.00
Unclaimed request reshelving fee (per item)	\$0.25
Non-Resident	Fee applied annually
Non-resident limited services (4 physical items plus digital)	\$25.00
Non-resident computer use only	\$25.00
Public Access Computer guest pass per session	\$1.00
Non-resident full services (all items including digital materials and PCs)	\$50.00
Non-resident Family - 4 linked cards (full services - all items including digital and PCs)	\$75.00

Replacement Cost

Charges Vary

The charge for lost or damaged materials is the actual price paid by the Library for the particular item as recorded in the Library’s Circulation System database plus a processing fee. If an item record does not include the actual price paid by the Library, the “standard replacement cost” will be charged for the item plus a processing fee. The standard replacement cost represents the average cost of the type of item borrowed. Borrowers of library materials may provide replacement copies for lost or damaged items subject to approval by library staff. Refunds on books lost and paid for will be made if the item is returned in good condition and within six (6) months of the date of payment. The borrower must present the item to qualify for a refund. Payment of replacement charges does not transfer ownership of the material to the borrower paying the charges. Lost or damaged items remain the property of the Library.

ARLINGTON PUBLIC LIBRARY (APL) SERVICE POLICY, CITY OF ARLINGTON RESOLUTION NO. 16-###

1. "Library account" shall mean a physical card with a unique barcode number or a virtual account with only a unique barcode number issued by an authorized library staff member for purposes of identifying the person (borrower) to whom the account was issued. The library account holder (borrower) will then be authorized to borrow materials subject to all limitations and conditions imposed on such borrowing by the library system issuing such an account.

2. Library accounts are issued without a fee to an individual who is a resident of the city of Arlington or owns property in Arlington. This type account must be renewed every two years from the date the account is opened.

- a) "Resident" is defined as a person having a place of habitation within the city limits of Arlington, proof of which may include a government issued form of photo identification, accompanied by rent agreement, current utility bill, or tax statement, presented upon application for a library account.
- b) Proof of ownership of property within the city limits shall be determined upon application for a library account by the presentation of a current year's receipt for payment of ad valorem taxes on the property owned.

Library accounts are issued to non-residents of Arlington for a fee. Non-resident accounts are valid for one year from the date the account is opened or renewed. Non-Resident fee is applied annually:

Non-resident full services.....	50.00
Non-resident limited services (4 items plus access to electronic resources)	25.00
Non-resident computer use only	25.00
Non-resident Family-4 linked cards (full services).	75.00
Public Access Computer guest pass per session	1.00

The following non-residents are exempt from this fee:

- a) If the resident or property owner designation does not apply, a library account can be issued without a fee to an individual who is a student currently attending classes or an adult currently employed at a primary or secondary public, charter, private school, the University of Texas at Arlington or Tarrant County College Southeast campuses located in Arlington city limits. The exclusion will also include any child enrolled in a licensed daycare provider located in Arlington city limits. This type account must be renewed at the beginning of each new school year with proof of continued enrollment or employment with listed type of educational organizations.
 - Proof of current enrollment may include student ID, current report card, or registration records.
 - Proof of current employment may include employer ID, recent pay stub, or current employment verification document.
- b) Residents of Pantego, in accordance with the current interlocal agreement between Pantego and Arlington.
- c) Non-resident volunteers actively serving at Arlington Public Library (8 hours of service per month.)

Proof of residence and exception must be validated annually to renew the account.

Library accounts are issued to temporary residents of Arlington for up to but not to exceed three (3) months. Individuals eligible for this card would be applicants who are in Arlington either to attend an educational program, to receive medical treatment, to visit a relative, or the applicant may reside temporarily in one of the several Arlington-based social service centers.

A library account shall not be issued to individuals who have at the time of application unpaid library charges, nor shall a library account be renewed for any individual who has not cleared all outstanding library charges on record.

3. The name and address provided by an applicant for a library account shall be considered the true and current name and address at the time of application. It is the responsibility of the library account holder to report any change of that person's name, address, phone number, and/or email address.

4. If a borrower retains property owned by or subject to the control of the Arlington Public Library for more than twenty-eight (28) calendar days after the return due date of any such item, or has accumulated fines of \$10.00 or more, then such person shall be denied the privilege of borrowing any print and digital resources from the Arlington Public Library, utilizing the Library's public computers, or reserving a library meeting room pending the return of all overdue library material and/or payment of all library charges to such library account. At the discretion of the Director of Libraries, a payment plan may be established to facilitate the payment of these charges over a 12-month period.

5. Any item recorded in a circulation transaction shall be considered to have been borrowed by the person whose name is on the library account used in the transaction, and the responsibility for any and all library fines or charges resulting from such transactions shall be the responsibility of the person whose name appears on the account. In the event the library account information is lost or

stolen, it is the responsibility of the account holder to notify the Library immediately of the loss or theft which releases the account holder of any charges against a stolen library account after the account holder has notified the library.

6. The number of items allowed to be on loan to any single borrower is limited to 50 items, which may be a combination of any library materials in the circulating collection. Limitations on borrowing may also be set by the Director of Libraries on specific portions of the collection to ensure equitable access to resources in high demand.

7. A complete and current schedule of library fines, fees, and operations and services charges is on file with the City Secretary's Office and may be found on the Library website (www.arlingtonlibrary.org).

8. An item borrowed from the Arlington Public Library becomes overdue on the first day of library service following the due date of the item as recorded in the circulation transaction when the item was borrowed. A library item placed in a book-return receptacle at any library facility during hours when the library building is not open shall be deemed to have been returned to the library on the date of that library building's closing.

9. Fines for overdue materials will accumulate at the daily rate, Sundays and holidays included, not to exceed the amount of the "standard replacement cost" of the item. There are different classifications of types of materials which may be borrowed from the Library.

At the discretion of the Director of Libraries, programs may be established where late fines will be waived in the following instances: a) for juvenile, student, and adult borrowers in exchange for volunteer assistance or program participation; b) for all borrowers for a specified period of time in order to benefit a charitable cause which serves a public purpose.

10. Each type of material has its own replacement cost. No borrower or class of borrowers shall be exempt from payment of fees for the replacement of lost or damaged materials.

The charge for lost or damaged materials is the price paid by the Library for the particular item as recorded in the Library's Circulation System database plus a processing fee. If an item record does not include the price paid by the Library, the standard replacement cost represents the average cost of the type of item borrowed and will be charged for the item plus a processing fee.

Borrowers of library materials may provide a comparable replacement item of like kind and quality for lost or damaged items subject to approval by library staff. Refunds on books lost and paid for will be made if the item is returned in good condition and within six (6) months of the date of payment. The borrower must present the item to qualify for a refund. The current set replacement charges schedule is on file with the City Secretary's Office and may be found on the Library website (www.arlingtonlibrary.org).

Payment of replacement charges does not transfer ownership of the material to the borrower paying the charges. Lost or damaged items remain the property of the Library.

11. As a courtesy, when items checked out to a borrower become seven or more days overdue, the library will attempt to notify them by phone, text, or by email based on the notification settings made by the account holder. A final written notice will be sent to the email or mailing address listed in the borrower's library account after materials become 28 days overdue.

In the event, a library account balance exceeds \$10.00 in unpaid fines or fees (including replacement costs and processing fees for unreturned materials) the account will be considered to be delinquent if unpaid within 30 days from the date the fines or fees are charged to the account. The collection of delinquent accounts may be pursued through several means, depending on the amount, including referral to a collection agency or through contact by City of Arlington Attorney's Office. The account holder involved shall be informed, using the contact information provided by the account holder, of any overdue fines for overdue items that must be paid in full, any overdue library materials that must be returned to the library, or that payment be made to the library in the amount of the cost of replacing any and all such items including the standard replacement cost, the cost of cataloging and processing the replacement item or items, and the collection fee.

12. Actions for the collection of delinquent library fines and/or payment for library material not returned to the library, when such charges exceed the sum of Three Hundred and No/100 Dollars (\$300.00) may consist of the filing of a civil suit against the offender. The pertinent documentation will be assembled by the Director of Libraries or designee and forwarded to the City Attorney's Office.

13. In appropriate cases, criminal prosecution will be pursued by the Director of Libraries or their designee by filing appropriate paperwork in the Tarrant County District Attorney's Office and/or the Arlington City Attorney's Office after investigation. Offenses that may be prosecuted include, but are not limited to: THEFT (Chapter 31 of the Texas Penal Code, as amended); SECURING EXECUTION OF DOCUMENT BY DECEPTION (Section 32.46 of the Texas Penal Code, as amended); FRAUD (Chapter 32 of the

Texas Penal Code, as amended); CRIMINAL MISCHIEF (Section 28.03 of the Texas Penal Code, as amended); and RECKLESS DAMAGE OR DESTRUCTION (Section 28.04 of the Texas Penal Code, as amended).

Staff Report



Approval to Execute Handitran FY 2016 FTA Grant Award Funds

City Council Meeting Date: 11-01-2016

Document Being Considered: Resolution

RECOMMENDATION

Approve a resolution authorizing the City Manager, or his designee, to execute documents related to the drawing down of FY 2016 Federal Transit Administration (FTA) grant award funds for Handitran and MAX commuter bus service.

PRIOR BOARD OR COUNCIL ACTION

None.

ANALYSIS

FTA offers capital funding reimbursements for agencies such as Handitran that provide transportation services to the elderly and disabled. Capital funding reimbursements are available under Section 5307 of the Fixing America's Surface Transportation Act (FAST Act). Texas Department of Transportation (TxDOT) operational funding reimbursements are included in this grant. FAST Act legislation requires City of Arlington to:

- Provide demand response services exclusively for elderly and/or persons with disabilities,
- Directly operate less than 20 demand responsive vehicles,
- Provide service in an urbanized area with a population of more than 200,000,
- Not provide a fixed route service,
- Provide a demand response service that is not an Americans with Disabilities Act paratransit service complementary to a fixed route service, and
- Obtain concurrence of the local Metropolitan Planning Organization (the North Central Texas Council of Governments) for funding related to Handitran

FINANCIAL IMPACT

The total grant budgeted cost of the Handitran service for FY 2016 is \$3,515,121. The federal share is \$2,260,303 and TxDOT share is \$168,773, and the City of Arlington share is \$1,086,045. Funds for the City's share are available in the General Fund account 100049632.

ADDITIONAL INFORMATION

Attached:	Resolution
Under separate cover:	None
Available in the City Manager's office:	None

STAFF CONTACT(S)

Gilbert Perales	Bob Johnson
Deputy City Manager	Transit Manager
817-459-6111	817-459-5390
gilbert.perales@arlingtontx.gov	bob.johnson@arlingtontx.gov

Resolution No. _____

A resolution authorizing the drawing down of funds provided by the Federal Transit Administration for funding assistance during FY 2016 for capital and operating expenses for Handitran and MAX commuter bus service and authorizing the execution of documents relative to the drawing down of such grant funds

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

I.

That the City Manager or his designee is hereby authorized to draw down funds provided by the Federal Transit Administration, for funding assistance during FY 2016 for the Special Transportation Service for the City of Arlington (Handitran) and the MAX commuter bus service. The federal share is \$2,260,303 and the TxDOT share is \$168,773. The City's share for FY 2016 is \$1,086,045. Funds for the City's share are available in the General Fund account 100049632.

II.

Further, the City Manager or his designee is authorized to furnish such information as the U. S. Department of Transportation may require in connection with the application for this program of projects and budget.

III.

Further, the City Manager or his designee is authorized to execute all grant and contract documents, certifications, assurances and other instruments necessary to draw down the referenced grant funds.

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

W. JEFF WILLIAMS, Mayor

ATTEST:

MARY W. SUPINO, City Secretary

APPROVED AS TO FORM:
TERIS SOLIS, City Attorney

BY Eddie Martin

Staff Report



Addition of Land into the Viridian Municipal Management District	
City Council Meeting Date: 11-1-16	Document Being Considered: Resolution

RECOMMENDATION

Approve a resolution consenting to the addition of 110.97 acres of land into the Viridian Municipal Management District (VMMD).

PRIOR BOARD OR COUNCIL ACTION

On December 18, 2007, the City Council created Tax Increment Reinvestment Zone No. 6 (the TIRZ) by Ordinance No. 07-090.

The Viridian MMD was authorized to assess taxes for public improvements necessary within the district by approval of district voters on November 4, 2008.

On June 23, 2009, the City Council approved Resolution No. 09-180 authorizing execution of the Viridian Project Financing Plan and Development Agreement with Viridian MMD and other entities.

On June 22, 2010, the City Council approved Resolution No. 10-189 consenting to the addition of 165.04 acres of land into the Viridian MMD.

On June 7, 2016, the City Council approved Resolution No. 16-112 consenting to the addition of 19.997 acres of land into the Viridian MMD.

ANALYSIS

Approximately 2,093 acres of land have been designated as part of a special law district of the State of Texas, whose powers and duties include those of a municipal management district (the VMMD) operating under Chapter 375 of the Texas Local Government Code. Section 3861.107 of the Special District Local Laws Code authorizes the addition of land to the VMMD, upon approval by the governing body of the City.

The VMMD has requested the approval of the City for the addition of 110.97 acres formerly known as the Armentrout property to the VMMD.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

Resolution
Petition for Consent to Include Additional
Land in the VMMD

Under separate cover:

None

Available in the City Secretary's office:

None

STAFF CONTACTS

Gincy Thoppil, AICP
Assistant Director, Land Development
Community Development and Planning
817-459-6662
Gincy.Thoppil@arlingtontx.gov

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

Resolution No. _____

A resolution consenting to the addition of 110.97 acres of land into the Viridian Municipal Management District

WHEREAS, the Viridian Municipal Management District (the “District”) is a special district created and organized under and operating pursuant to Chapter 3861, as amended, Subtitle C, Title 4, of the Special District Local Laws Code of the State of Texas (the “District Act”); and

WHEREAS, the District is located wholly within the corporate limits of the City of Arlington, Texas (the “City”); and

WHEREAS, Section 3861.107 of the District Act provides that the Board of Directors of the District may add territory under Subchapter J, Chapter 49, and Section 54.016, Texas Water Code, as amended, except that the addition of territory must be approved by the governing body of the City and the owners of the territory being added; and

WHEREAS, Section 54.016 (a), Texas Water Code, as amended, provides that no land within the corporate limits of a city shall be included in a district unless the city grants its written consent by resolution or ordinance, to the inclusion of the land within the District in accordance with Section 42.042, Local Government Code, and this section; and

WHEREAS, the City has received a “Petition for Consent to Include Additional Land in Viridian Municipal Management District”, dated August 6, 2016 (the “Petition”), from Birds Fort Lake Ltd. (the “Landowner”), Viridian Holdings, L.P., and the District, a copy of which is attached hereto as Attachment “A”, requesting the City’s consent to the addition by the District of a tract of land described in the Petition, consisting of 110.97 acres of land (the “Land”); NOW THEREFORE

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

I.

That the recitals set forth in the preamble of this Resolution are true and correct in all material respects.

II.

The City Council of the City of Arlington, Texas, hereby grants its written consent to the addition by Viridian Municipal Management District of the 110.97 acres of land more particularly described in the attached Petition, and the inclusion of the Land in the District.

III.

It is hereby found, determined, and declared that a sufficient written notice of the date, hour, place, and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Resolution and the subject matter thereof has been discussed, considered and formally acted upon. City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

IV.

All resolutions and parts of resolutions of the City in conflict herewith are hereby repealed to the extent of the conflict only.

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

W. JEFF WILLIAMS, Mayor

ATTEST:

MARY W. SUPINO, City Secretary

APPROVED AS TO FORM:
TERIS SOLIS, City Attorney

BY  _____

Attachment “A”

PETITION FOR CONSENT TO INCLUDE ADDITIONAL LAND IN
VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

TO THE HONORABLE MAYOR AND
CITY COUNCIL OF THE CITY OF ARLINGTON, TEXAS:

BIRDS FORT LAKE LTD., a Texas limited partnership, being the majority in value of the holders of title of the land hereinafter described, as such values are indicated by the tax rolls of the Central Appraisal District of Tarrant County, Texas ("Landowner"), and Viridian Municipal Management District ("District") (Landowner and District hereinafter collectively called "Petitioner"), acting pursuant to the provisions of Chapter 3861, Special District Local Laws Code, as amended (the "Act"), and Section 54.016, Texas Water Code, as amended (the "Code"), respectfully petition for consent to include additional land in the District. In support of this petition, Petitioner shows as follows:

I.

The District, to which the land hereinafter described is sought to be annexed, exists and operates under the terms and provisions of Article XVI, Section 59 of the Constitution of Texas, the Act, and Chapters 49 and 54, Texas Water Code, as amended, and was created by the Act. Landowner is the sole owner and holder of fee simple title to the land sought to be annexed to the District, as indicated by the tax rolls of the Central Appraisal District of Tarrant County, Texas. Landowner represents and warrants that there are no holders of liens against the Property.

II.

The land sought to be added to the District contains approximately 110.97 acres of land, more or less. The land sought to be added to the District is located wholly within Tarrant County, Texas, and wholly within the corporate limits of the City of Arlington, Texas. All of the territory to be annexed may properly be annexed to the District.

III.

The land sought to be added to the area of the District is described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes.

IV.

The general nature of the work proposed to be done in the area sought to be annexed shall include the purchase, construction, acquisition, repair, extension and improvement of land, easements, works, improvements, facilities, plants, equipment and appliances necessary to:

- (1) provide a water supply for municipal, domestic and commercial purposes;
- (2) collect, transport, process, dispose of and control all domestic, industrial or communal wastes whether in fluid, solid or composite state;
- (3) gather, conduct, divert and control local storm water or other harmful excesses of water in the area;
- (4) provide of system of macadamized, graveled or paved roads and turnpikes for residential and commercial purposes; and
- (5) provide such additional improvement projects as shall be authorized by and consonant with the Act and the purposes for which the District is organized.

V.

There is a necessity for the improvements above described for the following reasons. The area of the District is urban in nature, is within the City of Arlington, and is in close proximity to populous and developed sections of Tarrant County. The land sought to be added to the District is not supplied with adequate water, sanitary sewer and drainage facilities and services or roads, nor is it presently economically feasible for such facilities to be provided to said land. The health and welfare of the present and future inhabitants of the District, the land sought to be added to the District, and of territories adjacent thereto require the installation and acquisition of an adequate water supply and sewage disposal system, an adequate drainage system, roads and roadway system, and other improvement projects for and within the land sought to be added to the District. A public necessity exists for the addition of the aforesaid lands to the District in order to provide for the purchase, construction, extension, improvement, maintenance and operation of such waterworks and sanitary sewer system, such drainage facilities, roads and roadway system, and such other improvement projects so as to promote and protect the purity and sanitary condition of the State's waters and the public health and welfare of the community.

VI.

Petitioner agrees and covenants to abide by the conditions set forth in the "Viridian Project Finance Plan and Development Agreement", dated December 9, 2009, among the City of Arlington, Texas, HC LOBF Arlington, LLC, the Board of Directors of Tax Increment Reinvestment Zone No. Six, Arlington, Texas, and the District and recorded at Instrument No. D209322512 in the Tarrant County Real Property Records on December 12, 2009, and made a part hereof for all purposes.

VII.

It is estimated by the Petitioner, from such information as is available at this time, that the cost of the project contemplated within the proposed area to be annexed will be approximately \$2,990,000.

WHEREFORE, Petitioner respectfully prays that this petition be granted in all respects and that the City of Arlington, Texas give its consent to the annexation of the aforesaid land in said District.

Dated this the 6 day of August, 2016.

LANDOWNER:

BIRDS FORT LAKE LTD., a Texas limited Partnership

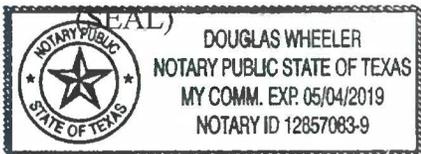
By: Calloway Lake, LLC, its General Partner

By: Lynn A. Morris, President
Lynn A. Morris, President

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this 6 day of August, 2016, by Lynn A. Morris, as President of Calloway Lake, LLC, a Texas Limited Liability Company, on behalf of said company, as General Partner of BIRDS FORT LAKE, LTD., a Texas Limited Partnership of behalf of such partnership.

Douglas Wheeler
Notary Public in and for
the State of TEXAS



Viridian Municipal Management District

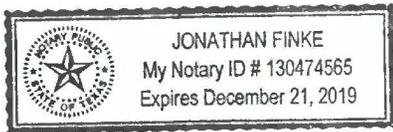
Tom O'Dwyer
Chairman, Board of Directors

Attest:

[Signature]
Secretary, Board of Directors

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on this 8th day of August, 2016, by Tom O'Dwyer, the Chairman of VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT.



[Signature]
Notary Public in and for the
State of Texas

(SEAL)

EXHIBIT "A"

Being a 110.97 acre tract of land situated in the Samuel Kephart Survey, Abstract No. 891 and the Thomas D. Newton Survey, Abstract No. 1164, City of Arlington, Tarrant County, Texas, and being all of a called 111.03 acre tract of land and being the same tract of land conveyed to Birds Fort Lake, Ltd., by deed recorded in Document No. D204009022, Deed Records, Tarrant County, Texas. Said 110.97 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a point, said point being the most northerly corner of Block 32, The Lakes of Arlington, an addition to the City of Arlington, as recorded in Cabinet A, Slide 5048, Plat Records, Tarrant County, Texas and also located in the east right-of-way line of North Collins Street (a variable width right-of-way);

THENCE North 61° 38' 55" East, leaving said east right-of-way line, a distance of 3,346.62 feet to a found 1/2 inch iron rod with a yellow plastic cap stamped "Brittain & Crawford" for the POINT OF BEGINNING, said point being in the south line of said Bird Fort Lake, Ltd. tract;

THENCE North 00° 32' 29" West, along the west line of aforesaid 110.97 acre tract, a distance of 2,520.73 feet to a found 2 inch iron pipe, for the northwest corner of said 110.97 acre tract;

THENCE South 88° 46' 50" East, leaving said west line, and along the north line of aforesaid 110.97 acre tract, a distance of 1618.96 feet to the point for corner;

THENCE South 00° 46' 51" East, leaving said north line, a distance of 2342.37 feet to a found 1 inch square tube for the inside ell corner of aforesaid 110.97 acre tract;

THENCE South 68° 32' 34" East, a distance of 282.28 feet to a found 1/2 inch iron rod for corner;

THENCE South 86° 00' 45" East, a distance of 185.98 feet to a found 1/2 inch iron rod for corner;

THENCE South 88° 03' 37" East, a distance of 241.41 feet to a 3/4 inch iron rod for corner;

THENCE North 49° 31' 08" East, a distance of 285.94 feet to a found 5/8 inch iron rod with a yellow plastic cap stamped "Carter Burgess" for corner;

THENCE South 89° 49' 20" East, a distance of 136.26 feet to a found 1/2 inch iron rod for corner;

THENCE South 02° 31' 12" East, a distance of 255.86 feet to a found 1/2 inch iron rod with a yellow plastic cap stamped "Brittain & Crawford" for corner;

THENCE South 32° 22' 38" West, a distance of 222.96 feet to a found 1 inch iron rod for corner;

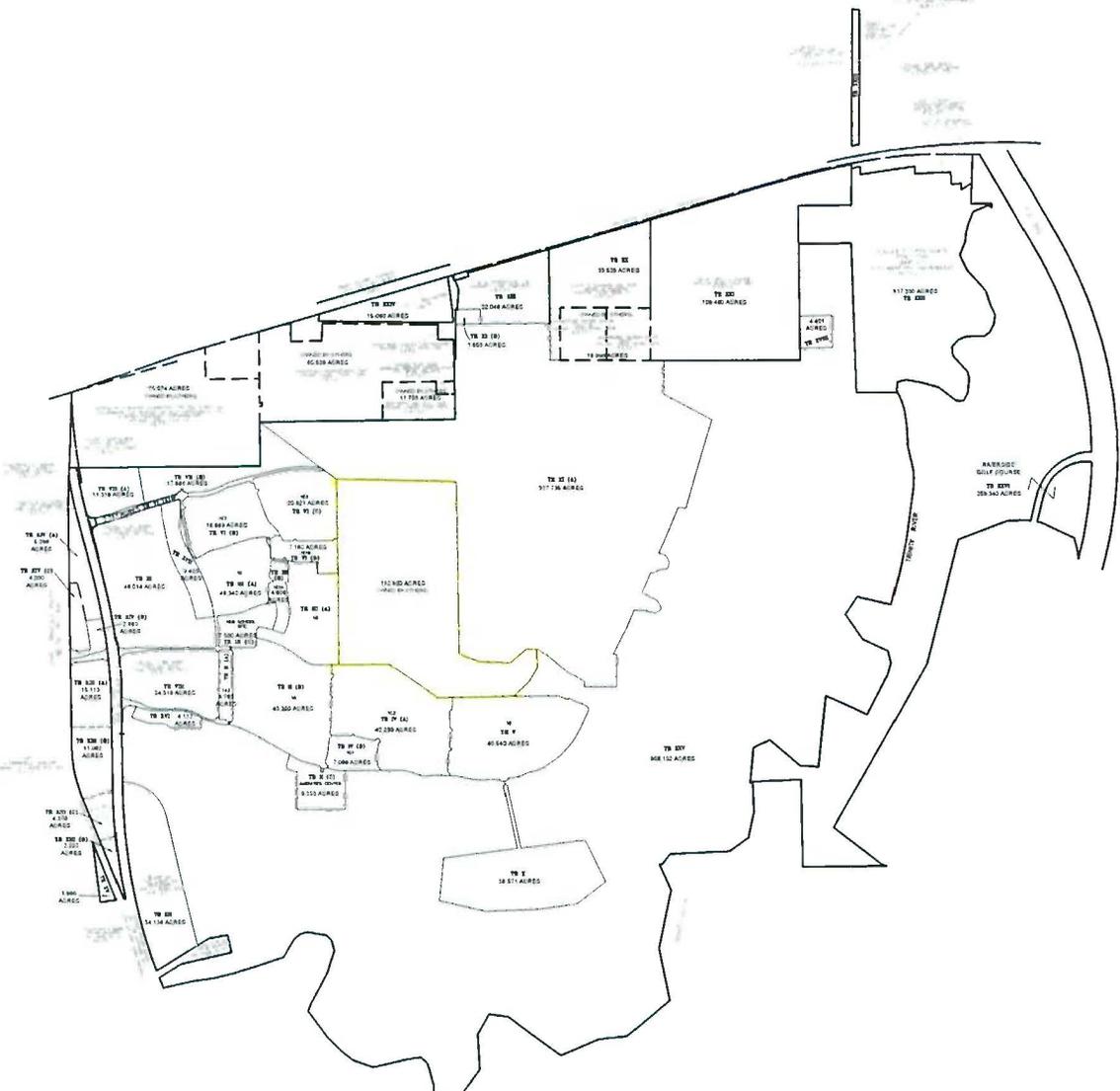
THENCE South 46° 01' 29" West, a distance of 277.26 feet to a found 1/2 inch iron rod with a plastic cap stamped "Brittain & Crawford" for corner;

THENCE South 88° 56' 31" West, a distance of 744.44 feet to a found 1/2 inch Iron rod with a plastic cap stamped "Brittain & Crawford" for corner;

THENCE South 89° 27' 53" West, a distance of 277.94 feet to a found 1/2 inch iron rod for corner;

THENCE North 55° 45' 57" West, a distance of 805.23 feet to a found 1/2 inch iron rod for corner;

THENCE South 89° 34' 03" West, a distance of 674.35 feet to the POINT OF BEGINNING and



LDBF

TRACTS	ACRES
III(A)	4,783
III(B)	43,308
III(C)	9,353
III(A)	48,340
III(B)	4,826
III(C)	7,500
IV(A)	42,230
IV(B)	7,059
V	40,540
VI(A)	2,781
VI(B)	18,889
VI(C)	20,921
VI(D)	7,180
VII(A)	11,319
VII(B)	17,886
VIII	24,319
IX	45,914
X	38,571
XI(A)	327,735
XI(B)	1,553
XII	34,136
XIII(A)	15,113
XIII(B)	11,052 (WEST POND DRAINAGE EASEMENT)
XIII(C)	4,370 (WELL SITE 7A)
XIII(D)	2,227
XIV(A)	5,298
XIV(B)	2,880
XIV(C)	4,300 (X70 WELL SITE, EASEMENT INTEREST (ONLY))
XV	1,996
XVI	4,112
XVII	9,423
XVIII	4,401
XXII	117,330
XXIII	4,250
* XXIV	15,060
TOTAL	961,087

LAKE

TRACTS	ACRES
XXV	956,603
TOTAL	956,603

LDBF SUBTOTAL 1,917,690

ACQUISITIONS

TRACTS	ACRES
XIX	22,046
XX	33,525
XXI	109,460
XXVI	259,340
TOTAL	424,371

SUBTOTAL 2,342,061

SOLD

TRACTS	ACRES
* XXIV	15,060
TOTAL	15,060

CURRENT TOTAL 2,327,001



VIRIDIAN ACREAGE MAP		
TRACT EXHIBIT		
VIRIDIAN JCKPL		
Graham Associates, Inc. CONSULTING ENGINEERS & PLANNERS <small>400 W. PASEO DRIVE, SUITE 100 ADDISON, TEXAS 75101-2818 (972) 382-1100 FAX (972) 382-1101</small>		
DRAWN BY: <i>As/est</i>	PROJECT NO: 1045-1603	SHEET
DATE: 6/20/04	SHEET 1 OF 3	1

Staff Report



Zoning Case PD16-17 (Tech Centre Addition)

City Council Meeting Date: 11-01-16

Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Zoning Case PD16-17, with a Development Plan.

PRIOR BOARD OR COUNCIL ACTION

On October 5, 2016 the Planning and Zoning Commission recommended approval of PD16-17, by a vote of 6-0-0 with the following stipulations:

1. Reduce lot count to 44
2. Lot 21 shall serve as the visitor parking lot
3. Minimum lot widths shall be increased to 25 feet
4. HOA imposed deed restriction for overnight on-street parking
5. Minimum driveway depth of 20 feet for all lots.

ANALYSIS

Request

The applicant requests to change the zoning on approximately 3.932 acres addressed at 1200 East Arbrook Boulevard, and generally located north of Gambrel Road and east of South Collins Street.

Current zoning: Residential Multi-Family-22 (RMF-22)

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

Existing Site Conditions

The subject site is undeveloped and located at the southwest corner of E. Arbrook Boulevard and Vela Drive.

Adjacent Land Uses

The subject site is surrounded by properties zoned for Residential Single-Family (RS-5) uses to the north, Industrial manufacturing (IM) to the south, Residential Multi-family-22 (RMF-22) to the east, and PD to the west. The adjacent use to the north is a single family detached development and to the east is a multi-family development. The property to the west is developed as an office use and the property to the south serves as its associated parking lot.

Proposed Development Plan

The applicant proposes to construct a 43-unit, townhouse development, with one open space lot for visitor parking on the subject site. There will be two points of access, one from East Arbrook Boulevard and one from Vela Drive. The allowed density in the existing zoning (RMF-22) zoning district for multi-family projects is 22 units per acre, which would account to 88 units on the subject site. The applicant is proposing 11 dwelling units per acre (dua) with this project. The table below compares the proposal with the minimum standards for townhomes in Residential Medium Density (RM-12) zoning district, per the Unified Development Code (UDC).

	UDC Standards for Townhomes in RM-12	Proposed Tech Centre Arlington
Lot Area	2,900 square feet	1,790 square feet
Lot Width	20 feet (min)	25 to 50 feet
Gross Living Area	800 square feet (min)	800 square feet (min)/ 992 square feet (average)
Front Setback	20 feet (min)	10 feet
Lot Coverage	75% (max)	61% (average)
Parking	Two parking spaces required per unit; Tandem parking allowed, with min 20-ft driveway length measured from back of sidewalk	Provided two parking spaces: <ul style="list-style-type: none"> • 6 lots with two-car j-swing garages • 37 lots with single-car front loading garage with tandem parking along driveway. The driveway length is 20 feet from the back of the sidewalk, and not from the property line.
Internal Streetscape	Street trees shall be located within the buffer area between sidewalk and back of curb	Not provided
Front Yard Landscaping	One tree and six shrubs (min)	One 4-inch caliper tree + six shrubs provided

The proposed complex will be built to resemble townhomes with a 10-foot front and rear setback. This does not meet the required 20-foot setback prescribed for RMF-12 zoned properties.

Separate guest parking has been provided for this subdivision on a separate lot, to be maintained by Home Owners Association (HOA). This will allow for 13 off-street parking spaces while the street layout will allow for approximately 16 cars to park on-street.

The Unified Development Code (UDC) requires two parking spaces per unit. Except for six j-swing garages, all other units have a single-car garage with a tandem parking space on their driveway. Tandem parking is permitted only for residential townhouses with a single-car garage, provided that the driveway accessing the garage has a minimum length of 20 feet as measured from the property line. This PD is requesting a deviation from this standard to provide 20 feet as measured from the back of the sidewalk.

The proposed single family buildings are two stories in height, and have a mix of attached and detached housing (37 attached and 6 detached units). The two-story buildings fronting the internal street will feature recessed or covered front entries for each unit.

Each unit will be a minimum of 800 square feet, with the average unit being approximately 992 square feet. These units will feature three primary exterior building materials: cementitious fiberboard, stone, and brick. The primary roofing material will be asphalt shingles with the awning roofs comprised of a combination of asphalt shingles and standing seam metal. On the front façade of the each unit, there will be a combination of ornamental brickwork, arches, shutters and upgraded garage doors.

The perimeter landscaping that is proposed for the site consists of a six-foot wide landscaped buffer zone inclusive of one, four-inch caliper street tree per 30 linear feet of street frontage along East Arbrook Boulevard and one tree per 28 linear feet Vela Drive. This area shall include Possumhaw, and Live Oak trees. There shall be a six-foot tall, brick screening wall along both street frontages. Internally, the applicant has proposed one four-

inch caliper tree per lot. The species shall consist of Red Oak, Live Oak, and Chinese Pistache.

Staff Considerations:

- Internal Streetscape - The 11 feet of parkway on both sides of the 28-foot pavement should include a six-foot wide grass area between the curb and the sidewalk, which should include street trees. The remaining five feet of the parkway should be the sidewalk.
- The driveway length of 20 feet shall be measured from the front property line, which will also be the back of the sidewalk.
- Enhance the landscaping in the front setback area right in front of the building to create a better curb appeal.
- Provide a community masonry mailbox structure in the HOA maintained lot.
- The privacy fencing should be cedar with metal posts and cap.
- Add ornamental pedestrian light poles to create a unique character to the neighborhood.
- Enhance entry feature and landscaping at both entrances.

Comprehensive Plan

Arlington's Comprehensive Plan (2015), *99 Square Miles*, defines this area of the City as "Regional Activity Centers", which is designed to create special places that include residential, retail, offices, and entertainment uses. Residential densities of up to 90 units/acre for multi-family developments are permitted in the Regional Activity Centers. Townhouse uses are appropriate in the Regional Activity Centers and would provide resident access to the community and regional destinations that are envisioned for these areas. The proposed zoning also fits well with the residential uses to the north and east of the site. The proposed zoning may create some adjacency conflict with the call center and parking uses to the west and south, and care should be taken to provide buffers between these two different zoning categories.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

Ordinance with Exhibits A and B
Case Information with P&Z summary
Site Plan (5 pages)
Applicants request for continuance

Under separate cover:

None

Available in the City Secretary's office:

None

STAFF CONTACTS

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Community Development and Planning
817-459-6138
Jennifer.Pruitt@arlingtontx.gov

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

Ordinance No. _____

An ordinance adopting revised Development Plan PD16-17 on certain property known as 1200 East Arbrook Boulevard zoned Planned Development (PD) for Residential Medium-Density (RM-12), with a Development Plan; amending the Zoning District Map accordingly; authorizing the building official to issue permits upon the effective date; providing for a fine of up to \$2,000.00 for each violation; providing this ordinance be cumulative; and providing for severability, governmental immunity, injunctions, publication, and an effective date.

WHEREAS, after notice and public hearing the Planning and Zoning Commission heard and recommended approval of the revised Development Plan PD16-17 on October 5, 2016; and

WHEREAS, after notice and public hearing, and upon consideration of the recommendation of the Commission and of all testimony and information submitted during the public hearing, the City Council has determined that it is in the best interest of the public and in support of the health, safety, morals, and general welfare of the citizens that the revised Development Plan be approved. NOW, THEREFORE,

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

1.

The zoning regulations for the property known as 1200 Arbrook Boulevard, described in Exhibit A, is hereby changed to Planned Development (PD) for Residential Medium-Density (RM-12), with a Development Plan. The Zoning District Map shall be amended to reflect the zoning change made by this ordinance. Development and use of the property shall be in compliance with zoning, this ordinance, the conditions stated in Exhibit B, and the attached Development Plan.

2.

The Building Official is hereby authorized and directed to issue permits in compliance with this ordinance, including all exhibits attached to this ordinance, immediately after the effective date of this ordinance. In the event of a conflict between the provisions in Exhibit B and the provisions in any other exhibit, the provisions in Exhibit B control.

3.

Any person, firm, corporation, agent or employee thereof who violates any of the provisions of this ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be fined an amount not to exceed Two Thousand Dollars and No Cents (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

4.

This ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Arlington; and this ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

5.

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional, such holding shall not affect the validity of the remaining portions of this ordinance.

6.

All of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this ordinance, acting for the City of Arlington in the discharge of his/her duties, shall not thereby render himself/herself personally liable; and he/she is hereby relieved from all personal liability for any damage that might accrue to persons or property as a result of any act required or permitted in the discharge of his/her said duties.

7.

Any violation of this ordinance can be enjoined by a suit filed in the name of the City of Arlington in a court of competent jurisdiction, and this remedy shall be in addition to any penal provision in this ordinance or in the Code of the City of Arlington.

8.

The caption and penalty of this ordinance shall be published in a newspaper of general circulation in the City of Arlington, Texas, in compliance with the provisions of Article VII, Section 15, of the City Charter. Further, this ordinance may be published in pamphlet form and shall be admissible in such form in any court, as provided by law.

9.

This ordinance shall become effective upon second publication.

PRESENTED AND GIVEN FIRST READING on the 1st day of November, 2016 at a regular meeting of the City Council of the City of Arlington, Texas; and GIVEN SECOND READING, passed and approved on the 29th day of November, 2016 by a vote of ___ayes and ___ nays at a regular meeting of the City Council of the City of Arlington, Texas.

W. JEFF WILLIAMS, Mayor

ATTEST:

MARY W. SUPINO, City Secretary

APPROVED AS TO FORM:
TERIS SOLIS, City Attorney

BY _____

PD16-17

EXHIBIT "A"

BEING approximately 3.9329 acres of land with frontage of East Arbrook Boulevard and is commonly known as Lot 1R, Block 9 of the Arlington Tech Centre Addition, an addition to the City of Arlington, Texas;

AND being generally located north of Gambrel Road and east of South Collins Street, with the approximate address being 1200 East Arbrook Boulevard.

PD16-17

EXHIBIT "B"

1. Planned Development (PD) for Residential Medium-Density (RM-12), with a Development Plan.
2. Use and development of the property must be in compliance with attached development plan (5 pages).
3. The development shall be comprised of 37 attached units and 6 detached units.
4. The detached units shall have two-car, j-swing garages and the attached units shall have front-loading single car garage with tandem parking along driveway.
5. This PD provides a deviation to the front setback requirement, reducing it from 20 feet to 10 feet.
6. This PD also provides a deviation to the internal streetscape requirement.
7. There shall be a six-foot tall, brick screening wall along both street frontages.
8. A separate lot is allocated for guest parking, and shall be maintained by the Home Owner's Association (HOA). This lot shall provide 13 off-street parking spaces. This lot shall provide a six-foot tall stockade wood fence along each property line as well as the installation of shrubs along each property line. Additionally three, 4-inch caliper trees shall be installed on this lot.
9. On the front façade of the each unit, there will be a combination of ornamental brickwork, arches, shutters, and upgraded garage doors.
10. Each unit will be a minimum of 800 square feet, with the average unit being approximately 992 square feet. These units will feature three primary exterior building materials:
 - cementitious fiberboard
 - stone
 - brick
11. All perimeter street trees shall be four-inches in caliper.
12. The Home Owners Association (HOA) shall impose a deed restriction prohibiting overnight on-street parking within the development.
13. The minimum roof pitch for all homes shall be no less than 8:12

14. In the event of a conflict between the provisions in this Exhibit B and any other exhibits to this ordinance, the provisions of Exhibit B control.

Case Information



Applicant: Peyco Southwest, Inc., represented by James Maibach

Owner: Alisa Investments, LLC., represented by Peyco Southwest

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, Block 9 of the Arlington Tech Centre Addition. The subject site is currently undeveloped.

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

Case No.	Location	Request	Disposition
PD13-10	North	Planned Development (PD) for Community Services (CS) uses limited to a Supervised Living Facility with a development plan	Approved

Transportation: The proposed zoning case has two points of access, one on Silo Road and one on Eden Road.

Thoroughfare	Existing	Proposed
East Arbrook Boulevard	90-foot, 4-lane undivided Minor Arterial	90-foot, 4-lane undivided Minor Arterial
Vela Drive	60-foot, 2-lane undivided local street	60-foot, 2-lane undivided local street

Traffic Impact: The change in zoning will result in similar or fewer average daily trips. The trips will not significantly impact the adjacent roadway system.

Water & Sewer: Water and sewer are available in East Arbrook Boulevard. A 16" water line is located in the right-of-way and the sanitary sewer is available from an 8" line located on the south side of the right-of-way.

Case Information



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.

Notices Sent:
Neighborhood Associations: ACTION North Arlington
Arlington Independent School district
Arlington Alliance for Responsible Government
Arlington Neighborhoods
East Arlington Review
Far South Arlington Neighborhood Assn
Forest Hills Home Owners Association
Northern Arlington Ambience
WeCan (West Citizen Action Network)
Stoneridge Home Owners Association
Fitzgerald Concerned Citizens
Maybrook Estates Home Owners Association

Property Owners: 18
Letters of Support: 0
Letter of Opposition: 0

PLANNING AND ZONING COMMISSION SUMMARY:

Public Hearing: October 5, 2016

Zoning Case PD16-17 (Arlington Tech Centre – 1200 East Arbrook Boulevard)

Application to change the zoning on approximately 3.932 acres from Residential Multi-Family-22 (RMF-22) to Planned Development for Residential Medium-Density (RM-12), with a Development Plan; generally located north of Gambrel Road and east of South Collins Street.

Case Information



Present to speak in support of this case were Jim Maibach, 1703 North Peyco Drive, Arlington, TX 76001 and Mike Petersen, 600 Six Flags Drive, Arlington, TX 76012. Also present in support of this case were Fasaz Ahmed, 6524 Spyglass Hill Court, Fort Worth, TX 76132, Alan Rose, 3416 Collard Road, Arlington, Tx 76017, Syed R. Ahmed, 6524 Spyglass Hill Court, Fort Worth, TX 76132 and David Dowling, 224 Iberis Drive, Arlington, TX 76013.

Vice Chair McAlister moved to Approve Zoning Case PD16-17 – Arlington Tech Centre with the following stipulations:

- 20 feet minimum length driveway
- Lot 21 dedicated for parking with landscaping around perimeter with 4 inch caliper trees
- Extra parking in lot 21
- Revised quantity of lots
- Deed restrictions - no overnight street parking with appropriate signage
- 25 foot minimum lot width

Seconded by Commissioner Woehr, the motion was approved by a vote of 6-0-0.

APPROVED

Itemized Allowable Uses



Allowable Uses: RESIDENTIAL MEDIUM-DENSITY

Permitted - Dwelling, duplex on minimum 6,000 square feet, Dwelling, townhouse on minimum 2,900 square feet, Non-Residential on minimum 15,000 square foot lots, single-family detached Dwelling, 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.



ALISA INVESTMENTS
1200 E ARBROOK BLVD, ARLINGTON, TEXAS
LOT 1R, BLOCK 9 ARLINGTON TECH CENTRE
1 UNIT PROPOSAL

CADLIB
Architectural Services
224 IBERIS DRIVE
ARLINGTON, TEXAS, 76018
WWW.CADLIB.COM
DAVID@CADLIB.COM



31'-0" DORMER RIDGE HEIGHT

35'-0" RIDGE HEIGHT

8:12 PITCH (TYP)

VS-1

19'-0" EAVE HEIGHT

CS-3

27'-9" RIDGE HEIGHT

CS-2

19'-0" EAVE HEIGHT

B-3

B-5

S-2

B-4

B-2

S-1

S-1

S-3

ALISA INVESTMENTS
1200 E ARBROOK BLVD, ARLINGTON, TEXAS
LOT 1R, BLOCK 9 ARLINGTON TECH CENTRE
3 UNIT PROPOSAL

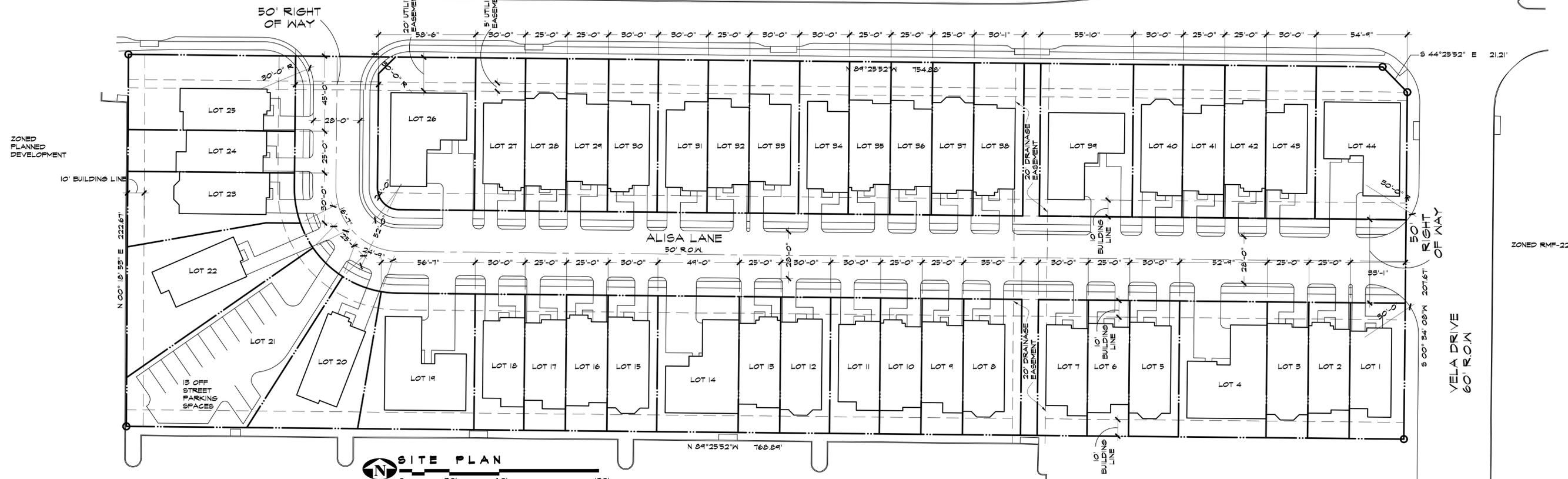
CADLIB
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ARLINGTON, TEXAS, 76018
WWW.CADLIB.COM
DAVID@CADLIB.COM



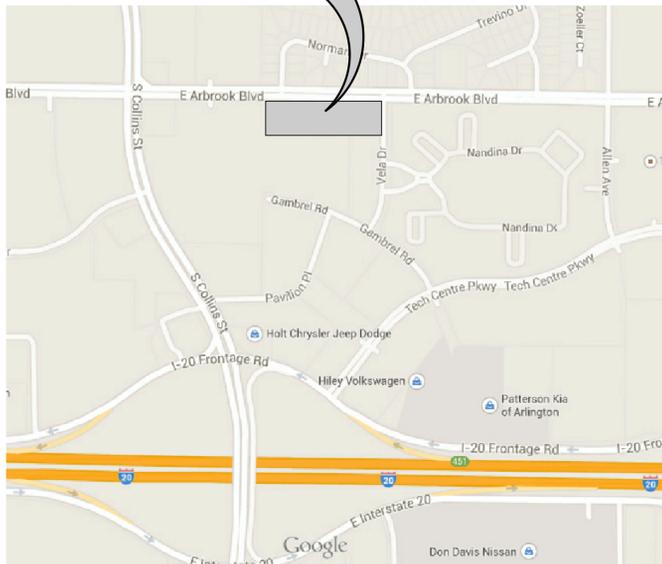
ALISA INVESTMENTS
1200 E ARBROOK BLVD, ARLINGTON, TEXAS
LOT 1R, BLOCK 9 ARLINGTON TECH CENTRE
3 UNIT PROPOSAL

CADLIB
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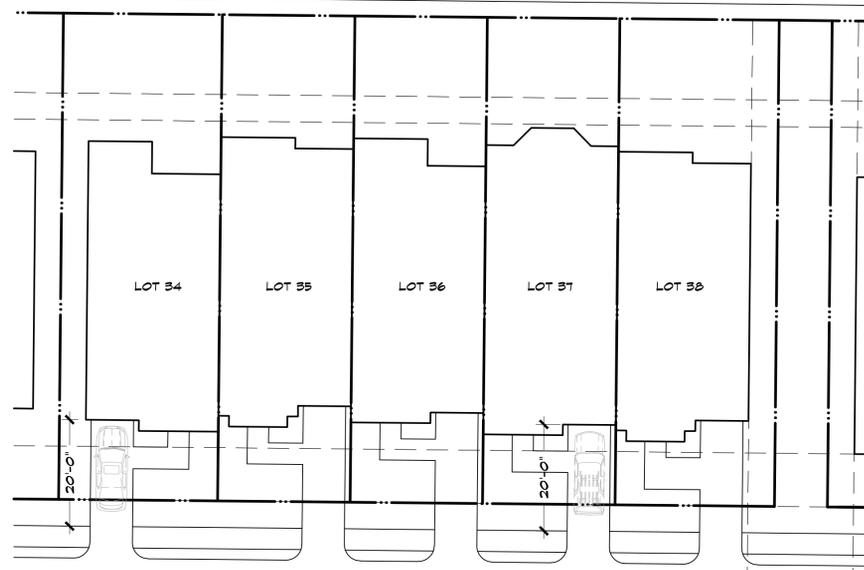
1200 ARBROOK BLVD
90' R.O.W.



PROJECT LOCATION



VICINITY MAP
SCALE: NTS



NOTE: MINIMUM DRIVEWAY DEPTH = 20'-0"

ENLARGED LOT LAYOUT
SCALE: 1/16" = 1'-0"

DEPTH	LOT NUMBER
20'-0"	3, 5, 8, 12, 15, 28, 31, 34, 37, 40
21'-0"	2, 6, 9, 11, 13, 16, 18, 27, 30, 33, 41
22'-0"	1, 7, 10, 17, 32, 36, 43
23'-0"	24, 35
24'-0"	33
25'-0"	42

ZONED INDUSTRIAL MANUFACTURING

Unified Development Code
City of Arlington, Texas

Article 2. Zoning Districts
Section 2.2.8

2.2.8. RESIDENTIAL MULTI-FAMILY-22 | RMF-22

A. Purpose
The RMF-22 district is established to provide opportunities for high-density multi-family residential uses with a maximum density of 22 units per acre, which are designed to be compatible with their sites and surroundings. The district also allows medium-density residential uses, including attached residential, live/work units, and residential units over ground-floor non-residential uses.

B. Density

Dwelling units/acre, max.	22
---------------------------	----

C. Lot Dimensions

1. Lot area, min. (s.f.)	
Duplex	6,000
Townhouse	2,900
Multifamily or Non-residential	15,000
2. Gross living area, min. (s.f.)	
Duplex or townhouse	800
MF efficiency	600
MF 1 bedroom	750
MF 2 bedroom	900

Figure 2.2.8-A, C. Lot Dimension Measurement

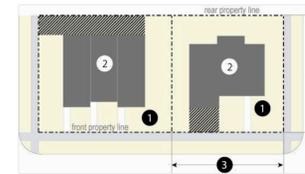
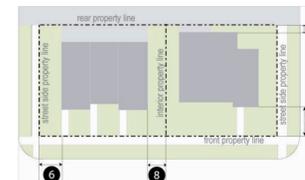


Figure 2.2.8-B, D. Setback Measurement



3. Lot width, min. (ft)	
Townhouse	20
Duplex or multifamily	60
Non-residential	60
4. Lot depth, min. (ft)	100

D. Setbacks

6. Street front, min. (ft)	
Arterial	40
Collector	25
Local street, alley, or private access easement	20
7. Street side, min. (ft)	
All roadways	20
Private access easement or alley	10
8. Street rear, min. (ft)	
All roadways	20
Private access easement or alley	10
9. Interior, min. (ft)	
Side	10
Rear	10
Adjacent to single family (side and/or rear)	40

E. Building Standards

Building height: see Section 5.5.4

Lot coverage, max. (%)	
Duplex	80
Townhouse or multifamily	90
Non-residential	80

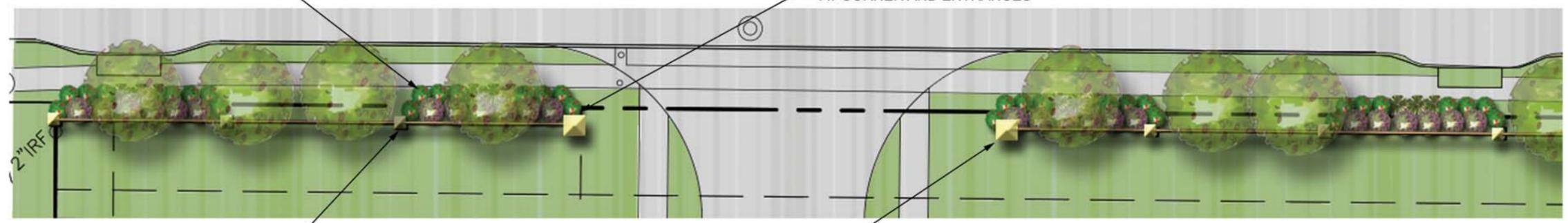
See Article 4 for measurements and exceptions.

OWNER INFORMATION
ALISA INVESTMENTS LLC
PO BOX 150084
ARLINGTON, TX, 76015-6084

ZONING INFORMATION
EXISTING ZONING = RM-22 RESIDENTIAL MEDIUM DENSITY

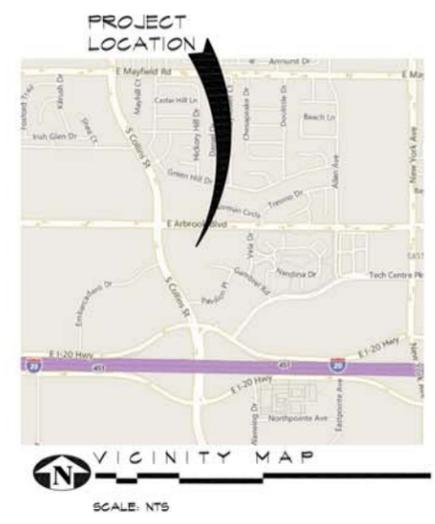
LOT INFORMATION
LOT SIZE 2,033 SQ. FT.
MINIMUM DWELLING SIZE = 800 SQ. FT.
AVERAGE DWELLINGS PROVIDED = 2,367 SQ. FT.
GARAGE = 200 SQ. FT.
AVERAGE TOTAL FOOTPRINT AREA = 1,287 SQ. FT.
BUILDING STANDARD MAX COVERAGE = 75% OF LOT
SMALLEST BUILDING STANDARD PROVIDED = 56.5 % OF LOT

MAXIMUM NUMBER OF UNITS @ 22 UNITS PER ACRE = 88 UNITS
NUMBER OF UNITS PROVIDED = 43 UNITS



-  POSSUMHAW
-  RED OAK
-  CHINESE PISTACHE
-  LIVE OAK

NOTE: ALL TREES 4" CALIPER



PRELIMINARY PLAT OF BLOCK 9 LOT 1R
TECH CENTRE ADDITION
 ARLINGTON, TEXAS

DATE: 2/11/2015
 REVISIONS:

SHEET NO.
L-1
 1 OF 1 SHEETS

Staff Report



Approval of Viridian Municipal Management District Bond Documents	
City Council Meeting Date: 11-1-16	Document Being Considered: Resolution

RECOMMENDATION

Approve a resolution evidencing approval of the issuance of the "Viridian Municipal Management District Unlimited Tax Road Improvement Bonds, Series 2016," the "Viridian Municipal Management District Unlimited Tax Utility Improvement Bonds, Series 2016," and the imposition of ad valorem taxes in support thereof.

PRIOR BOARD OR COUNCIL ACTION

On December 18, 2007, the City Council created Tax Increment Reinvestment Zone No. 6 (the TIRZ) by Ordinance No. 07-090.

The Viridian MMD was authorized to assess taxes for public improvements necessary within the district by approval of district voters on November 4, 2008.

On June 23, 2009, the City Council approved Resolution No. 09-180 authorizing execution of the Viridian Project Financing Plan and Development Agreement with Viridian MMD and other entities.

ANALYSIS

Approximately 2093 acres of land have been designated as part of a special law district of the State of Texas, whose powers and duties include those of a municipal management district (the Viridian MMD) operating under Chapter 375 of the Texas Local Government Code, as well those of a municipality under Chapter 372, Texas Local Government Code which allows a municipality to levy assessments and issue bonds backed by a pledge of assessments.

The Viridian Project Financing Plan and Development Agreement requires the Viridian MMD to submit "Bond Documents" to the City for its review at least 30 days before the Viridian MMD enters into the Bond Purchase Agreement. Section 3861.160(b) of the Special District Act states that the District may not issue bonds that are secured by and payable from ad valorem taxes unless the bonds and imposition of the taxes are approved by the governing body of the City. The Viridian MMD has sent the City Bond Documents for review and has requested the City's approval of the Viridian MMD bond documents and approval of the imposition of ad valorem taxes by the Viridian MMD in support of the Tax Bonds.

The Viridian MMD proposes to sell its "Viridian Municipal Management District Unlimited Tax Road Improvement Bonds, Series 2016," in the maximum principal amount up to but not to exceed \$6,000,000 and its "Viridian Municipal Management District Unlimited Tax Utility Improvement Bonds, Series 2016," in the maximum principal amount up to but not to exceed \$8,000,000.

FINANCIAL IMPACT

None.

ADDITIONAL INFORMATION

Attached:

Under separate cover:

Available in the City Secretary's office:

Resolution

Viridian MMD Bond Documents

Viridian Resolution

None

STAFF CONTACT(S)

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Deputy City Manager

(817) 459-6154

jim.parajon@arlingtontx.gov

Molly Shortall

Assistant City Attorney

(817) 459-6878

molly.shortall@arlingtontx.gov

Resolution No. _____

A resolution of the City of Arlington, Texas evidencing approval of the issuance of “Viridian Municipal Management District Unlimited Tax Road Improvement Bonds, Series 2016,” the “Viridian Municipal Management District Unlimited Tax Utility Improvement Bonds, Series 2016,” and the imposition of ad valorem taxes in support thereof

- WHEREAS, the Viridian Municipal Management District (the “District”) is a special district created and organized under and operating pursuant to Chapter 3861, Subtitle C, Title 4, of the Special District Local Laws Code of the State of Texas (the “District Act”); and
- WHEREAS, pursuant to Section 3861.152 and Section 3861.158(b) and (c) of the District Act, the District may borrow money for District purposes by issuing bonds secured by and payable from ad valorem taxes, assessments or any other revenues authorized by the District Act; and
- WHEREAS, pursuant to Section 3861.157 of the District Act, the District may not issue bonds until the governing body of the City approves a bond issuance plan authorizing and setting forth the limitations on the issuance of the District’s bonds; and
- WHEREAS, pursuant to Section 3861.161 of the District Act, the District may not issue its bonds, impose taxes, or borrow money unless the City and the District have entered into an interlocal project development agreement regarding the development and operation of the District and the financing of District improvements; and
- WHEREAS, pursuant to Section 3861.160(b) of the District Act, the District may not issue bonds that are secured by and payable from ad valorem taxes unless the bonds and imposition of the taxes are approved by the governing body of the City; and
- WHEREAS, the City, HC LOBF Arlington, LLC, and its successors and assigns, the Tax Increment Reinvestment Zone No. 6, and the District entered into a “Viridian Project Finance Plan and Development Agreement,” effective December 9, 2009 (the “Agreement”); and
- WHEREAS, the City and the District entered into the Agreement to establish the interlocal project development agreement required by Section 3861.161 of the District Act; and

WHEREAS, the City and the District entered into the Agreement to establish the bond issuance plan (“Plan”) required by Section 3861.157 of the District Act authorizing and setting forth limitations on the issuance of bonds of the District; and

WHEREAS, the District proposes to sell its “Viridian Municipal Management District Unlimited Tax Road Improvement Bonds, Series 2016,” in the maximum principal amount up to but not to exceed \$6,000,000 (the “Series 2016 Road Bonds”) payable, in part, from District ad valorem taxes; and

WHEREAS, the District proposes to sell its “Viridian Municipal Management District Unlimited Tax Utility Improvement Bonds, Series 2016,” in the maximum principal amount up to but not to exceed \$8,000,000 (the “Series 2016 Utility Bonds”); and

WHEREAS, pursuant to Section 3.e. of the Agreement, the District has heretofore provided copies of certain Bond Documents, including the documents authorizing the Bonds, and written determinations of the Board of Directors of the District with respect to the Bonds to the City; and

WHEREAS, the City has determined to adopt this Resolution in satisfaction of the requirements of the District Act and the Agreement; NOW THEREFORE

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

I.

The recitals set forth in the preamble of this Resolution are true and correct in all material respects.

II.

The City Council of the City acknowledges, confirms, and agrees that the District and the City have executed a mutually approved and accepted interlocal project development agreement as required by Section 3861.161 of the District Act, and such agreement remains in full force and effect.

III.

The City Council of the City acknowledges, confirms, and agrees that the District and the City have executed a mutually approved and accepted bond issuance plan as required by Section 3861.157 of the District Act, and such Plan remains in full force and effect.

IV.

As required by clause (2) of subsection 3861.160(b) of the District Act, the City Council, as the governing body of the City of Arlington, Texas, approves the Series 2016 Road Bonds, in the maximum principal amount up to but not to exceed \$_____, and the Series 2016 Utility Bonds, in the maximum principal amount up to but not to exceed \$_____; with such maturities, terms, and provisions, and at such prices, as shall be determined by the board of directors of the District; and the City Council approves the imposition of ad valorem taxes on all taxable property within the District to pay the Series 2016 Road Bonds and the Series 2016 Utility Bonds when and as same come due and payable.

V.

The City hereby waives the 30-day notice as set forth in Section 3.d. of the Agreement and authorizes the City Manager, any Deputy City Manager, the Director of Finance or any other representative of the City to execute such certificates as necessary to effectuate the issuance of the Bonds.

VI.

It is hereby found, determined, and declared that a sufficient written notice of the date, hour, place, and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Resolution and the subject matter thereof has been discussed, considered and formally acted upon. City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

VII.

All resolutions and parts of resolutions of the City in conflict herewith are hereby repealed to the extent of the conflict only.

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

W. JEFF WILLIAMS, Mayor

ATTEST:

MARY W. SUPINO, City Secretary

APPROVED AS TO FORM:
TERIS SOLIS, City Attorney

BY