

NOTICE OF PUBLIC MEETING

Pursuant to the provisions of Chapter 551, V.T.C.A., Government Code, notice is hereby given of a meeting of the **Planning and Zoning Commission** of the City of Arlington, Texas, to be held in the Council Chamber in City Hall, 101 West Abram Street, Arlington, Texas, on the 3rd day of April 2024 at 5:30 o'clock p.m.

The subject of said meeting is contained in the agenda for said meeting which is attached hereto and made a part thereof.

This notice was posted on the 28th day of March 2024 at 3:00 o'clock p.m.

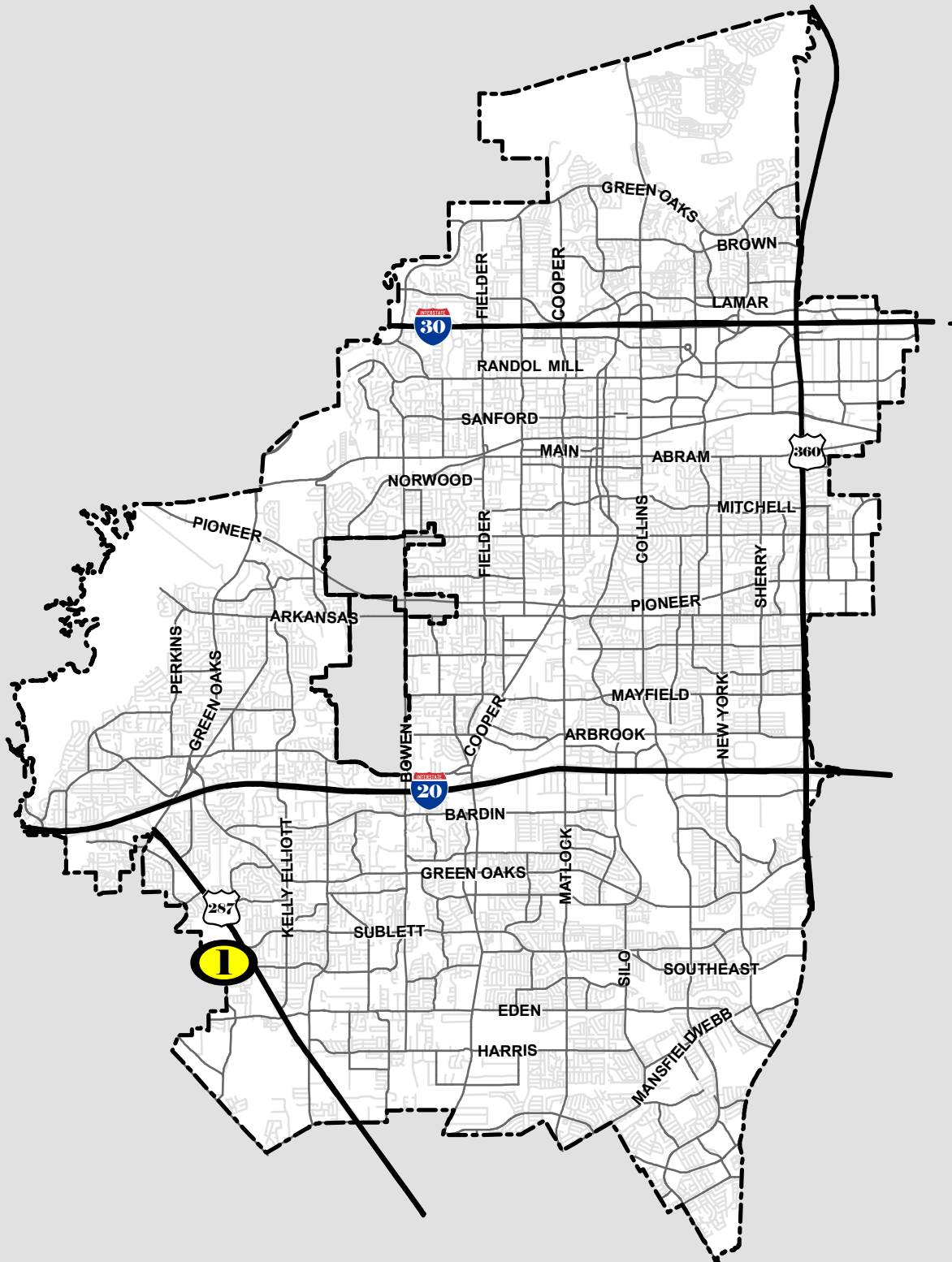


PLANNING & ZONING

April 3, 2024



1. PD24-8- 6309 Joplin Road



0 1 2
Miles

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





Agenda

Planning and Zoning Commission - Regular Session

City Hall Council Chamber
101 W. Abram Street

Wednesday, April 3, 2024
5:30 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

- II.A Minutes of March 20, 2024 Regular Session Meeting
[P&Z Regular Session Minutes 3-20-2024](#)

III. PUBLIC HEARING FOR ZONING CASES

- III.A Zoning Case PD24-8 (6309 Joplin Road) - Application for approval of a change in zoning from Residential Single-Family-7.2 (RS-7.2) to Planned Development (PD) for Residential Medium-Density-12 (RM-12) uses with a development plan, on approximately 0.903-acres.

[Staff Report - Zoning Case PD24-8 \(6309 Joplin Road\)](#)
[Case Information - Zoning Case PD24-8 \(6309 Joplin Road\)](#)
[Itemized Allowable Uses - Zoning Case PD24-8 \(6309 Joplin Road\)](#)
[Location Map - Zoning Case PD24-8 \(6309 Joplin Road\)](#)
[Photos - Zoning Case PD24-8 \(6309 Joplin Road\)](#)
[Applicant Narrative - Zoning Case PD24-8 \(6309 Joplin Road\)](#)
[Development Plan - Zoning Case PD24-8 \(6309 Joplin Road\)](#)
[Petition of Support - Zoning Case PD24-8 \(6309 Joplin Road\)](#)

IV. MISCELLANEOUS

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

V. ADJOURN

Note:

City Hall is wheelchair accessible. For other accommodations or sign interpretive services, please call the Business Services Division at 817-459-6652 no later than 24 hours in advance.

Staff Report



Zoning Case PD24-8 (6309 Joplin Rd)

Planning and Zoning Meeting Date: 04-03-2024 | Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Zoning Case PD24-8 to change the zoning from RS-7.2 to a Planned Development (PD) for limited Residential Medium-Density-12 (RM-12) uses, with a Development Plan.

PRIOR BOARD OR COUNCIL ACTION

None

REQUEST

The applicant requests to change the zoning on approximately 0.903 acres of land addressed at 6309 Joplin Road, generally located south of West Sublett Road and east of Joplin Road.

Current zoning: Residential Single-Family-7.2 (RS-7.2)

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

GENERAL INFORMATION

Existing Site Conditions

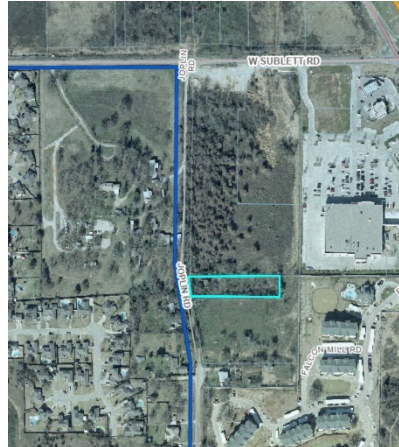
The subject site is currently not platted and vacant.

History

The property was developed with a single-family detached home between 1942 and 1958. It was demolished between 2007 and 2009. The area around the site generally started being developed in the late fifties.



1958



2003



2023

Adjacent Land Uses

Property to the north:

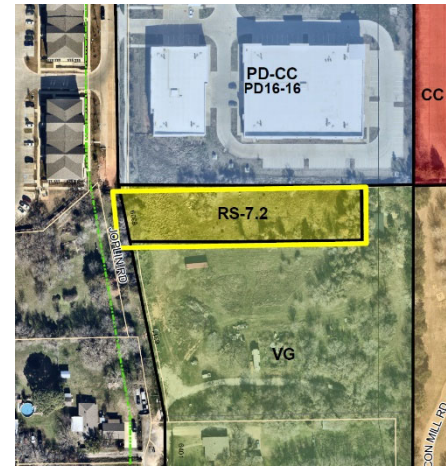
Zoned Planned Development (PD) for limited Community Commercial (CC) uses and developed with self-storage units.

Property to the east and south:

Zoned Village on the Green at Tierra Verde (VG):
Developed with an accessory structure.

Property to the west:

Within Kennedale City Limits and developed with single-family detached homes.



PROPOSED LAND USE

The rezoning application requests a Planned Development (PD) for limited Residential Medium-Density-12 (RM-12) on 0.903 acres for an eight-lot single-family-attached development.

The RM-12 zoning district allows for short-term rentals, but the applicant agrees to prohibit short-term rentals within this planned development.

DEVELOPMENT PLAN ANALYSIS

Site Access

Existing Joplin Road dead ends at the north end of this site. The developer will be required to extend Joplin Road including the sidewalk on the east and west side, up to the south property line of this site.

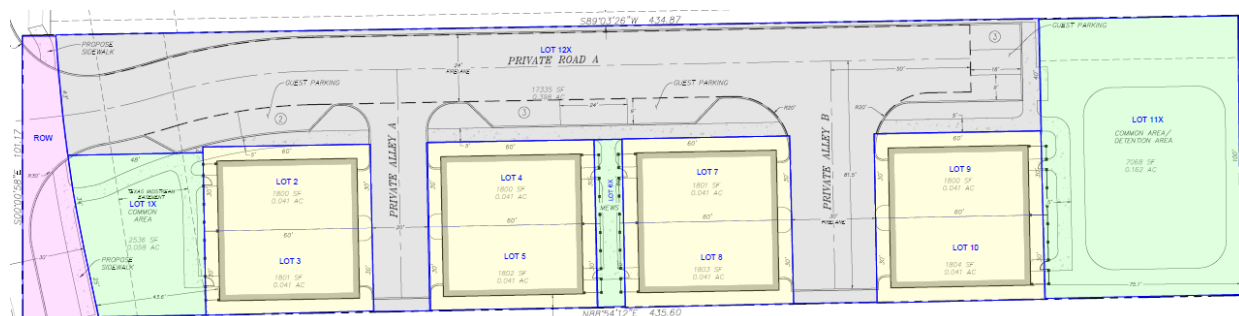
The applicant proposes access to the site through a private road along the northern property line.

Lot Dimensional Standards and Setbacks

The proposed development does not meet all the dimensional standards, as noted in the chart below.

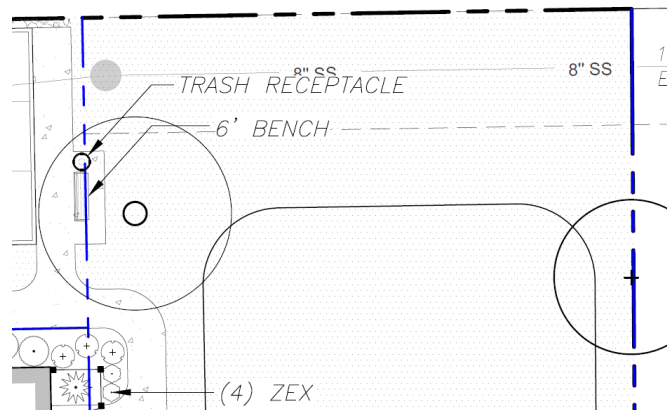
Table I: Lot Requirements for RM-12

	Required	Proposed
Lot Area (min.)	2,900 sq ft	1,800 sq ft
Gross Living Area (min)	800 sq ft	1,200 sq ft
Lot Width (min)	20 ft	30 ft
Lot Depth (min)	100 ft	60 ft
Street Front Setback (min) 40	40 ft	43.6 ft
Interior Side Setback (min)	5 ft	5 ft
Interior Rear Setback (min)	10 ft	5 ft
Street Side Setback (min)	20 ft	5 ft
Street Rear Setback (min)	5ft	5ft
Lot Coverage (max)	75%	69%



Building Design

There will be eight townhomes with rear-loaded garages accessed off private alleys. The applicant is proposing to utilize the area outside of the detention area as a common open space. It will have a bench and a trash receptacle for people that would like to spend time there. The development will also have another common open space towards the street frontage. A common open space is not required for this development. Each building will have two townhomes. Two townhome buildings will face each other with a common 10-foot-wide mews between them. One townhome building will face the common open area along the street frontage. Another townhome building will face the common open area towards the rear of the development.



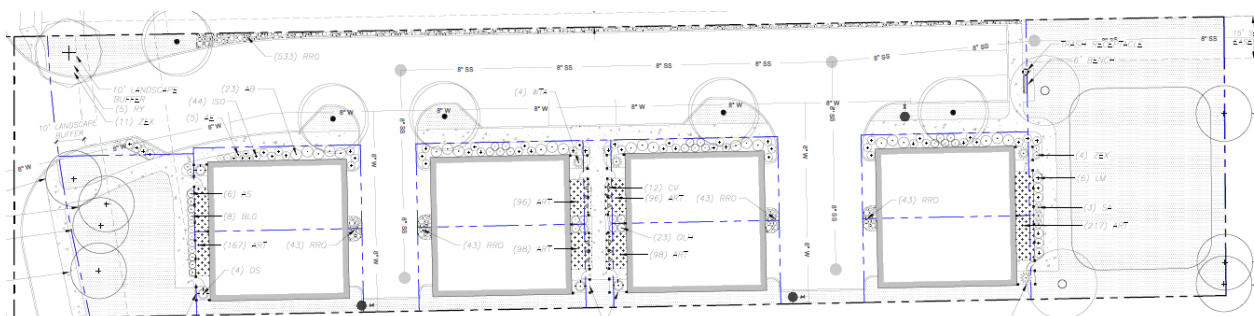
The UDC states a minimum of two distinct building materials from the preferred material list shall be utilized on all façades to provide architectural detail and interest. The applicant is providing stucco, brick, and siding on all elevations with the primary material being brick on all elevations. The applicant is providing composite shingle roofs with a pitch of 6/12 for all buildings. The UDC requires each townhome to have a porch of at least twenty square feet. The applicant is providing 100-square-foot front porches.

Tree Mitigation

The proposed protected trees for removal consist of cedar, blackjack oak, pecan, elm, and post oak. The applicant is preserving two protected trees at the southeast corner of the site, which accounts for 34% of the total protected caliper inches from this site. This site is 0.903 acres. The UDC does not require tree preservation for residential developments that are less than an acre in size. However, the Commission and City Council may require preservation as part of the planned development process, regardless of project size.

Landscaping

The development is required to have at least six shrubs and one tree in the front yard of each townhome. The applicant is requesting a deviation from the required front yard tree. All required trees per townhome should be within the front yard, but the development will have



them along the private roads, at the south end of the private access drive, and within the common open space.

Screening and Buffering

The applicant is providing a four-foot-high wrought iron fence in the front yard of each townhome. The UDC requires a level 3, 30-foot buffer with screening along the northern property line as the northern property's current use is for self-storage. This buffer shall consist of a total of 43 three-inch caliper trees layered into two rows. A six-foot minimum and eight foot maximum screening fence is required. One-hundred percent masonry (brick, stone, architecturally finished reinforced concrete), or any other sustainable material with more than thirty-year life expectancy to give a long lasting, aesthetically pleasing appearance. Materials should preferably have a low maintenance factor and be complemented with landscaping, where appropriate.

The applicant is requesting a deviation from the trees and fence material as the adjacent PD to the north was initially approved for a level 3 screen and buffer, which consisted of a 100% masonry fence with 53 trees, but was then approved for a six-foot-high wrought iron fence through an administrative change to the PD. The administrative change was requested to prevent the removal of a large number of mature trees in that buffer area. The approved wrought iron fence has not yet been built. The applicant requests a deviation from level 3 screening and proposes a six-foot high cedar fence with metal posts and caps. The applicant also proposes a deviation from the 43 required trees within that buffer as there are already trees between both properties.

Parking

The development is providing two-car garages for each townhome and six visitor parking spaces.

Traffic

Comparing the existing RS-7.2 residential to the proposed eight townhomes, this will not significantly impact the adjacent roadway system.

Deviations

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

- Section 2.2.7.C.1., RM-12 Minimum Lot Area
 - A townhome shall have a minimum lot area of 2,900 square-feet.
 - All eight townhome lots are proposed to be a minimum of 1,800 square-feet.
- Section 2.2.7.C.4., RM-12 Minimum Lot Depth
 - A townhome shall have a minimum lot depth of 100 feet.
 - All eight townhome lots are proposed to be a minimum of 60-feet deep.
- Section 2.2.7.D.6., Street Side Setbacks
 - A minimum street side setback of 20-feet is required from private access easements or alleys.
 - All eight townhomes have a minimum street side setback of 5-feet from the private access easement.
- Section 2.2.7.D.8., RM-12 Minimum Interior Setbacks
 - A minimum rear setback of 10-feet is required.
 - All eight townhomes have a minimum rear setback of 5-feet.
- Section 5.2.2.A.2.b.ii.2., Option 2: Required Front Yard Landscaping

- The applicant chose UDC option 2 for the front yard landscaping of each townhome, which requires a minimum of six shrubs and one tree.
 - The applicant is providing all trees but requests a deviation to provide those along the street, private access, and open space instead of in the front yard of each townhome.
- Section 5.3.1.D. Table 5.3-1 Residential Screening and Buffering
- The UDC requires a level three 30-foot buffer along the northern property line, which includes 43 staggered trees and a 6- to 8-foot high 100% masonry fence.
 - The applicant is not meeting the 30-foot landscape buffer, and in lieu of the masonry fence, they are requesting to provide a six-foot high cedar fence with cap and metal posts.

COORDINATION WITH OTHER PLANS

Comprehensive Plan (2015). Land use goals for this area are defined as “Rural Residential.” The “Rural Residential” area provides a unique opportunity for the city to provide residential choices to residents who desire larger, higher priced single-family homes in a more rural setting. The area should focus on low-density single-family residential use with various natural amenities and trails to connect to the city’s greenway network. This development does not meet the intent of the rural residential land use goal.

The proposed development promotes the following “Value Our Neighborhood” strategies:

- **6.1.** *Encourage the development of housing choices that meet the needs of current and emerging populations including singles, couples, small and large families, empty nesters, and seniors.*

Economic Development Strategic Plan (2021). The 2021 Economic Development Strategic Plan encourages the implementation of a strong mix of housing options using a high-impact community development strategy to maintain and grow the local talent pool.

Strategies and Actions 3.1. Promote development of diverse housing options: Placemaking is closely linked to housing. Many Dallas-Fort Worth area communities are skewed toward single-family detached housing because of their origins as suburbs. As these communities mature, they draw in new businesses and residents who bring with them a variety of experiences and preferences with regard to housing. Ensuring that Arlington offers a strong mix of housing options, including multifamily, townhomes, and downtown living, should be an essential element of this high-impact community development.

US 287 Corridor Strategic Plan (2016). The land use recommendations for this parcel include low intensity mixed use. This designation is intended a mixture of low-density non-residential and residential land uses. They are referred to as mixed use because these areas integrate developments that may contain residential, retail, public, parks and entertainment components. Uses can include targeted housing for seniors or millennials are looking for proximity to goods and services. Walkable connections and coordination with surrounding developments are key considerations.

Hike and Bike System Master Plan (2011). There are no planned hike and bike paths adjacent to the subject property. There is an existing sidewalk on Joplin Road, connecting Sublett Road to where Joplin Road dead ends.

Thoroughfare Development Plan (2017). Sublett Road is the major four-lane arterial providing access via Joplin Road to this site. Joplin Road currently dead ends immediately north of this subject site. The Thoroughfare Development Plan indicates a future north-south through connection of Joplin Road from Sublett Road to Falcon River Way.

Capital Improvement Projects. The improvement of Sublett Road from Joplin to Kennedale city limits are ongoing, with an estimated completion in 2025. The projects will construct road connections at City of Kennedale and at Joplin Road, with a bridge over a tributary of Rush Creek. The street will be constructed 44 feet wide and will be three traffic lanes with bike lanes.

Historic Structures/Historic Resources Survey (2007). This parcel is currently vacant, with no existing structures. Previously, a structure approximately 50-70 years old was demolished between 2007 and 2009 without a demolition permit.

With the proposed eight townhome development, this proposed project is not consistent with the specific "Rural Residential" classification for this area in the Comprehensive Plan. However, a townhome development provides additional housing diversity called for in the Comprehensive Plan, Economic Development Strategic Plan, and the US 287 Corridor Strategic Plan.

Townhomes typically are a good buffer transition between the existing large lot residential to the south, a possible single-family detached development to the south, the multi-family to the east and west, and the commercial property to the north, along Sublett Road.

Coordination and connection with existing developments and the possible single-family detached neighborhood to the south is key. Connection to the existing sidewalk on Joplin Road is highly encouraged.

STAFF CONSIDERATIONS

If the Commission is inclined to approve the request, staff has the following considerations for improvement:

1. Provide a masonry fence along north side.
2. Provide landscaping at the ends of both private alleys and the mews.
3. Provide low landscaping at the drive approach, maintaining visibility triangles.
4. Provide enhanced paving at the entrance of the development drive.

ADDITIONAL INFORMATION

Attached:

- i. Case Information
- ii. Itemized Allowable Uses
- iii. Location Map
- iv. Photos
- v. Applicant Narrative
- vi. Development Plan
- vii. Petition of Support

Under separate cover:

None

Available in the City Secretary's office:

None

CITY COUNCIL DATE

May 7, 2024

STAFF CONTACTS

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Amy.Lopez@arlingtontx.gov

Lisa Sudbury, AICP
Development Planning Manager
Planning and Development Services
817-459-6532
Lisa.Sudbury@arlingtontx.gov

Case Information



Legal Applicant: MMA, Inc., Jacob Sumpter
519 East Border Steet, Arlington, TX 76010
(817) 469-1671

Property Owner: Kenneth Dennis

Sector Plan: Southwest

Council District: 2

Allowable Uses: See attachment ii-1.

Development History: The subject site is not platted and is vacant.

Transportation: The site currently does not have a point of access.

Thoroughfare	Existing	Proposed
Joplin Road	Major Collector 35-ft ROW 2-lane, undivided	Major Collector 35-ft ROW 2-lane, undivided

Traffic Impact: Comparing the proposed use of eight townhomes and the possible 3-4 detached homes on this site, it will generate similar traffic patterns and will not significantly impact the adjacent roadway system. However, as discussed in email with Keith Dennis in May at time of pre-submittal meeting, the developer is responsible to provide roadway sufficient for its development to support a 80,000 pound fire truck and other public services providers. The above property shall continue extending the concrete roadway along the west property line in Joplin Road within city right-of-way to a typical city 28 Concrete Pavement Section concrete street standard detail.

Water & Sewer: A 12-inch water main is available in Joplin Road. Two offsite 8-inch sanitary sewer main are available. One is in Joplin Road and another one east of the property line. Any offsite public sanitary sewer easement will be at the expense and responsibility of the developer.

Drainage: The site is located within the Rush Creek drainage basin and is not located 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.

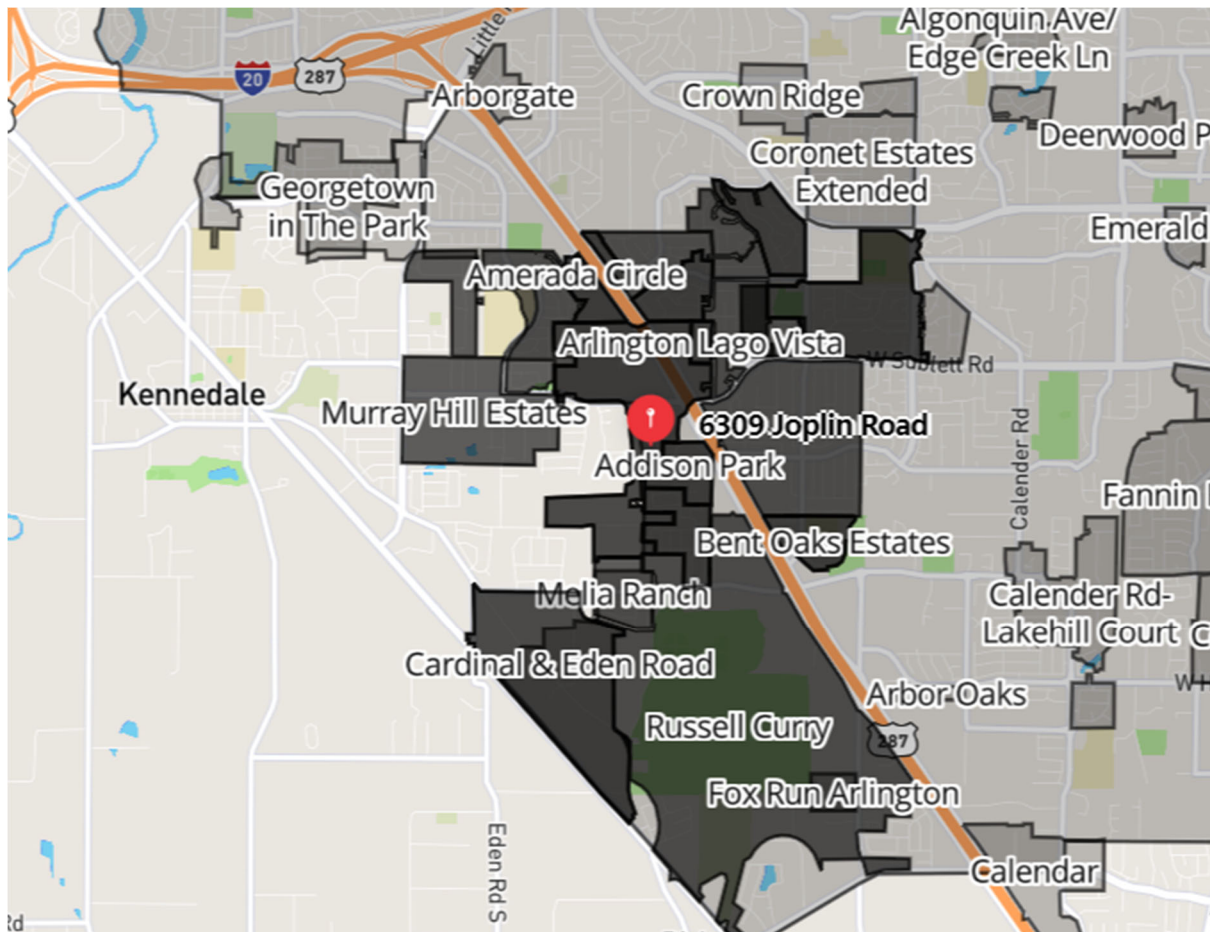
Fire: Fire Station 13, located at 7100 Russell Curry Road, provides protection to this site. The estimated fire response time is less than five minutes, which is in keeping with recommended standards.

Case Information



School District: Kennedale Independent School District.

This notice was posted to 5,000 residents in 22 neighborhoods within 1-mile of the subject site. Map is attached.



Property Owners:	5
Letters of Support:	1 pages
Letter of Opposition:	0 pages

Itemized Allowable Uses



Allowable Uses:

Residential Single-Family-7.2 (RS-7.2)

Permitted (P) – Dwelling, single-family detached on minimum 7,200 Square Feet, Non-Residential on minimum 15,000 square foot lots, Assisted living facility (≤ 6 residents), Community home for disabled persons, Foster family home, Foster group home, Government administration and civic buildings, Religious assembly, Public or private school, Community garden, Public park or playground, Golf course, Utility lines, towers or metering station, Telecommunication Facilities Building-mounted antennae and towers.

Accessory Uses Permitted (P) – Accessory building (not listed below), Accessory use (not listed below), Alternative energy system, Carport, Garage (private), Home-based business, and Swimming pool (private).

Specific Use Permit (SUP) – Assisted living facility (≥ 7 residents), Philanthropic institution (other than listed), Bed and breakfast inn, Day care center, 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.

Accessory Uses Specific Use Permit (S) – Community center (private), and Secondary living unit.

Permitted with Supplemental Use Standards (P*) – Public or private school, Public park or playground, Bed and breakfast inn, Day care center, Gas well, Telecommunication Facilities Building-mounted antennae and towers, Telecommunication Facilities Towers ≤ 75 ft Stealth towers ≤ 100 ft, and Telecommunication Facilities Towers > 75 ft Stealth towers > 100 ft.

Accessory Uses Permitted with Supplemental Use Standards (P*) – Accessory building (not listed below), Alternative energy system, Carport, Home-based business, and Secondary living unit.

Itemized Allowable Uses



Allowable Uses:

Residential Medium-Density-12 (RM-12)

Permitted (P) – Dwelling, duplex on minimum 6,000 square feet, Dwelling, live/work, Dwelling, single-family detached Dwelling, on minimum 7,200 Square Feet, Dwelling, townhouse on minimum 2,900 square feet, Non-Residential on minimum 15,000 square foot lots, Assisted living facility (≤ 6 residents), Community home for disabled persons, Foster family home, Foster group home, Nursing home, Government administration and civic buildings, Religious assembly, Public or private school, Community garden, Public park or playground, Golf course, Utility lines, towers or metering station, Telecommunication Facilities Building-mounted antennae and towers.

Accessory Uses Permitted (P) - Accessory building (not listed below), Accessory use (not listed below), Alternative energy system, Garage apartment, Garage (private), Home-based business, and Swimming pool (private).

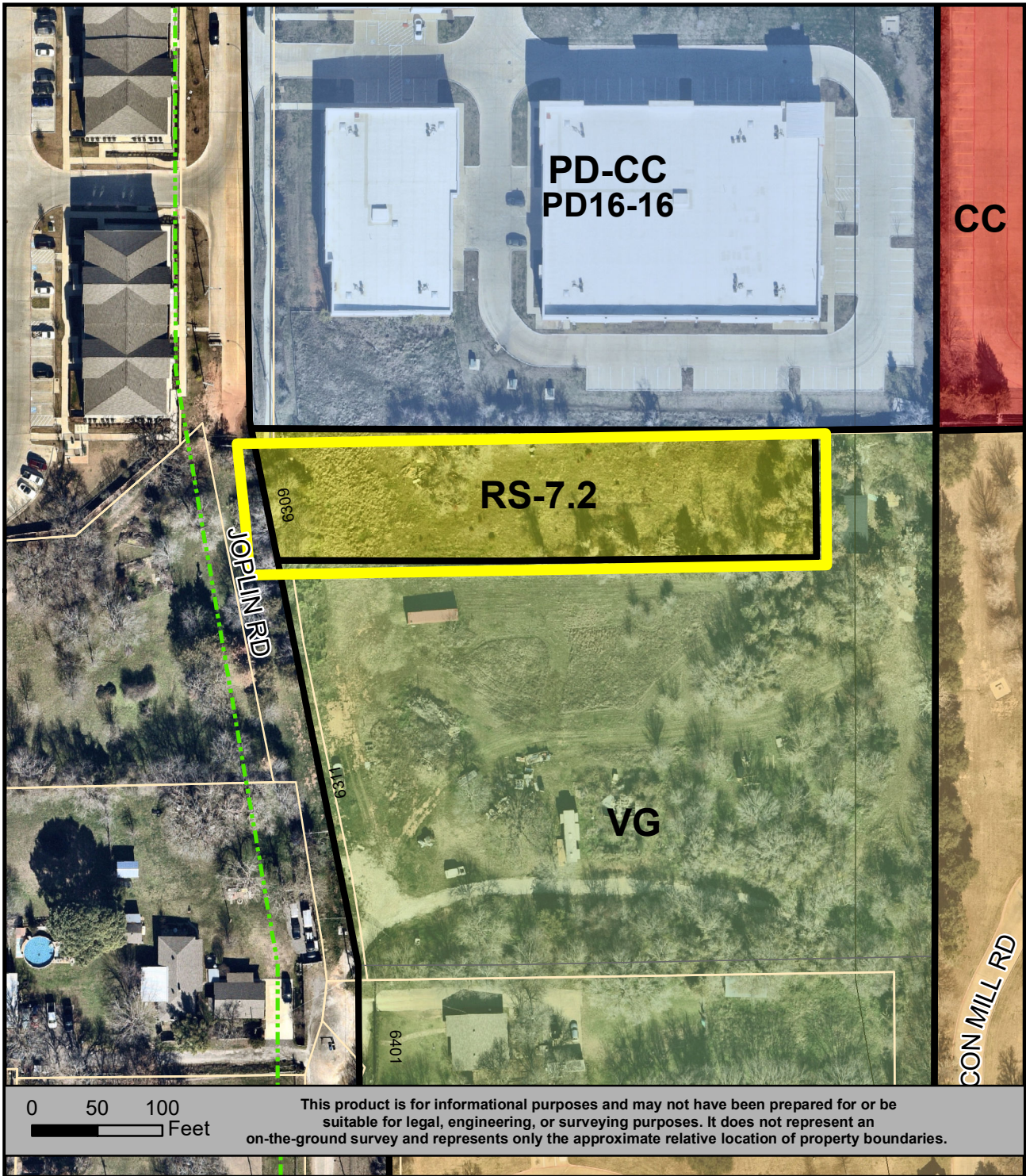
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Accessory Uses Permitted with Supplemental Use Standards (P*) - Accessory building (not listed below), Alternative energy system, Garage apartment, Home-based business, and Secondary living unit.


Permitted by Planned Development Only (PD) – Cottage Communities.

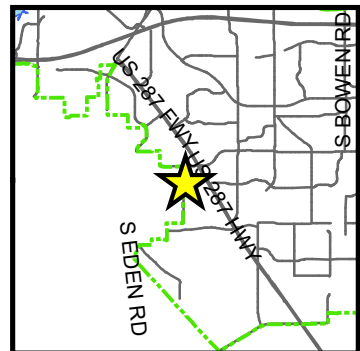


LOCATION MAP
PD24-8

**REQUEST FOR PLANNED
DEVELOPMENT (PD)
FOR RM-12 USES WITH
A DEVELOPMENT PLAN
ON 0.903 ACRES**







PD24-8
East of Joplin Road and south of West Sublett Road



View east, subject site



View south



View north



View west

Project Narrative for Proposed Development at 6309 Joplin Road, Arlington, Texas

Introduction

MMA, Inc. is excited to present to the City of Arlington a comprehensive proposal for the development of the property located at 6309 Joplin Road. This proposal seeks approval for rezoning the property to a Planned Development to facilitate the construction of a community-oriented residential project using RM-12 as the base zoning.

Current Zoning and Proposed Change

The property is currently zoned Residential 7.2 (RS-7.2), which does not permit the development of townhomes. We are requesting a rezoning to (PD) Planned Development to accommodate this residential project. This change is pivotal in realizing a development that aligns with the city's growth and supply of current housing needs.

Deviations

- Minimum Lot area 1,800 SF
- Minimum Lot Depth 60 feet
- Minimum interior Rear Setback 5'
- Residential Landscaping (Collector) Option 2: 6 shrubs minimum with required trees located at street and open space at 1 per unit
- Rear entry garages served by 20' private alley which is consistent with similar projects recently approved.
- The Level 2 screening buffer required along the northern property line is shown on the as builts of the storage facility to the north. This fence has not been constructed and we propose the construction of a 6' cedar fence with metal posts to satisfy buffer requirements.

Compensations

- Density (dwelling units per acre) 8 dua
- Gross Living Area minimum 1,200 SF
- Minimum Lot width 30 feet
- Minimum Street Front Setback 43 feet and Open Space lot between building and property line

- Minimum Interior Rear Setback 75 feet with Open Space lot between lots and rear property line
- Common Open Space of .234 Acres provided
- Landscape buffer Level 2 adjacent to commercial is 40 feet across entry drive
- Entry Feature on each dwelling to include 100 SF porch
- Roof Design minimum of a 6:12 pitch

Project Overview

Our vision is to transform the currently underutilized property into a quaint residential community. The development plan includes the construction of 8 single-family attached residential units, specifically townhomes, which caters to the growing need for affordable and equitable housing options in Arlington. The project is a one-acre lot with PD-Community Commercial zoning to the north (developed as a storage facility,) and VG-Village Green zoning to the east and south which is currently undeveloped. The property also lies on the boundary of Kennedale, TX to the west where one would find a vacant single-family lot and a new multi-family housing development across Joplin Road. Within the development there are .234 acres of open space reserved for the purposes of recreation and storm water retention. The development also preserves seven existing trees and utilizes native and adapted plantings for the landscape.

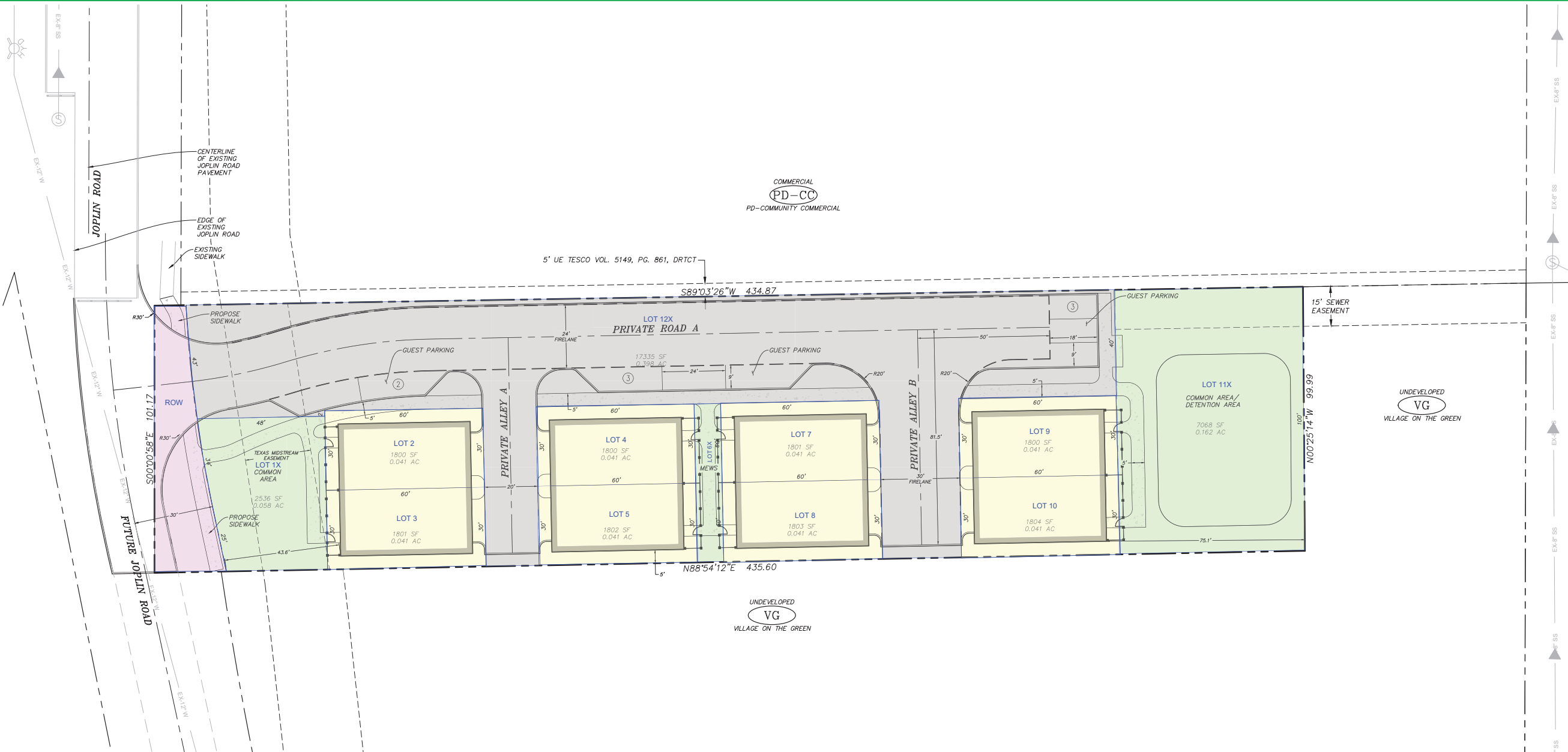
Vehicular access to the units is provided with rear entry garages via private alleys. This allows the front of each unit to either open to a communal green space or face the entrance of an opposite townhome across a shared pedestrian walkway that is flanked by private yards. Each yard is enclosed by ornamental iron fence and laid with artificial turf, offering a low-maintenance, evergreen space for residents to enjoy. This design effectively balances private outdoor areas with a communal walkway, creating a cohesive yet individualized living environment.

The architectural design features a two-tiered townhome topped with a distinctive cross-gable roof. Its exterior presents a mix of materials, with brickwork adorning the lower section and either fiber cement or stucco siding on the upper, separated by a horizontal band that clearly marks the division between the floors. The facade is punctuated with evenly spaced rectangular windows along with post supported patio entries, enhancing the townhome's traditional style and charm.

Conclusion

Our proposed development at 6309 Joplin Road not only aligns with the city's goals for residential growth but also addresses critical infrastructure and environmental considerations.

We believe this project will significantly contribute to the community by providing quality housing options and enhancing the overall livability of the area. We respectfully request the city's consideration for the rezoning of this property to a (PD) Planned Development, allowing this beneficial project to come to fruition.

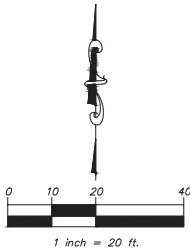


VICINITY MAP
NO SCALE

LAND USE SUMMARY			
LAND USE	LOT COUNT	ACREAGE	DENSITY
SITE AREA	N/A	1.00	-
SINGLE-FAMILY LOTS	8	-	8.0 UNITS/AC
REAR LOADED	8 (100%)		
PRIVATE ROAD/ALLEY	1		
OPEN SPACE	3	.234 (23%)	N/A

ARCHITECTURE BREAKDOWN	
FOOTPRINT	1,200 SF
NET LIVING	PD FOR RM-12 (COTTAGE COMMUNITY)
GARAGE	488 SF
PORCH FRONT/SIDE	119 SF/ 84 SF

DEVELOPMENT STANDARDS	
ZONING	
CURRENT	PD & RS 7.2
PROPOSED	PD FOR RM-12 (COTTAGE COMMUNITY)
BUILDING STANDARDS FRONT LOADED ENTRY	
MINIMUM WIDTH	30'
MINIMUM DEPTH	60'
MINIMUM LOT AREA	1,800 SF
MINIMUM LOT COVERAGE	75%
FRONT YARD SETBACK	5'
REAR YARD SETBACK	5'
INTERIOR SIDE SETBACK	5'
SIDE STREET SETBACK	5'
UNIT SIZE MINIMUM	1,200 SF



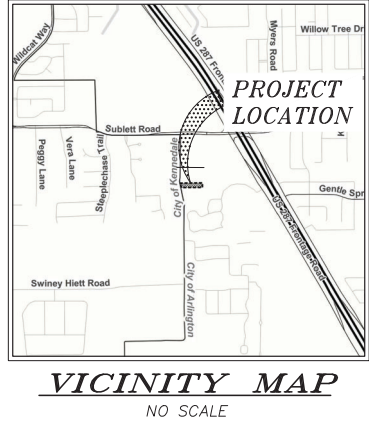
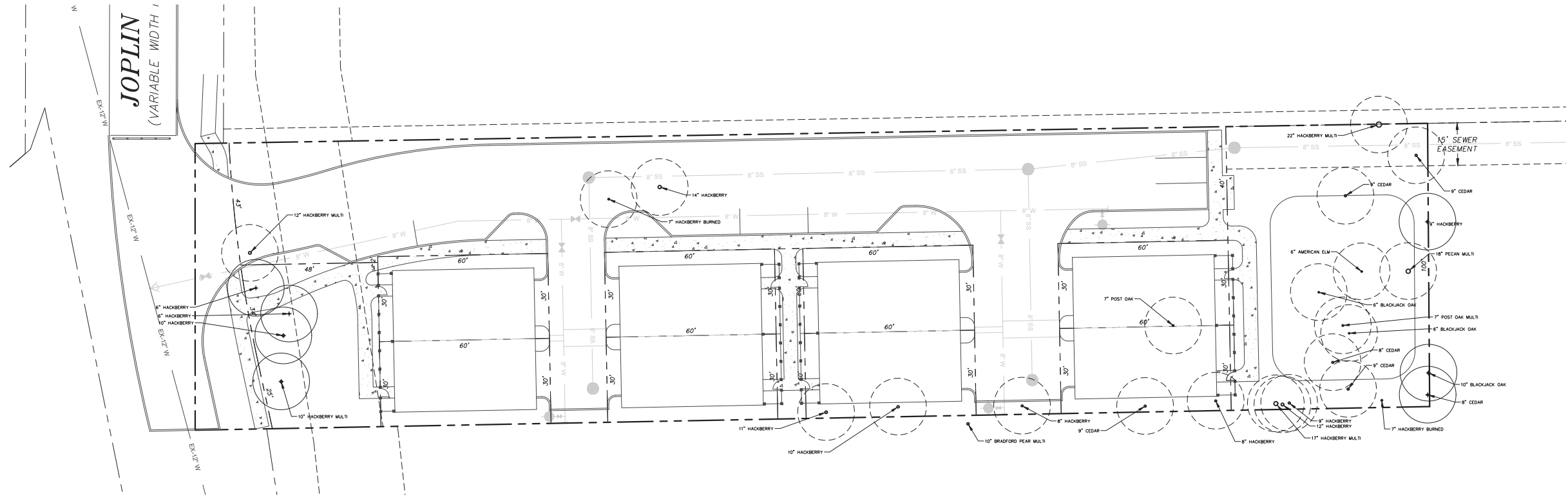
DEVELOPMENT PLAN
PLANNED DEVELOPMENT
JOPLIN COTTAGES
ARLINGTON, TEXAS
NOVEMBER 2023

CASE # _____



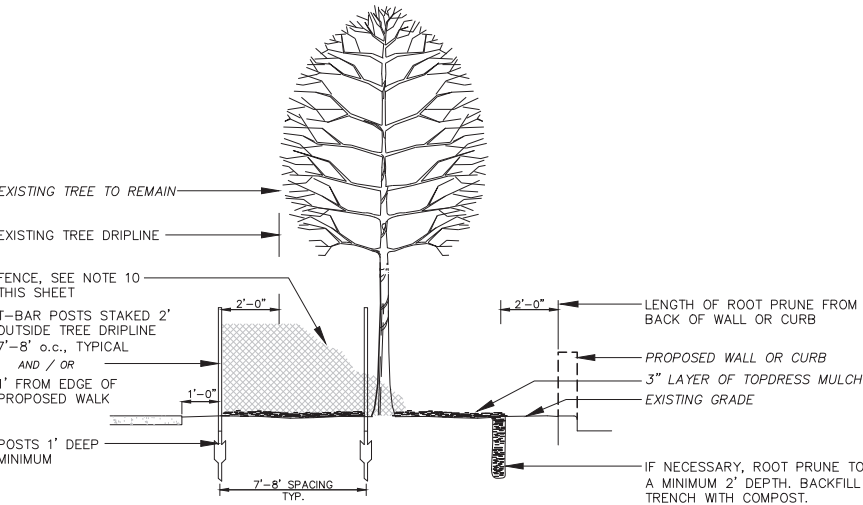
OWNER:
KENNETH D. DENNIS &
MARY DENNIS
5904 WILLOW VIEW
ARLINGTON, TX 76017
CONTACT: KENNETH DENNIS

ltpels registration number: f - 2759
ltpels registration/license number: 10088000
519 east border
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com



TREE PRESERVATION NOTES:

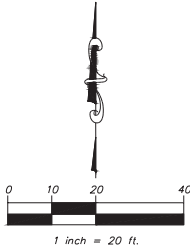
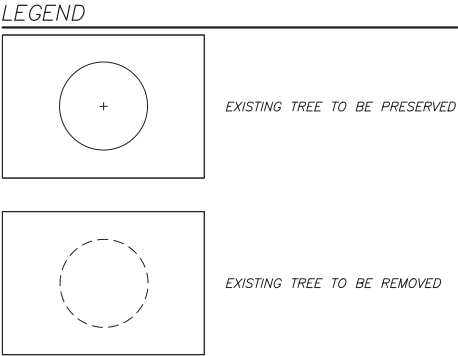
- EXISTING TREES TO REMAIN SHALL BE PRESERVED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND TREE DRIPLINE (CANOPY).
- IF ANY PART OF THE ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION AND/OR CONSTRUCTION ACTIVITY, NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY. IF A MAJOR ROOT OR GROUP OF ROOTS IS ENCOUNTERED DURING EXCAVATION, A CERTIFIED ARBORIST SHALL BE CONSULTED/SECURED FOR RECOMMENDATIONS CONCERNING PRUNING AND/OR BRIDGING THE ROOTS (ETC.)
- GRADES/ELEVATIONS UNDER EXISTING TREES SHALL REMAIN UNDISTURBED. DO NOT PLACE FILL MATERIAL UNDER THE DRIPLINE. FOR ANY LENGTH OF TIME, MAKE SURE THE CHANGES IN ADJACENT GRADES HAVE PROVISIONS TO CARRY MOISTURE AWAY FROM THE TREE.
- NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE TREE DRIPLINE.
- TOXIC SOLUTIONS OR OTHER LIQUID CHEMICALS SHALL NOT BE DEPOSITED NEAR OR WITHIN THE LIMITS OF A TREE DRIPLINE. THIS WOULD INCLUDE, BUT NOT BE LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OR A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
- NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT, TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE TREE DRIPLINE. NO VEHICLE AND/OR CONSTRUCTION EQUIPMENT SHOULD BE CLEANED NEAR A TREE.
- BORING OF UTILITIES MAY BE PERMITTED UNDER PRESERVED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE AT A MINIMUM DEPTH OF THIRTY-SIX INCHES (36 IN.).
- THE UTILITY AND IRRIGATION CONTRACTOR SHALL EXERCISE CAUTION WHEN TRENCHING AROUND EXISTING TREES. HAND-DIG ALL TRENCHES WITHIN THE TREE DRIPLINE.
- ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR FOOT (4') APPROXIMATE HEIGHT. THE PROTECTIVE FENCING WILL BE LOCATED AS INDICATED ON THE LANDSCAPE PLANS(S) TREE PRESERVATION DETAIL.



TREE SURVEY DATA - JOPLIN TOWNHOMES							
TAG#	SURVEYED INCHES	SPECIES	PROTECTED INCHES	PROTECTED TO BE REMOVED	PROTECTED TO BE PRESERVED	BONUS POINTS - NATIVE SPECIES	BONUS POINTS - CROSS LIMBS
1192	12	HACKBERRY	NO - SPECIES				
1193	6	HACKBERRY	NO - SPECIES				
1194	6	HACKBERRY	NO - SPECIES				
1195	10	HACKBERRY	NO - SPECIES				
1196	10	HACKBERRY	NO - SPECIES				
1198	11	HACKBERRY	NO - SPECIES				
1200		OFF SITE	OFF SITE				
1701	9	CEDAR	9				
1702		OFF SITE	OFF SITE				
1703	8	HACKBERRY	NO - SPECIES				
1704	17	HACKBERRY	NO - SPECIES				
1705	12	HACKBERRY	NO - SPECIES				
1706	9	HACKBERRY	NO - SPECIES				
1707	9	CEDAR	9				
1708	8	CCDAR	8		8	4	
1709	10	BLACKJACK OAK	10		9		9
1710		OFF SITE	OFF SITE				
1711		DEAD - BURNED	NO - DEAD				
1712	8	CEDAR	8				
1713		OFF SITE	OFF SITE				
1714		OFF SITE	OFF SITE				
1715	18	PECAN	18	18			
1716	6	ELM	6	6			
1717	6	BLACKJACK OAK	6	6			
1718	6	BLACKJACK OAK	6	6			
1719	7	POST OAK	7	7			
1720	9	HACKBERRY	NO - SPECIES				
2686	8	HACKBERRY	NO - SPECIES				
2687	14	HACKBERRY	NO - SPECIES				
2688		DEAD - BURNED	NO - DEAD				
2689		OFF SITE	OFF SITE				
2690		OFF SITE	OFF SITE				
2691		OFF SITE	OFF SITE				
2692		OFF SITE	OFF SITE				
2693		OFF SITE	OFF SITE				
2694		OFF SITE	OFF SITE				
2695		OFF SITE	OFF SITE				
2696		OFF SITE	OFF SITE				
2697	22	HACKBERRY	NO - SPECIES				
		TOTALS	87	61	17	4	9
TOTAL POSITIVE POINTS	30 PTS						
TOTAL NEGATIVE POINTS	61 PTS						
POINT SUB-TOTAL	-39 PTS						

PLANT SCHEDULE							
SYMBOL	CODE	QTY	COMMON NAME	CALIPER	CONTAINER	HEIGHT	SPREAD
LARGE TREES							
	CO	1	CHINQUAPIN OAK	3" CAL.	B&B OR CONTAINER	11'-12' HT.	MIN. 8' SPREAD
	LAO	2	LACEY OAK	3" CAL.	B&B OR CONTAINER	11'-12' HT.	MIN. 7' SPREAD
ORNAMENTAL TREES							
	SH	5	SAVANNAH HOLLY	3" CAL.	B&B OR CONTAINER	9'-10' HT.	MIN. 6' SPREAD

TREE DATA	
EXISTING PROTECTED CALIPER INCHES	87 INCHES
EXISTING PROTECTED CALIPER INCHES TO BE REMOVED	61 INCHES
EXISTING PROTECTED CALIPER INCHES TO BE PRESERVED	17 INCHES
BONUS POINTS FOR NATIVE AND CROSSTIMBERS SPECIES	13 INCHES
35% PRESERVATION REQUIRED	31 INCHES, 35%
PRESERVATION PROVIDED	30 INCHES, 34.5%
PLEASE SEE SPREAD SHEET INCLUDED IN THIS SUBMITTAL FOR SPECIFIC INFORMATION REGARDING EACH INDIVIDUAL TREE POINT	



TREE MITIGATION PLAN
PLANNED DEVELOPMENT
JOPLIN COTTAGES
ARLINGTON, TEXAS
NOVEMBER 2023

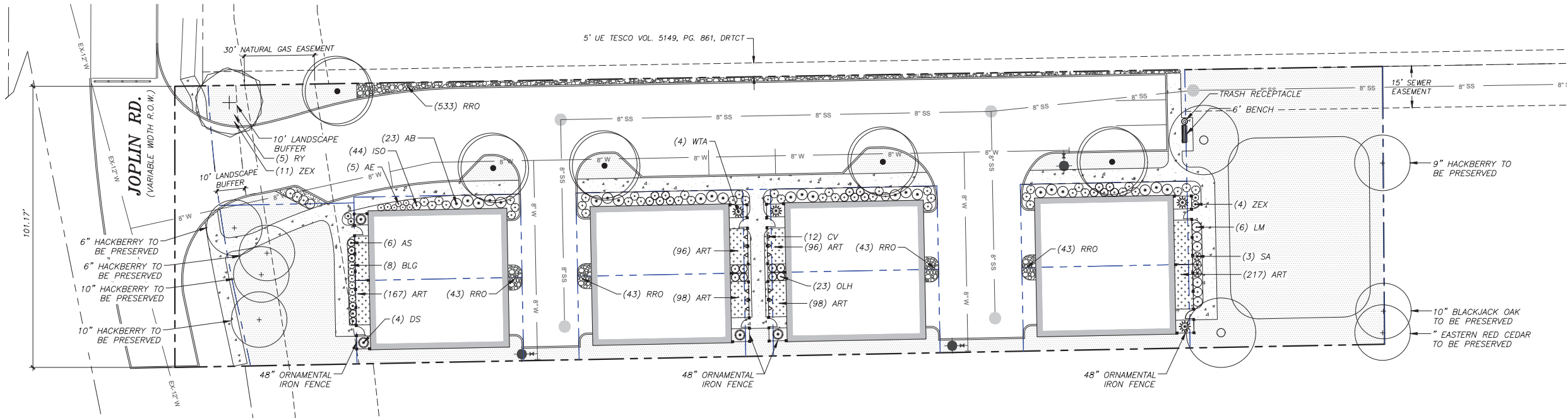
CASE # _____



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OWNER:
KENNETH D. DENNIS &
MARY DENNIS
5904 WILLOW VIEW
ARLINGTON, TX 76017
CONTACT: KENNETH DENNIS

ltpets registration number: 1 - 2759
ltpets registration/license number: 10088000
519 east border
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmotexas.com



VICINITY MAP
NO SCALE

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	CALIPER
LARGE TREES				
	CO	1	CHINQUAPIN OAK	3" CAL.
	LAO	2	LACEY OAK	3" CAL.
ORNAMENTAL TREES				
	SH	5	SAVANNAH HOLLY	3" CAL.
SYMBOL	CODE	QTY	COMMON NAME	CONTAINER
SHRUBS				
	AB	23	AMERICAN BEAUTYBERRY	3 GAL.
	SA	3	ANTHONEY WATERER SPIREA	3 GAL.
	AS	6	AUTUMN SAGE 'RASPBERRY'	3 GAL.
	BLG	8	BLUE GRAMA	3 GAL.
	AE	5	CAST IRON PLANT	1 GAL.
	DS	4	DESERT SPOON	5 GAL.
	ISO	44	INLAND SEA OATS	1 GAL.
	LM	10	LINDHEIMER'S MUHLY	3 GAL.
	HS	23	SIKE'S DWARF OAKLEAF HYDRANGEA	3 GAL.
	WTA	4	WHALE'S TONGUE AGAVE	5 GAL.
	ZEX	4	ZEXMENIA	1 GAL.
VINES				
	CV	12	CROSS VINE	1 GAL.
SYMBOL	CODE	QTY	COMMON NAME	CONTAINER
GROUND COVERS				
	CBE	12,081	CELEBRATION BERMUDAGRASS	SQ. FT.
MATERIALS				
	ART	772	ARTIFICIAL TURF	SQ. FT.
	RRO	705	RIVER ROCK	SQ. FT.

PLANT MATERIAL NOTES AND SPECIFICATION

ALL TREES TO BE UNIFORM BY SPECIES WITH STRAIGHT TRUNKS, MATCHING CHARACTER, AND FULL BRANCHING STRUCTURE.

ALL SHRUBS TO BE FULL AND UNIFORM BY SPECIES WITH MATCHING CHARACTER AND BRANCHING STRUCTURE.

EACH PLANT VARIETY MUST COME FROM A SINGLE SOURCE SUPPLIER IN ORDER TO MAINTAIN A CONSISTENT APPEARANCE.

ALL TREES, B&B AND CONTAINER TO BE NURSERY GROWN STOCK, WITH A WELL ESTABLISHED ROOT SYSTEM. COLLECTED SPECIMENS WILL BE REJECTED. CONTAINER GROWN PLANT MATERIAL MUST HAVE A WELL-ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER, ABLE TO MAINTAIN A FIRM BALL WHEN THE CONTAINER IS REMOVED, BUT SHALL NOT HAVE EXCESSIVE ROOT GROWTH ENCIROCLING THE INSIDE OF THE CONTAINER.

ALL PLANT MATERIAL SHALL COMPLY WITH THE MINIMUM REQUIREMENTS AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN, TEXAS ASSOCIATION OF NURSERYMEN STANDARDS AND/OR AS STATED IN THE PLANT SCHEDULE, WHICHEVER IS MORE STRINGENT. ALL TREES MUST MEET ALL THREE SPECIFICATIONS IN THE PLANT LEGEND: CALIPER, HEIGHT AND SPREAD.

GENERAL UTILITY NOTES:

- ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY AFFECTED AND VERIFY THESE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
- CALL 811 OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. MMA, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

IRRIGATION NOTES:

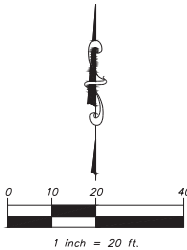
- ALL LANDSCAPE PLANTINGS PROPOSED IN THIS PLAN WILL BE IRRIGATED WITH AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM.
- IRRIGATION SYSTEM WILL BE EQUIPPED WITH A RAIN AND FREEZE SENSOR CAPABLE OF SHUTTING DOWN THE SYSTEM WHEN DICTATED BY RAINFALL OR FREEZING CONDITIONS.
- IRRIGATION SYSTEM DESIGN WILL MEET ALL REQUIREMENTS OF THE CITY OF ARLINGTON, THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, AND ALL APPLICABLE PLUMBING CODES.
- IRRIGATION DESIGN DRAWINGS WILL BE SUBMITTED UNDER A SEPARATE COVER AT A LATER DATE FOR IRRIGATION PERMITTING.

MAINTENANCE NOTE:

THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING, FERTILIZING, PRUNING, WATERING, AND OTHER MAINTENANCE OF ALL PLANTINGS. THE LANDSCAPING MUST BE MAINTAINED IN A HEALTHY GROWING CONDITION AT ALL TIMES.

LANDSCAPE DATA

TOWNHOUSE LANDSCAPE REQUIREMENTS, OPTION 2	REQUIRED	PROVIDED
FRONT YARD LANDSCAPE: SIX (6) SHRUBS AND ONE (1) TREE	YES	YES
RESIDENTIAL STREETSCAPE DESIGN: ONE TREE PER 30', EVENLY SPACED.	(4), 3" CAL. TREES ALONG JOPLIN	YES, 4 EXISTING TREES TO BE PRESERVED
PARKING LOT SCREENING	REQUIRED	PROVIDED
MINIMUM OF 3' HEIGHT	YES	YES



LANDSCAPE PLAN

PLANNED DEVELOPMENT
JOPLIN COTTAGES
ARLINGTON, TEXAS
NOVEMBER 2023

CASE # _____



ltpels registration number: 1 - 2759
ltpels registration/license number: 10088000
519 east border
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11/20/2023 SHEET 2 OF 3



Know what's below.
Call before you dig.

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OWNER:
**KENNETH D. DENNIS &
MARY DENNIS**
5904 WILLOW VIEW
ARLINGTON, TX 76017
CONTACT: KENNETH DENNIS



ARCHITECT:
HIGH ARCHITECTURE, LLC.
TEL: (817) 384-4343
ARLINGTON, TEXAS 76010

CIVIL:

STRUCTURAL:

M.E.P.:

INTERIOR DESIGN:

- NOT FOR CONSTRUCTION -

6309 JOPLIN ROAD

RE-ZONING

SCHEMATIC DESIGN

6309 JOPLIN ROAD, ARLINGTON, TX 76060

REVISIONS		
#	REVISION	DATE

TITLE:
FLOOR PLANS

PROJECT NO:

23-015

ISSUE DATE:

11.14.2023

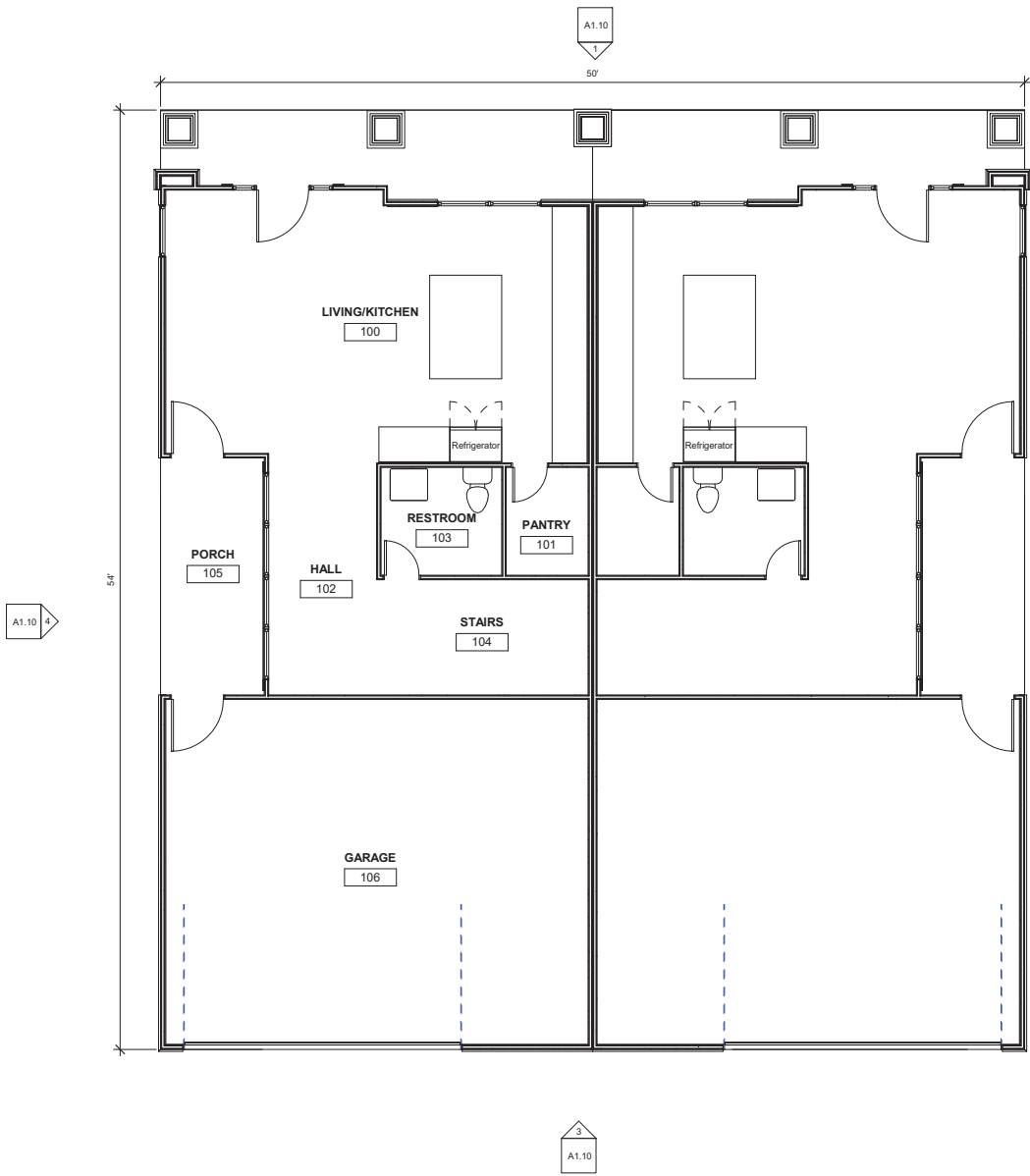
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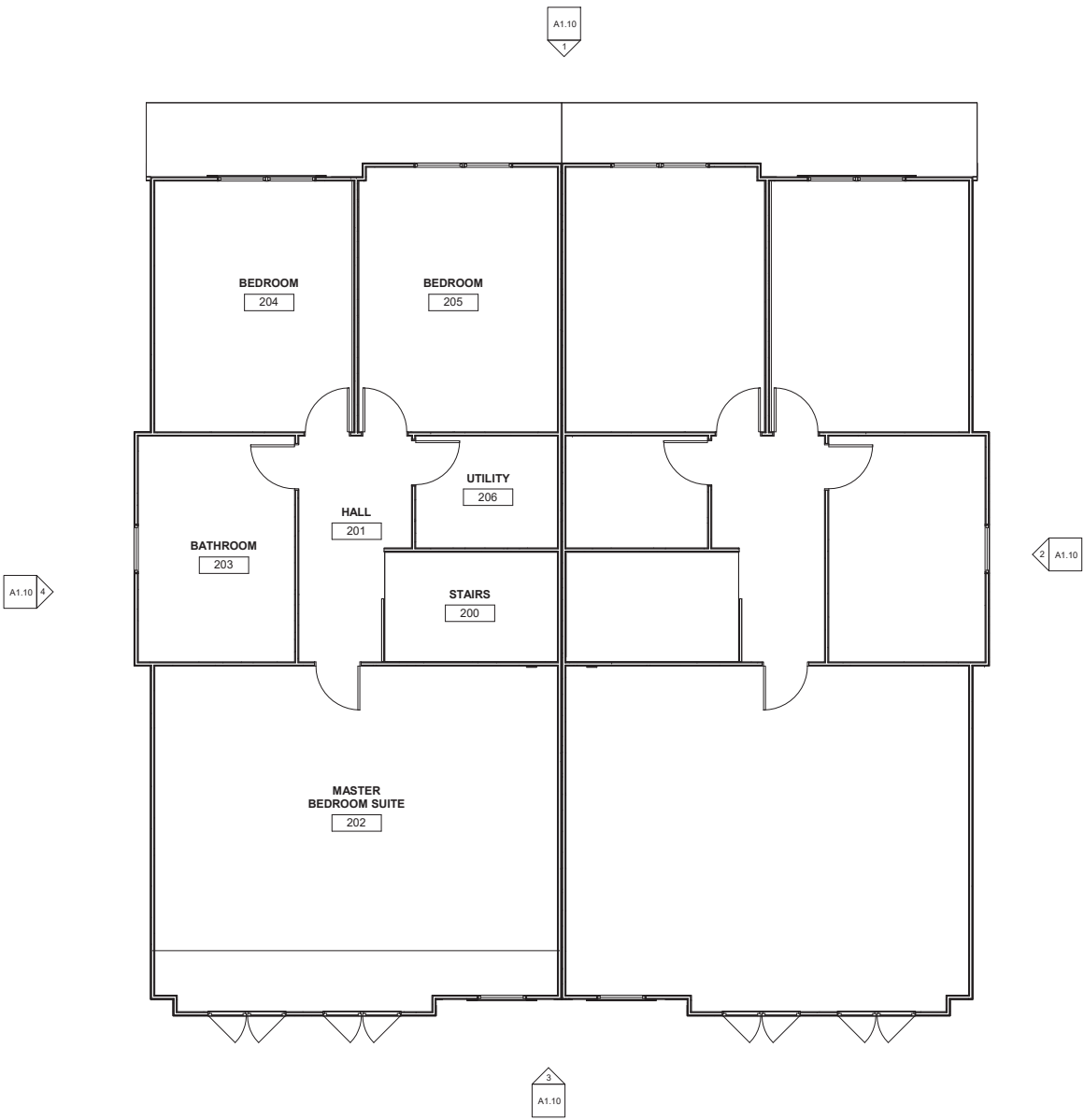
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nicholas simmerman
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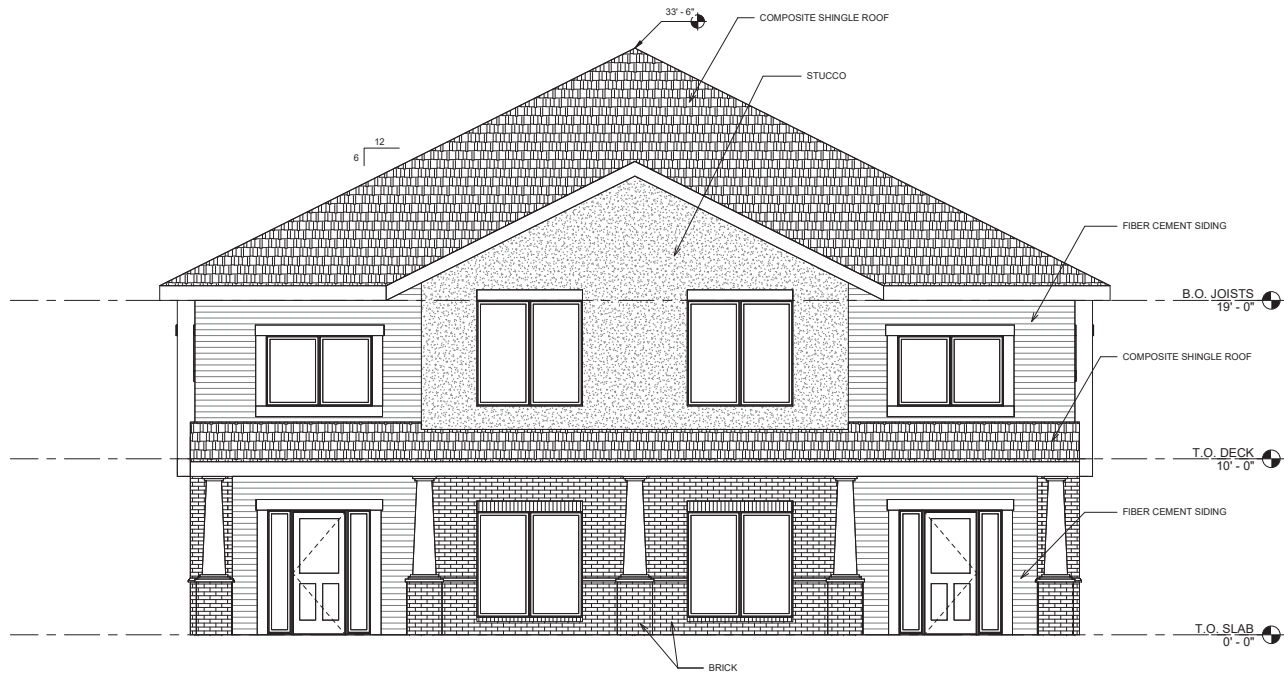
HIGH ARCHITECTURE, LLC.



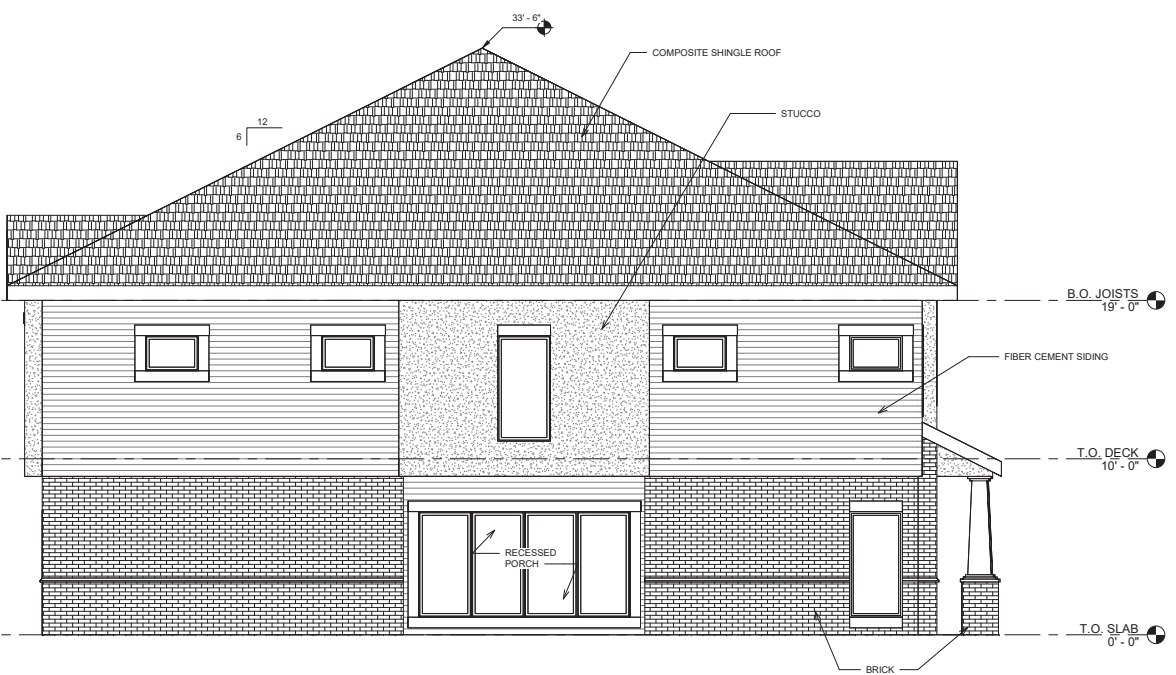
1 FLOOR PLAN - FIRST
1/4" = 1'-0"



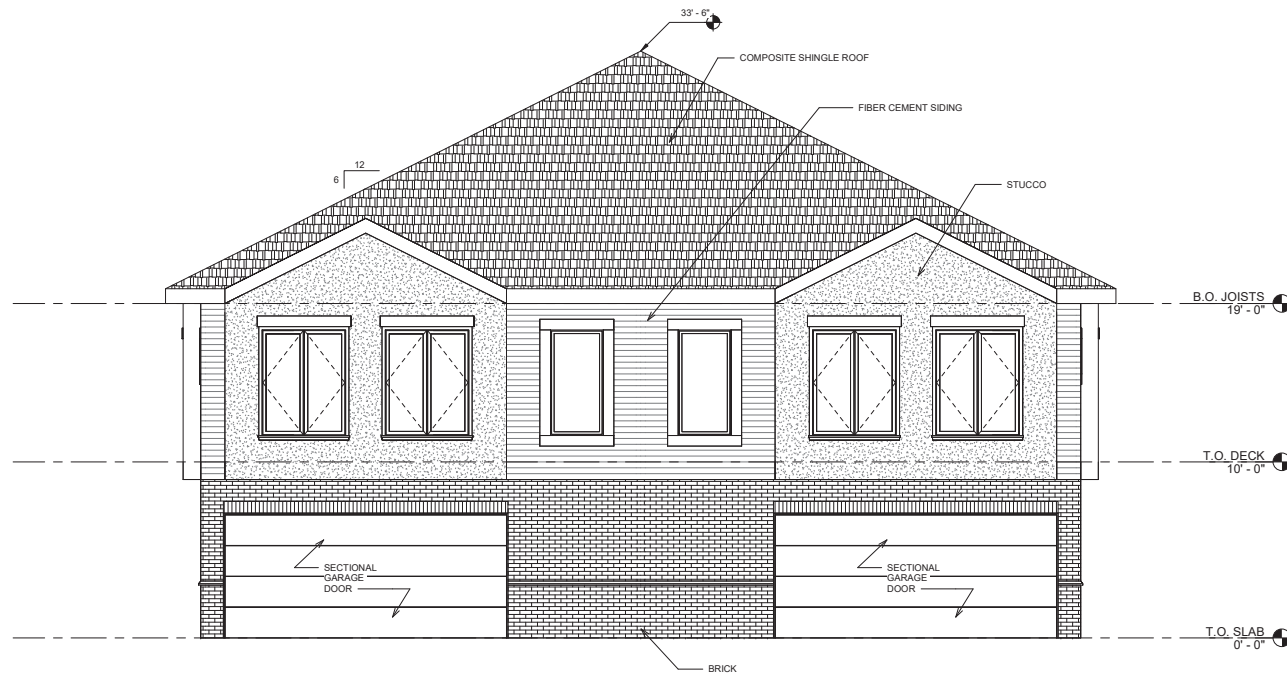
2 FLOOR PLAN - SECOND
1/4" = 1'-0"



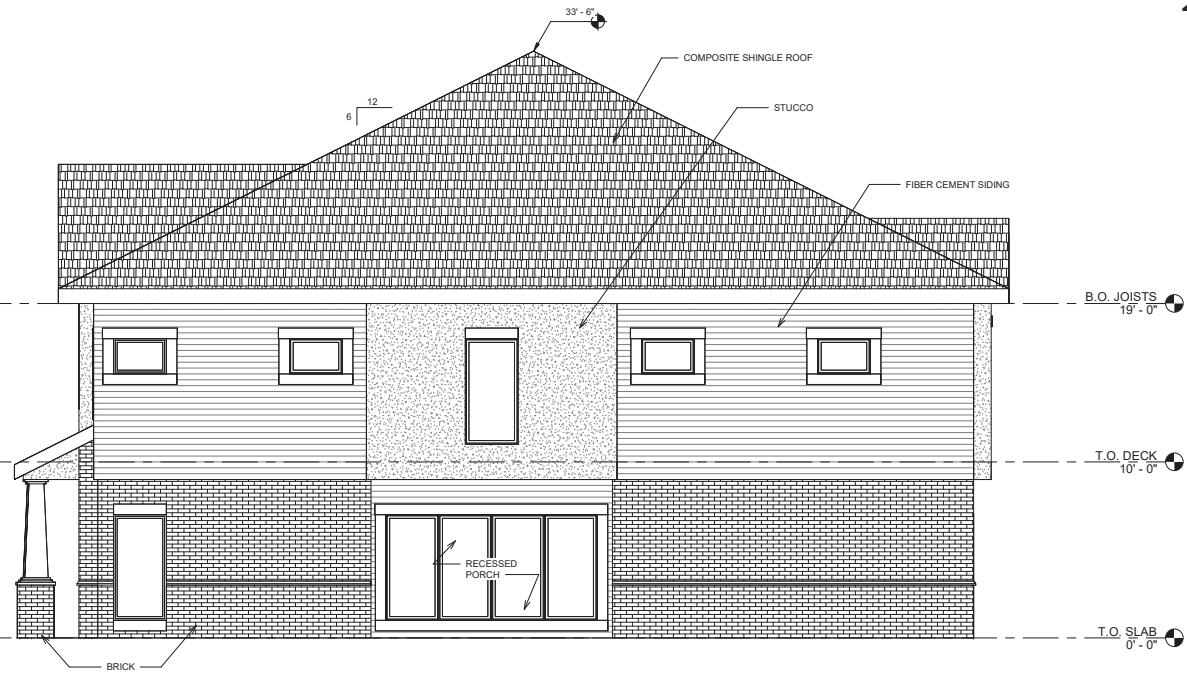
① ELEVATION - FRONT
1/4" = 1'-0"



② ELEVATION - LEFT
1/4" = 1'-0"



③ ELEVATION - REAR
1/4" = 1'-0"



④ ELEVATION - RIGHT
1/4" = 1'-0"

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TITLE
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PROJECT NO.

23-015

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② GARAGE SIDE



① ENTRY SIDE



ARCHITECT:
HIGH ARCHITECTURE, LLC.
TEL: (817) 384-4343
ARLINGTON, TEXAS 76010

CIVIL:
MMA

STRUCTURAL:

M.E.P.:

INTERIOR DESIGN:

- NOT FOR CONSTRUCTION -

6309 JOPLIN ROAD

RE-ZONING

SCHEMATIC DESIGN

6309 JOPLIN ROAD, ARLINGTON, TX 76060

REVISIONS		
#	REVISION	DATE

TITLE:
3D VIEWS

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23-015
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① COMMON SPACE BETWEEN



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HIGH ARCHITECTURE, LLC.
TEL: (817) 354-4343
ARLINGTON, TEXAS 76010

CIVIL:
MMA

STRUCTURAL:

M.E.P.:

INTERIOR DESIGN:

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6309 JOPLIN ROAD

RE-ZONING

SCHEMATIC DESIGN

6309 JOPLIN ROAD, ARLINGTON, TX 76060

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3D VIEWS

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HIGH ARCHITECTURE, LLC.

**Individual Petition of Support or Opposition to an Application for a Zone Change,
Planned Development, Specific Use Permit, or Multi-Family Development Plan**

In the matter of Case Number: PD24-8

I am the owner of property located at 6309 Joplin Rd.

I am: ☒ in support of this application ☐ opposed to this application

Reasons:
(optional)

(If more room is needed for your comments, you may submit them in full to planningdevelopment@arlingtontx.gov)

Kenneth Dennis
Printed Name

Kenneth Dennis
Signature