

Minutes



**Planning and Zoning Commission
Regular Session**

**Council Chamber
101 W. Abram St.**

**May 1, 2013
5:30 P.M.**

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on May 1, 2013, at 5:30 p.m. in the Council Chamber at City Hall, 101 West Abram Street, with the meeting being open to the public and notice of said meeting, giving the date, place and subject thereof, having been posted as prescribed by V.T.C.A., Government Code, Chapter 551, with the following members present, to-wit:

Kevin McGlaun	*	Chair
Clete McAlister	*	
Harry Croxton	*	Commissioners
Vera McKissic	*	
Ron Smith	*	
Mike Talambas	*	
Larry Fowler	*	
Samuel Smith, III	*	

Absent:

Brandon Hill	*
--------------	---

Staff:

Bridgett White	*	Assistant Director, Community Development and Planning
Gincy Thoppil	*	Planning Manager/Development Community Development and Planning
Mack Reinwand	*	Assistant City Attorney
Nathaniel Barnett	*	Planning Project Manager I/Development
Justin French	*	Planning Project Manager I/Development

- I. Called to order at 5:44 p.m.
- II. The Pledge was led by Commissioner Fowler.
- III. Minutes of the April 17, 2013, P&Z Regular Session were approved.

IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS

- A. Replat – W. S. Thomas Heirs Addition, Lot 8A, Block 8 (Zoned Duplex [D]); generally located north of West North Street and west of North Pecan Street, with the approximate address of 410 North Pecan Street.

Present to speak in support of this case was Ann B. Phipps, 400 North Pecan Street, 76011.

- B. Replat – William Mask Subdivision, Lot 9R, Block 2 (Zoned Residential [R]); generally located south of California Lane and east of South Bowen Road, with the approximate addresses of 2408 and 2424 California Lane and 2800, 2900 and 2904 Monties Lane.

Present to speak in support of this case was Anna Carrillo, 2767 Autumn Breeze, Grand Prairie, 75052.

Commissioner Fowler moved to Approve Replat – W.S. Thomas Heirs Addition, Lot 8A, Block 8, and Replat – William Mask Subdivision, Lot 9R, Block 2 on the Consent Agenda. Seconded by Commissioner McAlister, the motion carried by a vote of 8-0-0.

APPROVED

V. PUBLIC HEARING FOR ZONING CASES

- A. Zoning Case PD12-21/P05-45R3
(The Highlands East - 3901 South Center Street and 451 East Interstate 20 Highway)

Application to change the zoning on approximately 13.246 acres, with a revised Development Plan, from Business Park Overlay – Planned Development (BP-PD) for all Business Park Overlay – Community Service (BP-CS) uses, plus large scale retail (100,000 square feet or larger) and restaurants (less than 5,000 square feet) within Airport Overlay 2 (AP2) to Business Park Overlay – Planned Development (BP-PD) for all Business Park Overlay – Community Service (BP-CS) uses, plus large scale retail (100,000 square feet or larger), restaurants (less than 5,000 square feet), and a limited service hotel within Airport Overlay 2 (AP2); generally located north of East Interstate 20 Highway and east of South Center Street.

Present to speak in support of this case was Cliff Mycoskie, 200 East Abram Street, 76010.

Also present in support of this case was Jacob Sumpter, 200 East Abram Street, 76010; Sanjay Naiu, 5605 North MacArthur Boulevard, Suite #850 Irving, 75058; Ajay Desai, 2420 Creekside Circle South, Irving, 75063; and Hugo Monsanto, 200 South Rogers Street, #102, Waxahachie, 75165.

Commissioner McKissic moved to Approve Zoning Case PD12-21/P05-45R3 with the following stipulations:

- Trees will be planted near or along the east property area adjacent to the hotel
- Dumpster enclosure to be revised to accommodate a recycle bin
- 50 foot monument sign will include similar materials and be consistent with the Arlington Highlands Signs

Seconded by Commissioner Smith III, the motion carried by a vote of 8-0-0.

APPROVED

B. **CONTINUED (from 4-17-13)** Development Plan DP13-1
(Ballpark Carwash – 2500 Ballpark Way)

Application for approval of a development plan on approximately 1.425 acres zoned Planned Development (PD) for all Community Service (CS) uses; generally located south of Northeast Green Oaks Boulevard and west of Ballpark Way.

Present to speak in support of this case was Kelly Jones, 440 North Center Street, 76011.

Also present in support of this case were Danny Griffith, 2601 Sandstone Lane, Midlothian, 76065; Carl Greer, 2880 West Pioneer Parkway, 76013; and Collin Pardue, 608 Chaffe Drive, 76006.

Present in opposition to this case were Irene Whiteside, 1520 Harwell Drive, #1725, 76011; and Laurie Ackermann, 2601 Jessup Trail, 76006.

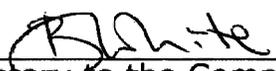
Per the Commission's recommendation, the case would be Continued to the May 15, 2013 Planning and Zoning Commission Meeting.

CONTINUED

Being no other business to come before the Commission, Chair McGlaun adjourned the meeting at 6:16 p.m.


Chair

ATTEST:


Secretary to the Commission
APPROVED this 15th day of May 2013