

Staff Report



Entertainment District Overlay expansion and related amendments	
City Council Meeting Date: 6-17-08	Document Being Considered: Ordinance

RECOMMENDATION

Approve an ordinance amending the "Zoning" Chapter of the code of the City of Arlington, Texas, 1987, through the amendment of Section 9-1600, "Entertainment District 'ED' Overlay," of Article IX, "Special Purpose District Regulations."

PRIOR BOARD OR COUNCIL ACTION

On November 20, 2007, City Council adopted development standards for the Entertainment District "ED" Overlay District (Ordinance #07-080). Council also directed staff to expand the District's boundary east of State Highway 360 and create development standards for this area.

On May 7, 2008, the Planning and Zoning Commission recommended approval of the ordinance to add the new sub-district with related amendments by a vote of 8-1-0.

On May 20, 2008, City Council continued the public hearing to June 3, 2008.

On June 3, 2008, City Council approved the ordinance by a vote of 8-1-0.

ANALYSIS

The currently adopted Entertainment District Overlay covers approximately 2,550 acres and is divided into six sub-districts. The expansion of the boundary to the east of SH360 creates a new, seventh sub-district, '360 East', which is approximately 200 acres in size.

The boundaries of this new sub-district extend east to 106th and 109th Streets, and from Road to Six Flags on the north to the railroad on the south. 106th Street provided a transition between the entertainment related uses and the industrial/warehouse uses further east. The Six Flags Mall area was included because of its potential for redevelopment.

Over the past five months, staff obtained input from property owners within the new sub-district at two public meetings, as well as from several individual developers. Staff also presented the proposed standards at two Chamber of Commerce Business Development Council meetings and at a Great Southwest Industrial District (GSWID) Board meeting. In addition, staff discussed the proposed revisions to the ordinance at four Planning and Zoning Commission work sessions and at an afternoon session with City Council. All the property owners within the entire ED Overlay as well as property owners within 200-feet of the Overlay were notified of the public hearings.

The standards developed for the 360 East Sub-district are similar to the other sub-districts. However, this sub-district is unique in that, due to the high-traffic nature of Watson Road and East Division Street, properties fronting these streets will have an increased front setback of 12-45 feet and 12-24 feet, respectively, and one row of parking will be allowed to serve as a buffer. There are also standards related to the sub-district serving as a transitional area between entertainment and industrial uses.

Along with the addition of a seventh sub-district and its development standards, there are also a few amendments to the adopted ordinance that affect the entire ED Overlay District, such as:

- the applicability of certain standards with a change in use or an addition to an existing structure (based on a scaled approach)
- the addition of standards for ground signs
- standardization of front setbacks based on street type

For final reading, City Council will also consider approval of the following:

- minor clarifications related to applicability of standards for exterior renovations and the definition of mixed use, and
- addition of regulations for secondary signs such as Internal Directional Sign, Menu Board Sign for fast food drive-throughs, and Entryway Sign.

ADDITIONAL INFORMATION

Attached:

Ordinance
 Entertainment District Map
 Section 9-1600, Entertainment District
 "ED" Overlay District
 Planning & Zoning Commission May 7,
 2008 Meeting Minutes

Under separate cover:

None

Available in the City Secretary's office:

Section 9-1600, Entertainment District
 "ED" Overlay District

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