



# CONCEPT BRIEF

101 West Abram Street  
 Arlington, Texas 76010  
 817-459-6502  
[www.arlingtontx.gov/planning](http://www.arlingtontx.gov/planning)

Case Number: \_\_\_\_\_

Form must be filled out completely. Please type or legibly print all information.

Address: \_\_\_\_\_

Legal Description: Lot(s) \_\_\_\_\_ Block(s) \_\_\_\_\_ Addition \_\_\_\_\_

Tract(s) \_\_\_\_\_ Survey(s) \_\_\_\_\_ Abstract(s) \_\_\_\_\_

Current Zoning: \_\_\_\_\_ Current Use(s): \_\_\_\_\_

Proposed Zoning: \_\_\_\_\_ Proposed Use(s): \_\_\_\_\_

How many structures, if any, are currently on site and the square footage of each? List which structures will remain and which will be demolished. \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_

## Gross Design Standards

The land uses and zoning that are adjacent to the subject site are (if a site is adjacent to a street, include the street name *and* the use across the street):

| Direction | Current Land Use | Current Zoning |
|-----------|------------------|----------------|
| North     |                  |                |
| East      |                  |                |
| South     |                  |                |
| West      |                  |                |

Residential adjacency exists if a building site abuts a residential zoning district at any point or is directly across a public street or alley from a residential zoning district.

The gross design standards below without an explanation for exceptions cannot be varied through the "PD" process.

**I. Points of Access**

*The exception to this standard can only be considered for non-residential sites with residential adjacency.*

- Points of access will comply with City of Arlington ordinance requirements.

Describe points of access: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- Points of access shall comply with City of Arlington ordinance requirements with the exception that this site will have access to local streets. (The Public Works Dept. must also approve this alternative.) This exception is being requested due to unusual topographic constraints, citing requirements, preservation of existing trees, and/or other undue hardship (describe):

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**II. Building(s) Orientation**

Describe orientation of building(s): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Maximum number and type of structures (specify which structures are proposed, currently exist, and square footage of each):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**III. Building Materials**

*The exception to this standard can only be considered for sites with residential adjacency.*

- Building materials shall comply with City of Arlington ordinance requirements for residential adjacency. Describe color and type of building materials and minimum percentage of masonry on each exterior wall for all structures on site:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- Building materials shall comply with City of Arlington ordinance requirements with the following exception(s):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This exception is being requested due to unusual topographic constraints, citing requirements, preservation of existing trees, and/or other undue hardship (describe): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**IV. Building Line Setbacks**

*In instances where a transitional buffer is required due to residential adjacency, the building line setback shall correspond to that of a transitional buffer.*

- Building line setbacks shall comply with City of Arlington ordinance requirements.
- Building line setbacks shall comply with City of Arlington ordinance requirements with the following exception(s):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This exception is being requested due to unusual topographic constraints, citing requirements, preservation of existing trees, and/or other undue hardship (describe): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**V. Fences and Screens**

*Fences and screens shall comply with the visibility requirements for the City of Arlington.*

- Fencing and screening requirements shall comply with the City of Arlington ordinance requirements. Describe the location, type and height of fencing and screening:

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- Fencing and screening of loading docks and outside storage shall comply with City of Arlington ordinance requirements. Describe the location, type and height of fencing and screening of loading docks and outside storage on site:

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- Screening required for residential adjacency and mechanical equipment shall comply with City of Arlington ordinance requirements.
- Screening required for residential adjacency and mechanical equipment shall comply with City of Arlington ordinance requirements with the following exception(s):

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This exception is being requested due to unusual topographic constraints, citing requirements, preservation of existing trees, and/or other undue hardship (describe): \_\_\_\_\_

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**VI. Interior Landscape, Landscape Setbacks along street frontages, and Transitional Landscape Buffers**

*All landscaping shall comply with the visibility requirements of the City of Arlington. Building line setbacks will correspond to or exceed the transitional landscape buffers and landscape setbacks.*

- Interior** Landscape shall comply with all City of Arlington ordinance requirements. If compliance with the Landscape Ordinance cannot be obtained, a Substitute Landscape Plan shall be submitted for this site.
- Landscape Setbacks along **street frontages** shall comply with all City of Arlington ordinance requirements. If compliance with the Landscape Ordinance cannot be obtained, a Substitute Landscape Plan shall be submitted for this site.
- Transitional** Landscape Buffers shall comply with all City of Arlington ordinance requirements. If compliance with the Landscape Ordinance cannot be obtained, a Substitute Landscape Plan shall be submitted for this site.
- This site it **not** required to provide Transitional Landscape Buffers.
- Interior Landscape, Transitional Landscape Buffers, and Landscape Setbacks will **exceed** City of Arlington ordinance requirements (describe for each):

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**VII. Trash Refuse Containers (dumpsters)**

- The location and screening of refuse containers shall comply with City of Arlington ordinance requirements. Describe the screening of the refuse container(s): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**VIII. Height of Building(s)**

*Residential proximity exists if a site falls under the required height setback envelope as projected from the residential property of origination. This is not limited to properties adjacent to the residential site. If this property is within 1,000 feet of a residential district, then this site is subject to the height setback envelope requirements.*

- Structure height shall comply with City of Arlington ordinance requirements. Describe maximum height of structure(s):

\_\_\_\_\_  
\_\_\_\_\_

- Structure height shall comply with City of Arlington requirements with the following exception(s):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This exception is being requested due to unusual topographic constraints, citing requirements, preservation of existing trees, and/or other undue hardship (describe): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**IX. Sign(s)**

*All sign height, location, orientation and size shall comply with the visibility requirements of the City of Arlington. The exceptions to this standard can only be considered for sites with residential adjacency*

- Sign height, location, orientation and size shall comply with City of Arlington ordinance requirements. Describe the height, location and orientation of sign(s):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- Sign height, location, orientation and size shall comply with City of Arlington ordinance requirements with the exception that the sign will be located on the side or rear of the commercial structure when such sign abuts or is across a local or minor collector street from a residential use or district.

This exception is being requested due to unusual topographic constraints, citing requirements, preservation of existing trees, and/or other undue hardship (describe): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

- Sign height, location, orientation and size shall comply with City of Arlington ordinance requirements with the exception that any permitted freestanding or wall sign located on a local or minor collector street will be internally illuminated with transparent or translucent faces when abutting a residential use or district.

This exception is being requested due to unusual topographic constraints, citing requirements, preservation of existing trees, and/or other undue hardship (describe):

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- Any other exceptions to the Sign Ordinance require approval from the Zoning Board of Adjustments (ZBA). The applicant shall receive the variance or special exception prior to final reading of this zoning case. Upon receipt of the variance or special exception from ZBA, describe the item granted and the case number.

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**X. Lighting**

*The exceptions to this standard can only be considered for sites with residential adjacency.*

- On-site lighting shall comply with City of Arlington ordinance requirements.
- On-site lighting shall comply with City of Arlington ordinance requirements with the exception that lighting will not be shielded away from residential uses.

This exception is being requested due to unusual topographic constraints, citing requirements, preservation of existing trees, and/or other undue hardship (describe): \_\_\_\_\_

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- On-site lighting shall comply with City of Arlington ordinance requirements with the exception that low mounted lights in parking areas within 100 feet of a residential use or district will exceed 20 feet in height. This exception is being requested due to unusual topographic constraints, citing requirements, preservation of existing trees, and/or other undue hardship (describe): \_\_\_\_\_

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**XI. Utilities**

- Utilities shall comply with City of Arlington location and ordinance requirements. Describe the location of utilities, both above and below ground: \_\_\_\_\_

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**XII. Off-Street Parking**

- Parking shall comply with City of Arlington location and ordinance requirements (describe): \_\_\_\_\_

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- Landscape Parking shall comply with all City of Arlington Landscape ordinance requirements. If compliance with the Landscape Ordinance cannot be obtained, a Substitute Landscape Plan shall be submitted for this site.

- Any exceptions to the Parking Ordinance require approval from the Zoning Board of Adjustments (ZBA). The applicant shall receive the variance or special exception prior to final reading of this zoning case. Upon receipt of the variance or special exception from ZBA, describe the item granted and the case number.