

2025 Tax Credit Cycle

# DEVELOPER MEETING

- Arlington Entitlement Approval Process
- Long-Range City Plans
- A Word About Gas Wells
- Target Timeline for Rezoning Process
- Common Compliance Issues
- Tips for Success

November 7, 2024

# Arlington Maps Online

Tax Parcel

Zoning

Floodplain

Gas Wells

**Arlington MapsOnline**

City of Arlington Website | Plat Search | Feedback | Disclaimer

Input Address Here

Map Slider  
Zoning Aerial Flood

2530 MATLOCK RD

**TAD Information**  
[URY LLC](#)  
PO BOX 152555  
ARLINGTON, TX, 76015

NEWTON, ANDERSON SURVEY Abstract 1161 Tract 20A  
1161 TRS 20A & 21

**Zoning:** [RS-7.2](#)

**Flood Zones:** [AE X](#)  
Floodway on Property? Yes

**Council District**  
[Andrew Piel](#)

**Nearest Library Information:**  
[George W Hawkes Downtown Library](#)  
Approximately drive distance: 2.18 Miles  
[East Library and Recreation Center](#)  
Approximately drive distance: 2.19 Miles  
[Woodland West Library](#)  
Approximately drive distance: 2.31 Miles

**Nearest Park Information:**  
[Marrow Bone Springs Park](#)  
Approximately drive distance: 0.24 Miles  
[Vandergriff Park](#)  
Approximately drive distance: 0.26 Miles  
[Lakes of Matlock](#)  
Approximately drive distance: 0.4 Miles

**Gas Well Sites Within 2 Miles Radius:**  
[O'DAY](#) (0.39 Miles)  
[PERR](#) (0.40 Miles)  
[GALLETTA](#) (0.71 Miles)  
[DOSKOCIL](#) (1.61 Miles)  
[RICE LOH](#) (1.69 Miles)  
[STONER](#) (1.75 Miles)

**Garbage/Recycling Collection Days:**  
[Garbage: Tuesday Friday](#)  
[Recycle: Tuesday](#)

1. Arlington Web Maps and Apps (ALL Interactive Maps)  
<https://opendata.arlingtontx.gov/pages/web-maps-and-apps>

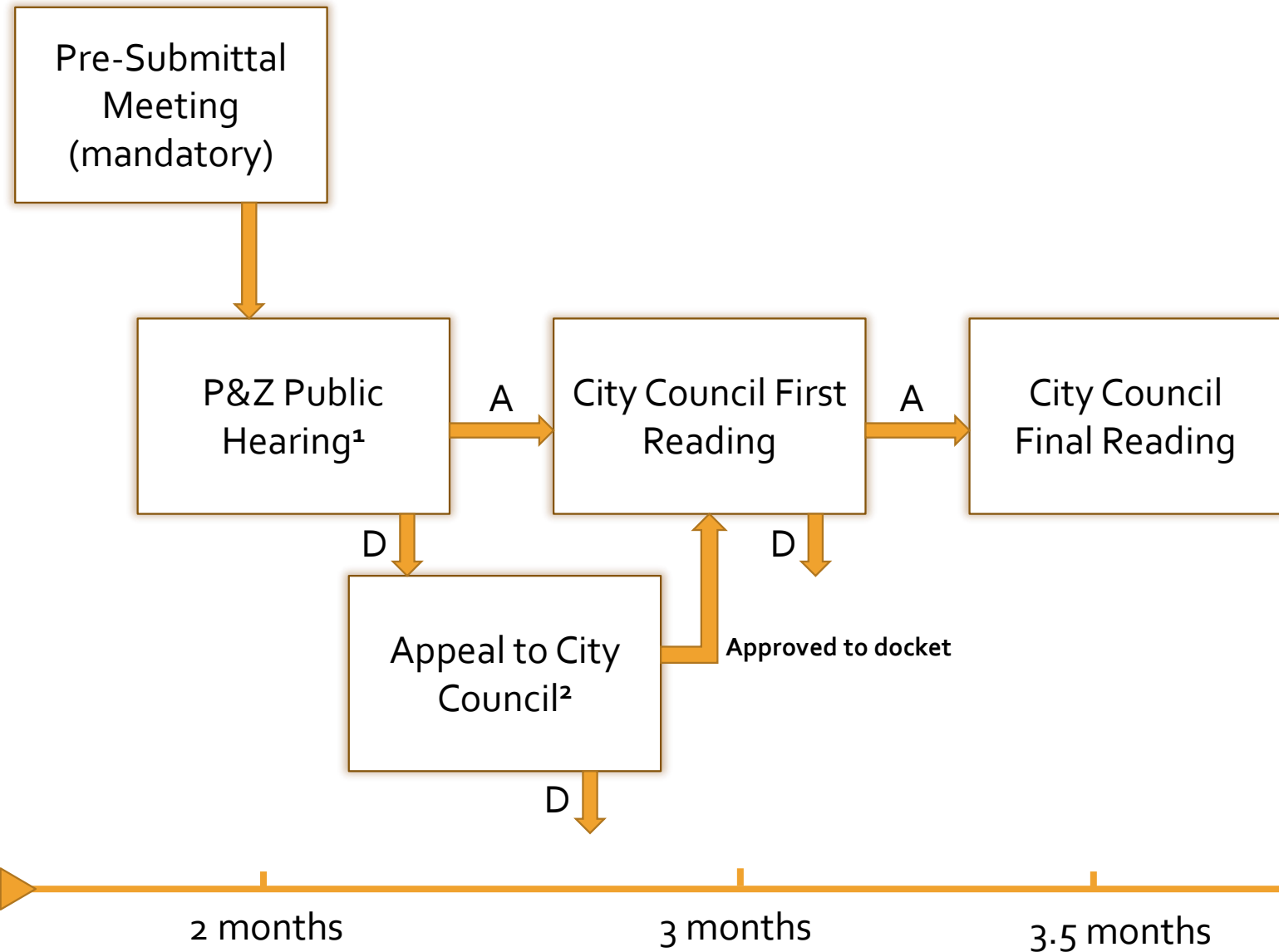
2. Arlington MapsOnline  
<https://gis.arlingtontx.gov/mapsonline/>

# Entitlement Process

Meet with district council member

Meet with Planning Commissioners

Meet with Council Members



<sup>1</sup> Add 2-4 weeks if continued <sup>2</sup> Add one month if appealed

# ZPAM

## Zoning Pre-Application Meeting



## APPLICATION

### ZONING PRE-APPLICATION MEETING (ZPAM)

The Zoning Pre-Application Meeting provides an applicant with an opportunity to assess project viability, understand major requirements, fees, timeframes, and overall processing issues before formally applying and investing additional time and resources. The goal of these early consultations is to enhance applicants' understanding and improve project flow and compliance within the City's review system. Representatives from Planning and Development Services actively participate in these meetings. Information shared by staff remains applicable for 180 days after the meeting unless ordinance changes necessitate updates.

#### Zoning Pre-Application Meeting (ZPAM)

Type of Zoning Application (Check all that apply):

- ☐ Planned Developments (PD Zoning)
- ☐ Multi-Family Development Plans
- ☐ Mixed-Use Development Plans
- ☐ Specific Use Permits (SUP)

#### Project Information:

PROJECT ADDRESS: \_\_\_\_\_  
Proposed name and use: \_\_\_\_\_  
Legal description of the property: \_\_\_\_\_  
Zoning: \_\_\_\_\_

The property has existing water and sanitary sewer service: ☐ Yes ☐ No

#### Applicant Information

Name (and Firm, if applicable): \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

The One Stop Development Center, located on the 2<sup>nd</sup> floor of Arlington City Hall at 101 West Abram Street, is your one-stop shop for all property related services in Arlington.

Our front-facing counter provides access to Professionals of the Day, including the planner-of-the-day, engineer-of-the-day, and plans examiner-of-the-day, has been helping homeowners, business owners, architects, engineers, and contractors with issues ranging from platting to permitting.

Visitors can seek quick answers to their questions without scheduling a meeting. Feel free to drop by during business hours

### ZONING PRE-APPLICATION MEETING (ZPAM)

#### Before requesting a pre-meeting:

- ☐ Review the City of Arlington [Unified Development Code](#)
- ☐ Review the City of Arlington [Design Criteria Manual.pdf \(city.clive.com\)](#)
- ☐ Review the City of Arlington online map and search for plats at [Arlington MapsOnline](#)
- ☐ Review the City of Arlington Fire Code [Fire Prevention](#)
- ☐ Visit the Map Room located on the 1st floor of City Hall, 101 West Abram Street or call 817- 459-6606, to research miscellaneous issues.
  - o What infrastructure is in place? Is there water/sanitary sewer service to the site?
  - o FEMA maps are available for viewing to help determine if the property is in or near floodplain/floodway.
  - o How is the property accessed – public street or private access easement? If a public street, is it possible that right-of-way is needed?
  - o Bring all copies of Map Room research information to the meeting.

#### Submission Requirements:

- ☐ **Completed Application Form**
- ☐ **Project Overview** - Provide a concise summary of the project.
- ☐ **Site Plan** showing the layout of the proposed development, including building footprints, parking area, landscaping, elevations, and other site features.
- ☐ **Elevations** - if applicable, architectural elevations that depict the building's appearance from different angles. These should highlight design elements, materials, and aesthetics.
- ☐ **Questions** - A list of specific questions or issues you want to address during the meeting. Departmental feedback will be dependent on the information and plans submitted.

#### Meeting Schedule:

Meetings will be held on Thursdays (subject to availability)

☐ Time Slots available: ☐ 11:00 am - 12:00 pm ☐ 1:00 pm - 2:00 pm ☐ 2:00 pm - 3:00 pm ☐ 3:00 pm - 4:00 pm

Meetings for complete applications are scheduled on a first-come, first-served basis. You will be contacted by the Development Coordinator to schedule a specific date and time for the meeting.

#### You have three meeting options:

- ☐ In Person: Planning and Development Services Department, located on the 2<sup>nd</sup> floor of City Hall, 101 West Abram Street.
- ☐ Virtual: Participate remotely via Microsoft Teams.
- ☐ Hybrid Format: Combine in-person and virtual attendance.

#### Submit Application

1. To be scheduled for Thursday's meeting, please submit a complete application to [Presub@arlingtontx.gov](mailto:Presub@arlingtontx.gov).
2. Make sure it includes all relevant details.
3. Provide a detailed list of questions and associated plans.
4. Submit your application and material by the end of the business day on Wednesday of the preceding week



# Arlington Comprehensive Plan

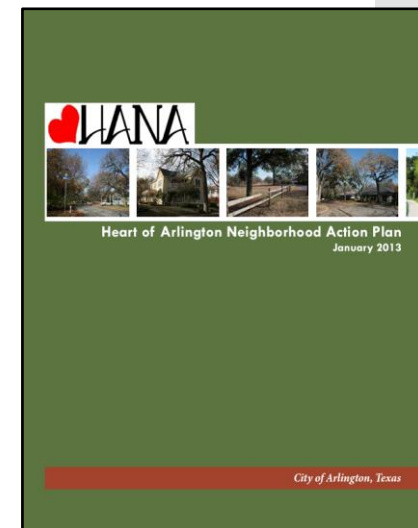
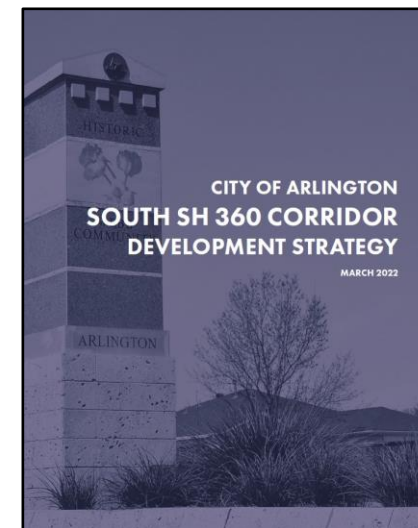
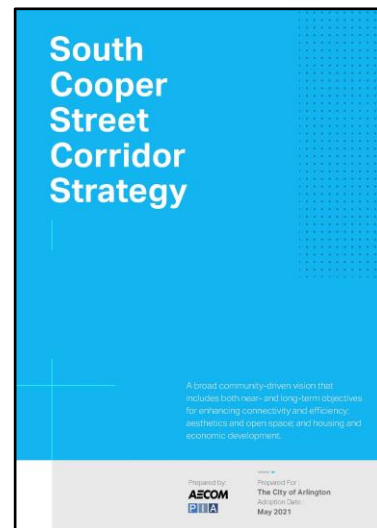
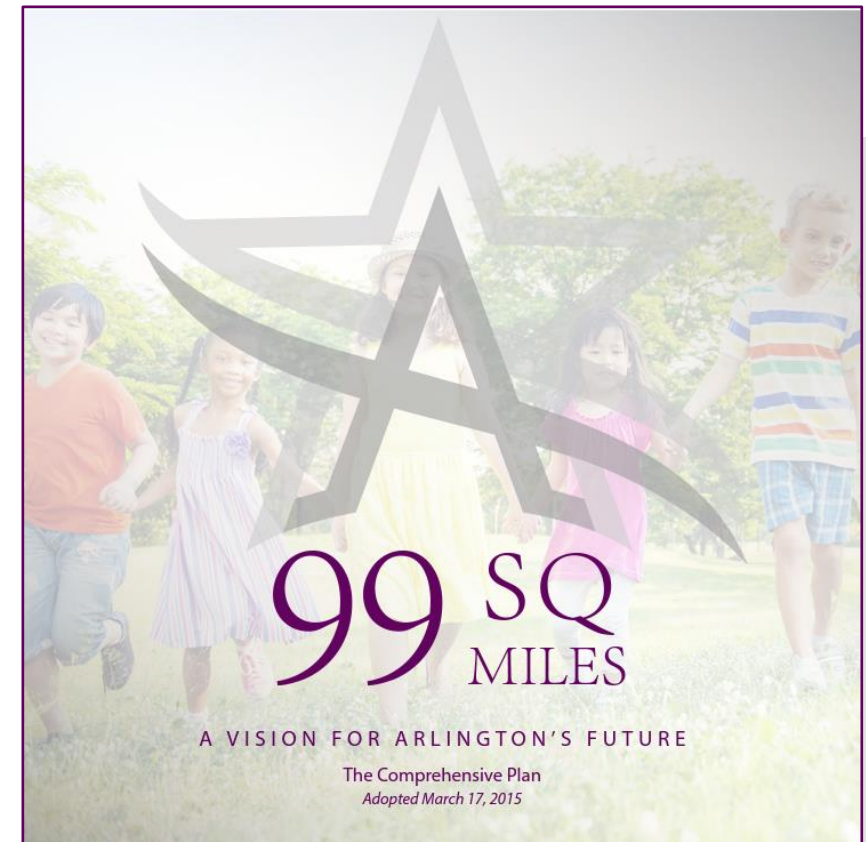
99 Square Miles

South Cooper Corridor Study

FOCUS 287

South SH 360 Corridor Strategy

Various Neighborhood Plans



# COMPREHENSIVE PLAN

Vision: A Pre-eminent city  
providing an exemplary, safe  
environment in which to live,  
learn, work, and play.



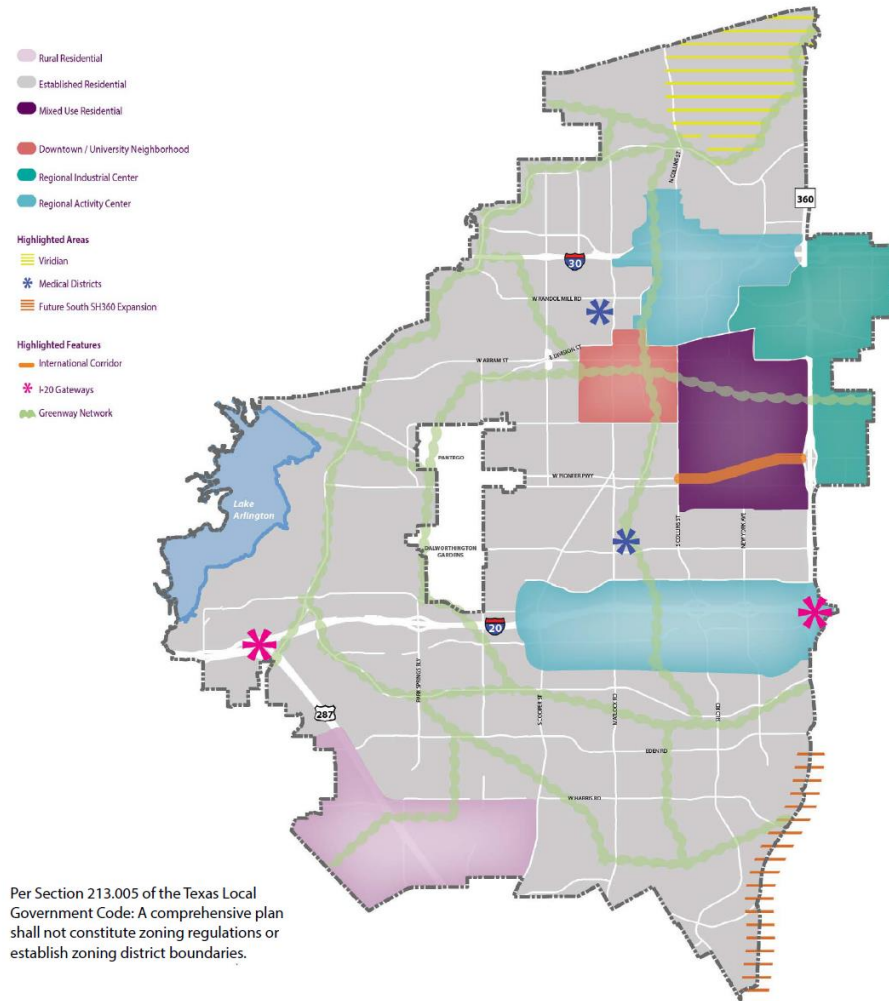
## Goal: Develop Our Land

1. Promote land use patterns that reflect a mix of integrated community uses.
2. Encourage appropriate redevelopment and reinvestment that creates lasting value.
3. Increase the visual appeal within and around residential and commercial developments and along city corridors.

# COMPREHENSIVE PLAN







The Future Land Use Map typically designates various districts within a City for particular land uses, such as residential, commercial, or industrial.

Future Development Areas Map





# COMPREHENSIVE PLAN

	 <i>Rural Residential</i> (Low Intensity)	 <i>Established Residential</i> (Areas of Stability)	 <i>Mixed Use Residential</i> (Medium Intensity)	 <i>Downtown/University Neighborhood</i> (High Intensity)	 <i>Regional Activity Center</i>	 <i>Regional Industrial Center</i>
<i>Housing Types</i>	Single family detached	Single family detached Townhouse Multi-family	Single family detached Duplex Townhouse Multi-family Live/work units	Single family detached Duplex Townhouse Multi-family Live/work units	Single family detached Duplex Townhouse Multi-family Live/work units	N/A
<i>Residential Density</i>	Up to 4 units/acre (single family)	Up to 8 units/acre (single family)	Up to 12 units/acre (single family)	Up to 18 units/acre (single family)	Up to 22 units/acre (single family)	N/A (single family)
	N/A (multi-family)	Up to 30 units/acre (multi-family)	Up to 60 units/acre (multi-family)	Up to 100 units/acre (multi-family)*	Up to 90 units/acre (multi-family)*	N/A (multi-family)
<i>Commercial Types</i>	Neighborhood convenience	Neighborhood convenience Community convenience	Neighborhood convenience Community convenience	Neighborhood convenience Community convenience Regional destination	Community convenience Regional destination	Community convenience
<i>Office Types</i>	Small-scale professional office	Small-scale professional office Office developments	Small-scale professional office Office developments	Office developments	Office developments Research and development facilities	Office developments Research and development facilities
<i>Public Space Types</i>	Neighborhood parks Golf courses Natural areas Trails	Neighborhood and community parks Golf courses Recreation centers Trails	Pocket parks Public plazas Recreation centers Trails	Pocket parks Public plazas Recreation centers Trails	Pocket parks Public plazas Recreation centers Trails	Pocket parks Recreation centers Trails





# DIVISION STREET CORRIDOR STRATEGY 2013

## GOALS:

Continue to support private investment that will provide jobs, increase property values and provide an important link between Downtown and the Entertainment District.



Opportunity A - Senior Living



Opportunity B - Residential Lofts



Opportunity C - Replacement Auto Mall  
(Note: No specific location)



Opportunity D - Restaurant Infill



Opportunity E - Mixed-Use Incubator



Opportunity F - Restaurant Incubator



Opportunity G - Residential Lofts



Opportunity H - Urban Design, Signage



Opportunity I - Mobile Food Plaza



Opportunity J - Park



Opportunity K - Parking





# NEW YORK AVENUE CORRIDOR STRATEGY 2013

## GOALS:

The New York Avenue Corridor Strategy is intended to generate ideas that would help redevelop and reinvigorate this aging area along New York Avenue.

## OPPORTUNITY SITE 'A'



Gateway Concept



New Retail (Grocer) - E. Abram Street



New York Avenue Gateway

## OPPORTUNITY SITE 'B'



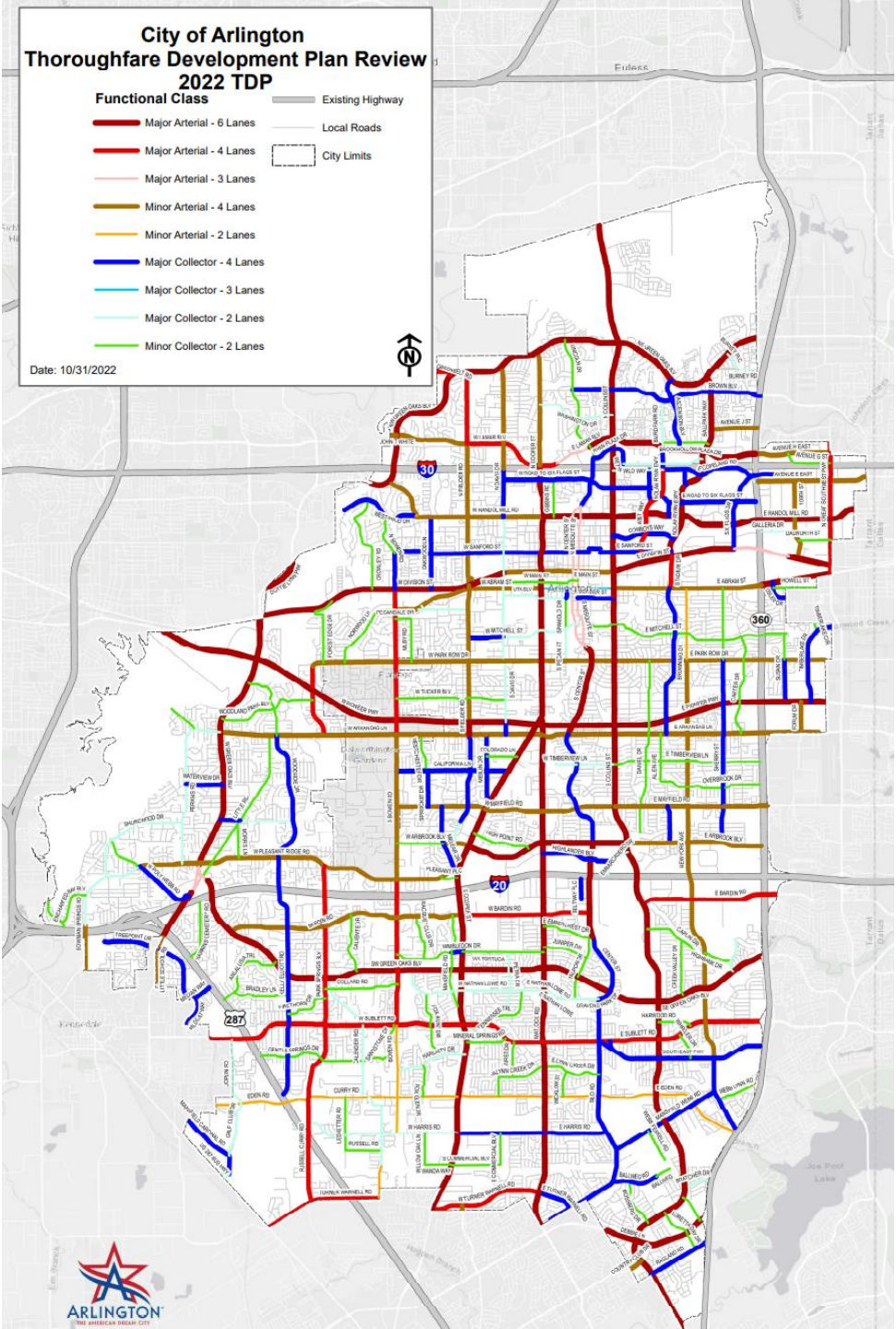
New Recreation Center - Kimberly Drive



New Recreation Center, Library, Mixed-Use



# THOROUGHFARE DEVELOPMENT PLAN



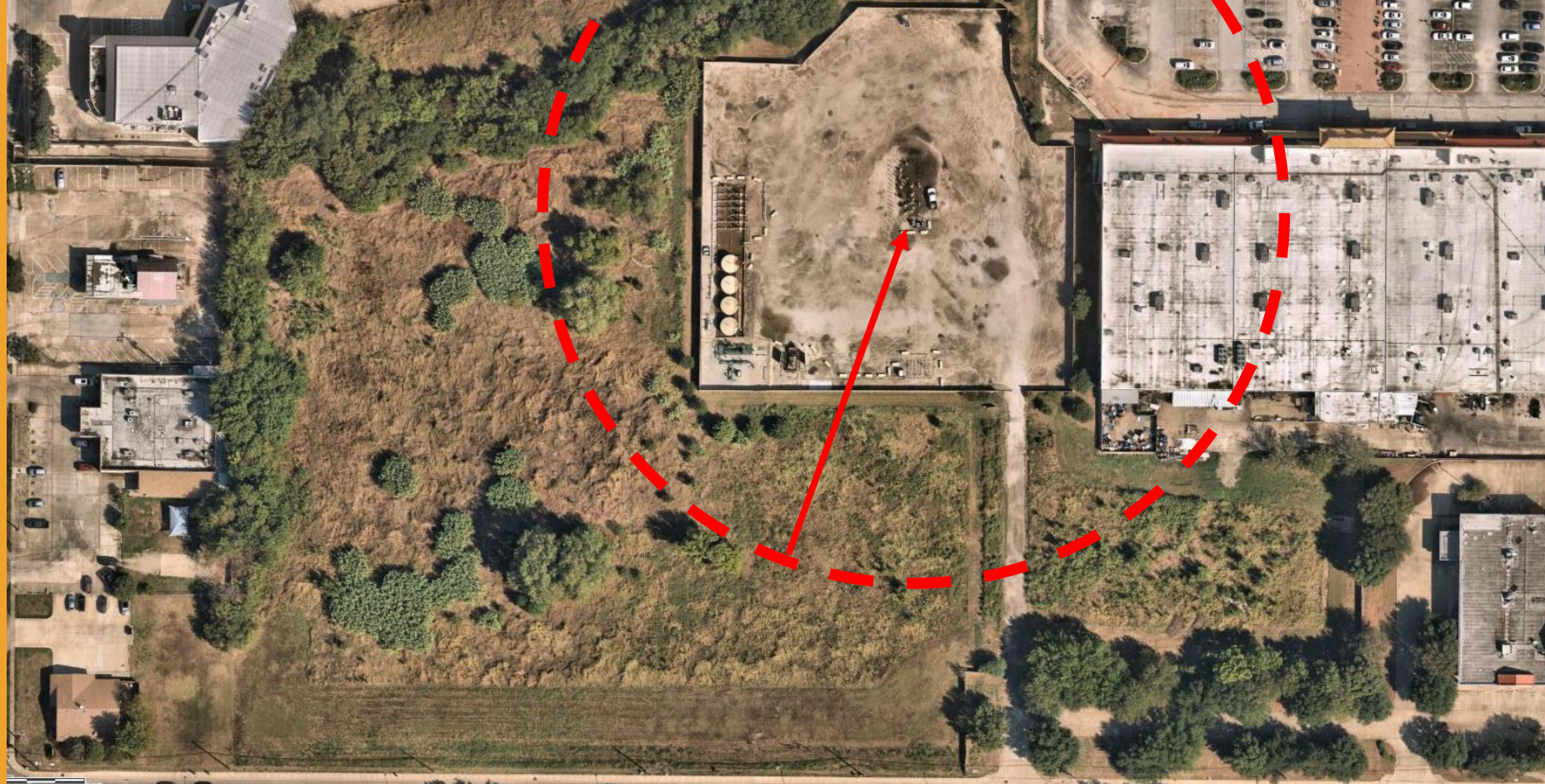


# A Word About Gas Well Sites

Reverse setback:

Residential structures are prohibited within 300 feet of a drilling zone or wellhead

Carports, garages, and accessory structures are allowed in the 300-foot buffer



2025 Planning and Development Services Calendar

P&Z\*

ZBA\*

CC\*

CC Break

CPSC

H

City Holidays

DST Daylight Savings Time

JANUARY						
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NOVEMBER						
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Target Timeline  
for Rezoning

- July
- July
- July
- Get it? July.

# Common Compliance Issues

Experience shows that certain missteps trip up good applications.

Delay or disapproval of a rezoning application may result from:

- Failure to conduct neighborhood outreach
- Unresolved questions on the Traffic Impact Analysis without mitigation
- Unresolved questions from the Storm Water Analysis
- Not meeting the covered / garaged parking requirements
- Coming up short on tree preservation
- Skimping on the aesthetics or amenities
- Rezoning commercial property

# Better Planning: Tips for Success

Thoughtful planning and design at the rezoning stage makes an impression.

## Design considerations to improve chances for success:

- Redevelopment of a greyfield site
- Housing diversity within the project
- Step down density at the edges; mimic residential adjacency
- Set the bar high based on examples of your best projects
- Avoid “concept” design



# Staff Contacts

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