# NEIGHBORHOOD LEADERSHIP NETWORK

#### SATURDAY, MARCH 6, 2021 9:30 AM



#### AGENDA

- 1. Welcome & Introductions
- 2. Announcements
- 3. Presentation: Zoning, Development, and Neighborhoods
- 4. Neighborhood Forum: Concerns, Issues, Solutions
- 5. Future Discussion Items
- 6. Adjourn





#### Welcome and Introductions

#### Announcements

### Neighborhood Sprinkler Check Event Opportunity

- Water Department is launching a pilot program for sprinkler check events for neighborhoods
- This service is already available to individual homeowners, but this is an opportunity to coordinate the effort and complete checks in a neighborhood in a 1–3 week period
- If your neighborhood may be interested, please contact
  - Traci Peterson, Water Utilities Coordinator
  - <u>Traci.Peterson@arlingtontx.gov</u> or 817-459-6288

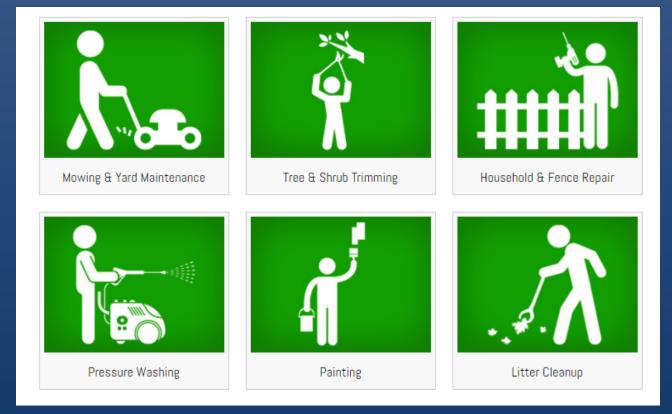




## Tool Sharing Program

- The NEW Tool Sharing Program offers a variety of tools and equipment that Arlington residents may check-out free of charge to assist with property cleanup and improvement.
- Tools or equipment is dropped-off at your residence to complete cleanup, lawn maintenance or home repair tasks.
- Reserve tools at 817-459-6667 or online
  at <u>www.arlingtontx.gov/tools</u>

NLN





#### Presentation: Zoning, Development, and Neighborhoods

#### **Richard Gertson**

Assistant Director, Planning and Development Services

#### Neighborhood Forum: Concerns, Issues, Solutions



## The ARLINGTON DEVELOPMENT PROCESS

with a focus on opportunities to participate

Neighborhood Leadership Network March 6, 2021



#### ARLINGTON THE AMERICAN DREAM CITY

#### AGENDA

- Key Terms
- Public Input: Foundation of the Development Process
- Zoning
- Effective Participation
- Gas Well Drilling
- Platting
- Building Permit Review



#### **KEY TERMS IN DEVELOPMENT**

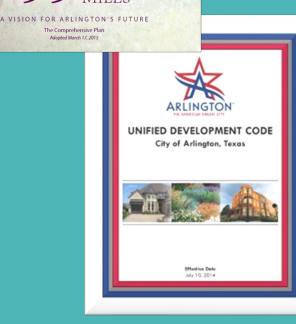
**Comprehensive Plan** Unified Development Code (UDC) Zoning **Property Owner Notification Planning & Zoning Commission** Planned Development (PD) Specific Use Permit (SUP)

A collective vision of the future A compilation of regulations The classification of land by use Notice required by law or ordinance An appointed recommending body A negotiated overlay district A zoning exception with conditions



#### PUBLIC INPUT: FOUNDATION OF THE DEVELOPMENT PROCESS

A guide for policy-makers to create a safe, beautiful, well-planned community. A look into the future with a 10 to 15 year horizon.



Rational regulations intended to implement the Comprehensive Plan. Undergoing constant change according to needs of the community.



#### ZONING

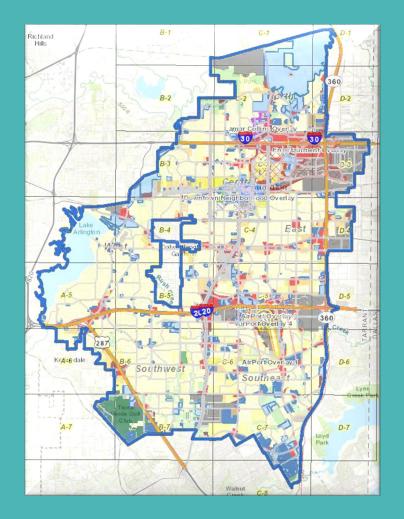
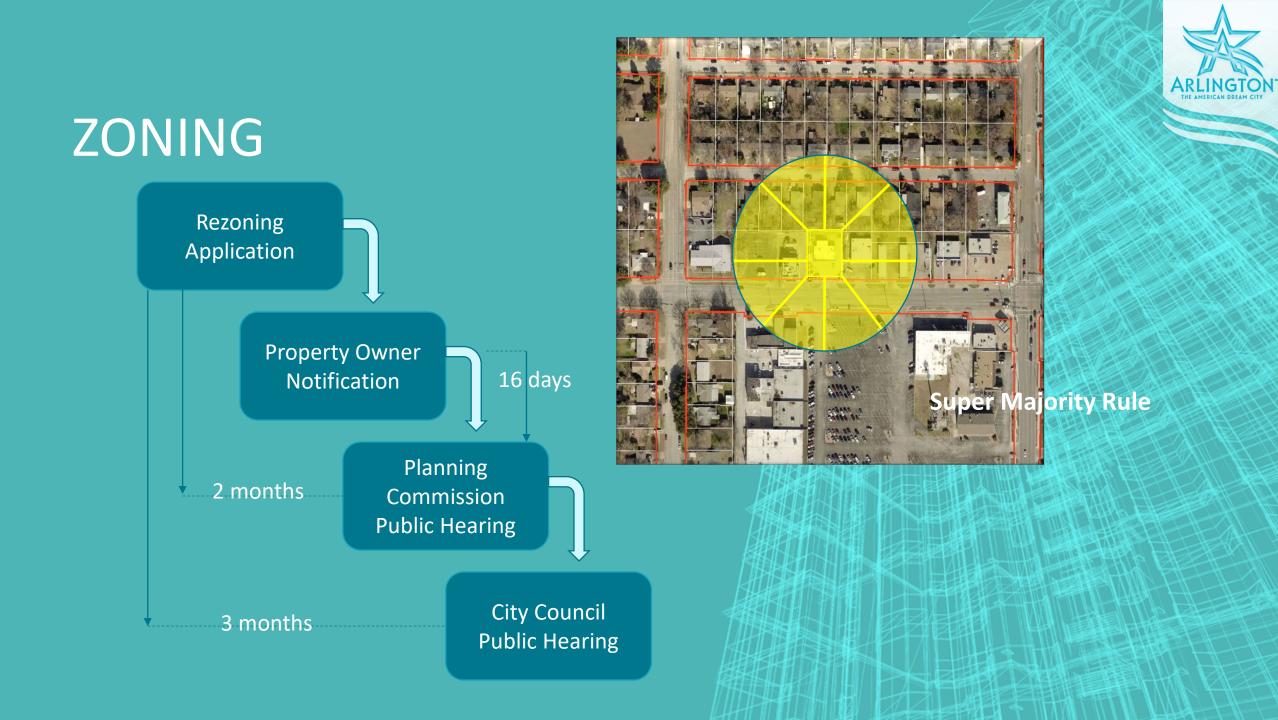
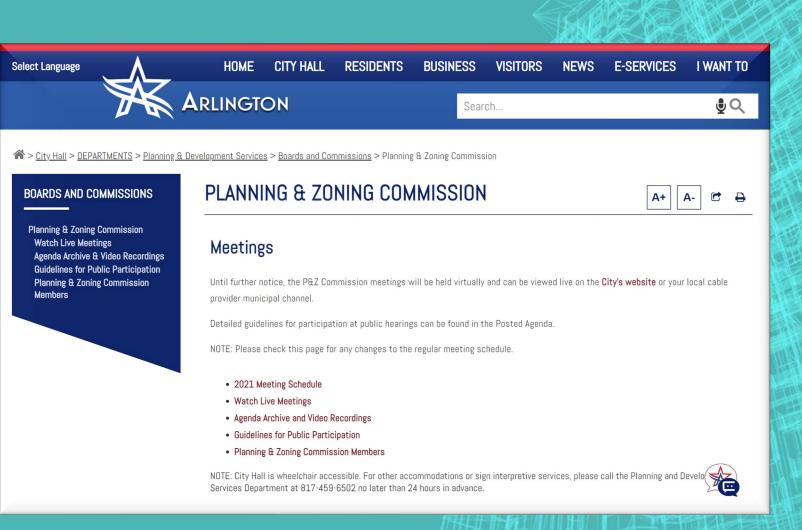


TABLE 2.1-1: Zoning Districts Established		
District Type	Abbreviation	District Name
Residential	RE	Residential Estate
	RS-20	Residential Single-Family 20
	RS-15	Residential Single-Family 15
	RS-7.2	Residential Single-Family 7.2
	RS-5	Residential Single-Family 5
	RM-12	Residential Medium-Density 12
	RMF-22	Residential Multi-Family 22
	VG	Village on the Green at Tierra Verde
	MH	Manufactured Housing (Obsolete)
Non-Residential and Mixed-Use	LO	Limited Office
	OC	Office Commercial
	NC	Neighborhood Commercial
	CC	Community Commercial
	GC	General Commercial
	HC	Highway Commercial
	DB	Downtown Business
	BP	Business Park
	LI	Light Industrial
	IM	Industrial Manufacturing
	NMU	Neighborhood Mixed-Use
	RMU	Regional Mixed-Use
Overlays	APO	Airport Overlay
	CDO	Conservation District Overlay
	DNO	Downtown Neighborhood Overlay
	EDO	Entertainment District Overlay
	LCMUO	Lamar Collins Mixed-Use Overlay
	LPO	Landmark Preservation Overlay
	PD	Planned Development
	PARAMENT	



#### ARLINGTON THE AMERICAN DREAM CITY

#### EFFECTIVE PARTICIPATION RESOURCES





#### EFFECTIVE PARTICIPATION THE PARTICIPANT'S TOOLBOX

- Submit comments using the form sent to owners within the statutory notification area
- Attend the "neighborhood" meeting sponsored by the developer
- Email comments to the Case Manager
- Submit a group petition to the Case Manager or City Secretary
- Contact the applicant
- Contact the Planning Commissioners or City Councilmembers
- Attend the public hearings



#### EFFECTIVE PARTICIPATION KNOW WHAT CAN BE CHANGED

#### **Type of Zoning:**

- "Straight" Specific Use Permit (SUP)
- Planned Development PD + Underlying district
  - **Development Plan only**
- PDs What's on the Table?
  - Uses
  - Density
  - Design

- Is the use appropriate for the property? Is the use appropriate with mitigating conditions?
- Everything is negotiable The layout and design are negotiable
- Amend the "laundry list" Number of units / building mass Layout, appearance, landscaping

#### EFFECTIVE PARTICIPATION COMMON OBJECTIONS

- Traffic and congestion
  - Traffic Impact Analysis (TIA)
- Flooding downstream
  - Storm Water Study
- Increase in crime
- School overcrowding
- Undesirable land uses





#### GAS WELL DRILLING

**Mineral estate is dominant** 

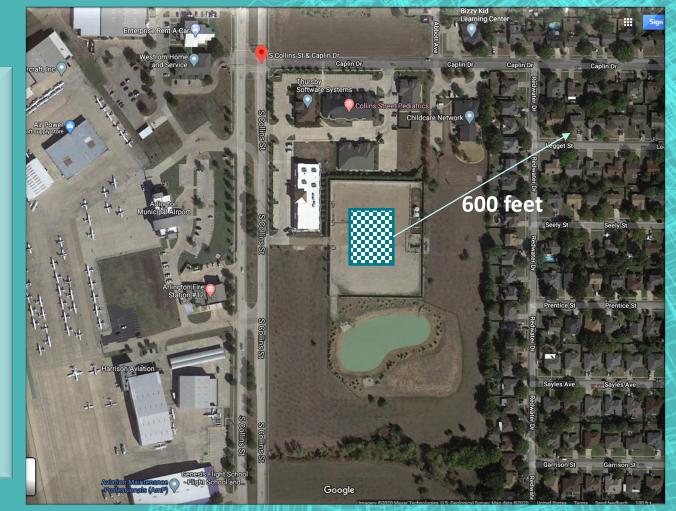
**52 well sites in Arlington** 

Drilling zones established by SUP

Notification area is ¼ mile

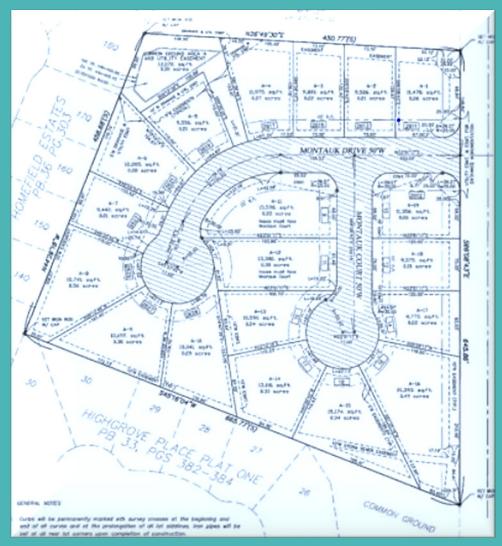
**Setbacks from protected uses** 

New well permits are approved administratively





#### PLATTING



**Subdivision of land** 

**Strictly technical requirements** 

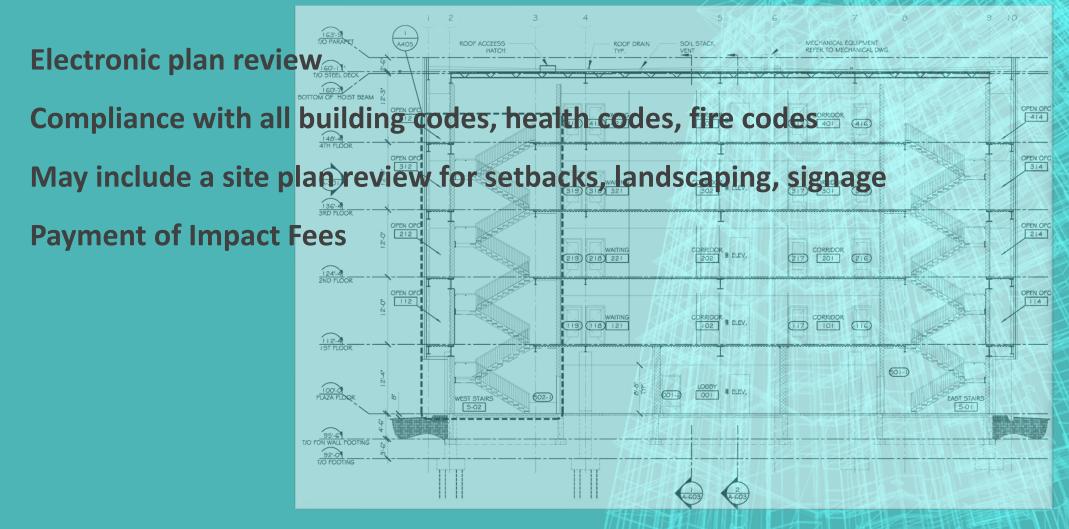
**30-day shot clock** 

**Rarely requires public notice** 

Approved by Planning and Zoning Commission



#### BUILDING PERMIT REVIEW





## The ARLINGTON DEVELOPMENT PROCESS

with a focus on opportunities to participate

Richard G. Gertson, AICP Assistant Director, Planning & Development Services 817-459-6527 richard.gertson@arlingtontx.gov

#### Future Discussion Items

# Next meeting: May 2021



