

# Minutes



## Planning and Zoning Commission Regular Session

Council Chamber  
101 W. Abram St.

**May 15, 2013  
5:30 P.M.**

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on May 15, 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	*	
Brandon Hill	*	
Ron Smith	*	
Mike Talambas	*	
Larry Fowler	*	

### Absent:

Samuel Smith, III	*
-------------------	---

### Staff:

Bridgett White	*	Assistant Director, Community Development and Planning
Gincy Thoppil	*	Planning Manager/Development Community Development and Planning
Mack Reinwand	*	Assistant City Attorney
Douglas Cooper	*	Planning Project Manager I/Development
Justin French	*	Planning Project Manager I/Development
Jennifer Pruitt	*	Planning Project Manager I/Development

- I. Called to order at 5:37 p.m.
- II. The Pledge was led by Commissioner Hill.
- III. Commissioner Croxton moved to Approve the minutes of the May 1, 2013, P&Z Regular Session. Seconded by Commissioner Smith, the minutes were approved by a vote of 8-0-0.

#### IV. PUBLIC HEARING FOR ZONING CASES

##### A. Substitute Landscape Plan SLP13-2 (O'Reilly Auto Parts – 8000 Matlock Road)

Application for approval of a substitute landscape plan on approximately 0.987 acres currently zoned Community Service (CS); generally located north of West Turner Warnell Road and west of Matlock Road.

Present in support of this case was Brett Mann, 7752 South Braden, Tulsa, OK, 74136.

Present to speak in opposition to this case was Yolanda Mock, 8010 Condor Court, 76001.

Also present in opposition to this case was Urdra Mock, 8010 Condor Court, 76001.

Commissioner McKissic moved to Approve Substitute Landscape Plan SLP13-2 with the following stipulation:

- Double-sided board-on-board fencing be used on the commercial side of the development

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

#### **APPROVED**

##### B. Zoning Case PD07-5R3 (Amendment of 'Paseo Homesites' in Viridian – 3020, 3101, 3105, 3419, 4005, 4101 North Collins Street; 3400, 3410, 3450, 3470, 4257, 4259, 4319, 4261, 4477 Eules South Main Street; and 1775 Northeast Green Oaks Boulevard)

An application requesting an amendment to the housing type, 'Paseo Homesites,' related to the minimum building separation, in the Concept Brief for the Viridian Planned Development, zoned Planned Development (PD) for certain institutional uses; certain office uses; certain recreation and entertainment uses; certain residential and lodging uses; certain retail and personal service uses; certain temporary uses; certain utilities, communication, and transportation uses; the following miscellaneous uses: distribution centers, dredging, gas drilling and production, community centers, libraries, medical clinic or ambulatory surgical centers, boutique hotels, condominiums, extended care facilities, car washes, custom and craft work, farmers market, gasoline sales, personal services, veterinarian clinic, temporary outdoor sales, and radio, television, or microwave tower, and related accessory uses; generally located east of North Collins Street and north of Northeast Green Oaks Boulevard.

Commissioner Fowler abstained from discussion of this case.

Commissioner Croxton moved to Approve Zoning Case PD07-5R3 with the following stipulations:

- Any fencing would be required to meet the Viridian Design Standards
- Air conditioning units to be located to the rear of each single family dwelling unit and not located between units or in front yards
- Ground treatment between units will include pea gravel or an equivalent rock product

Seconded by Commissioner Hill, the motion carried by a vote of 7-0-1.

Ayes: Croxton, McAlister, McKissic, Hill, McGlaun, Smith, Talambas

Nays: None

Abstain: Fowler

Absent: Smith III

### **APPROVED**

C. **CONTINUED (from 5-1-13)** 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 were Kelly Jones, 440 North Center Street, 76011; Dan Griffith, 2601 Sandstone Lane, Midlothian, 76065; and Mike Sapp, 1601 Burleson Retta Road, Burleson, 76028.

Also present in support of this case were Collin Pardue, 608 Chaffe Drive, 76006; and Laurie Hines, 201 Parkmead Court, 76014.

Present to speak in opposition to this case were Mike Goodrich, 2305 Copper Ridge Road, 76006; Laurie Ackermann, 2601 Jessup Trail, 76006; Joe Bruner, 2311 Autumn Oaks Trail, 76006; Mojoy Haddad, 2500 Northeast Green Oaks Boulevard, 76006; Daniel Mohorc, 2702 Mark Twain Court, 76006; and Jim Poynter, 2307 Castle Rock Road, 76006.

Also present in opposition to this case were Kathy Goodrich, 2305 Copper Ridge Road, 76006; Jeffrey Davis, 2808 Briar Knoll Drive, 76006; Mel LeBlanc, 2720 Mark Twain Court, 76006; Reza Maleki, 2405 Copper Ridge Road, 76006; Billy Carnahan, 2711 Mark Twain Court, 76006; Tim Moloney, 2008 Rumson Trail, 76006; Peter Scott, 3005 Ironstone Court, 76006; and Ralph Watkins, 2309 Copper Ridge Road, 76006.

Commissioner McAlister moved to Deny Development Plan DP13-1 due to the following reasons:

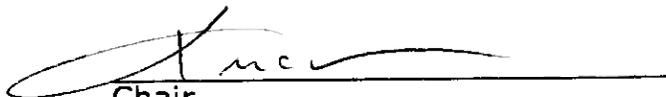
- It does not mitigate compatibility issues, and
- Does not enhance the neighborhood areas

Seconded by Commissioner Croxton, the motion to deny carried by a vote of 6-2-0.

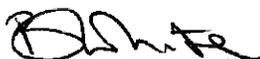
Ayes: Croxton, McAlister, McGlaun, Smith, Talambas, Fowler  
Nays: McKissic and Hill  
Abstain: None  
Absent: Smith III

**DENIED**

Being no other business to come before the Commission, Chair McGlaun adjourned the meeting at 6:55 p.m.

  
Chair

ATTEST:

  
Secretary to the Commission  
APPROVED this 5th day of June 2013