

**Minutes**



**Planning and Zoning Commission  
Regular Session**

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

**July 16, 2014  
5:30 P.M.**

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on July 16, 2014, 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	*	
Patrick Reilly	*	
Mike Talambas	*	Commissioners
Vera McKissic	*	
Samuel Smith, III	*	
Ron Smith	*	

**Absent:**

Larry Fowler	*
Harry Croxton	*

**Staff:**

Jim Parajon	*	Director
Gincy Thoppil	*	Community Development and Planning Planning Manager/Development
Mack Reinwand	*	Community Development and Planning Assistant City Attorney
Jennifer Pruitt	*	Principal Planner/Development
Shon Brooks	*	Senior Planner/Development
Kevin Charles	*	Senior Planner/Development
Nathaniel Barnett	*	Senior Planner/Development

- I. Called to order by Chair McGlaun at 5:38 p.m.
- II. The Pledge was led by Commissioner McKissic.
- III. Commissioner Smith III moved to Approve the minutes of the June 18, 2014, P&Z Meeting. Seconded by Commissioner Ron Smith, the minutes were approved by a vote of 6-0-0.

**APPROVED**

#### IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS

- A. Combination Plat – Liberty Industrial Addition, Lot 1, Block 1 (Zoned Industrial Manufacturing [IM]); generally located south of Interstate Highway 20 East and east of New York Avenue with the approximate address being 4551 New York Avenue.
- B. Replat – First Installment of Industrial Community No. 2 Great Southwest Industrial District, Lot 111-C (Zoned Entertainment District Overlay-Industrial Manufacturing [EDO-IM]); generally located south of East Randol Mill Road and east of North Watson Road with the approximate address being 520 North Watson Road.
- C. Preliminary Plat – Calender Crossing Addition, Lots 1 through 5, Lot 1X, Block 1; Lots 1 through 11, Lot 2X, Block 2; Lots 1 through 17, Block 3; Lots 1 through 20, Block 4; Lots 1 through 15, Lot 3X, Block 5; and Lot 5X, Block 6; of the Calender Crossing Addition, being a version of the John Russell Survey, Abstract No. 1278 Tarrant County, Texas; (Zoned Planned Development for Residential Single-Family 15 [PD-RS-15]); generally located south of West Harris Road and east of Calender Road with the approximate address being 2504 West Harris Road.

Present in support of Preliminary Plat - Calender Crossing Addition were William Smith, 1506 Creekford Drive, 76012; and Nathan Watson, 5505 Arch Bridge Court, 76017.

Commissioner McKissic moved to Approve Combination Plat – Liberty Industrial Addition, Replat – First Installment of Industrial Community No. 2 Great Southwest Industrial District, and Preliminary Plat – Calender Crossing Addition on the Consent Agenda. Seconded by Commissioner Talambas, the motion was approved by a vote of 7-0-0.

#### **APPROVED**

- D. **CONTINUED (from 6-18-14)** Preliminary Plat – Witte Place Addition, Lots 1 through 24, Block 1 and Lots 25X and 26X, Block 1 (Zoned Residential Single-Family 7.2 [RS-7.2]); generally located south of Curt Drive and west of Kelly Perkins Road with approximate addresses being 3800, 3808, and 3810 Curt Drive.

Present in opposition to this case were Kathy Benda, 3708 Curt Drive, 76016; and Billy Benda, 3708 Curt Drive, 76016.

Per the applicant's request, this case was continued to the August 20, 2014 meeting.

## **CONTINUED**

### **V. PUBLIC HEARING FOR ZONING CASES**

#### **A. Specific Use Permit SUP14-3 (316 West Fork Dr. – 316 West Fork Drive)**

Application for approval of a Specific Use Permit for an Auto Repair Garage, Minor on approximately 0.422 acres zoned Light Industrial (LI); generally located north of West Division Street and west of West Fork Drive.

Present to speak in support of this case was Charles Clawson, 6219 Lake Ridge Road, 76016.

Vice Chair McAlister moved to Approve Specific Use Permit SUP14-3. Seconded by Commissioner McKissic, the motion was approved by a vote of 7-0-0.

## **APPROVED**

#### **B. CONTINUED (from 6-18-14) Development Plan DP13-8 (All Storage - 2500 Overbrook Drive and 3000, 3050, 3100, and 3200 South Watson Road)**

Application for approval of a development plan on approximately 8.454 acres zoned Planned Development (PD) for Commercial (CC) uses plus a mini-warehouse; generally located south of Overbrook Drive and west of South Watson Road.

Present to speak in support of this case were Coy Quine, 301 South Sherman, suite 100, Richardson, 75081; and Mike Long, 7107 Truver Lane, 76001.

Commissioner Smith III moved to Approve Development Plan DP13-8 with the following stipulations:

1. Incorporate more design features along the elevation of the 3-story building fronting State Highway 360
2. Provide faux glass on the first floor level of the 3-story building to make it look more like an office/retail space
3. Use a more subtle red color on the accent features of the buildings fronting State Highway 360
4. On the one story buildings, use a more subdued brick color such as earth tones instead of the red brick

5. Add awnings/canopies over the windows on buildings I and M fronting State Highway 360
6. Identify the double-sided wood fence on the southern property line such as Cedar or a like material

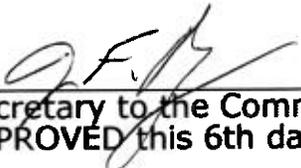
Seconded by Commissioner Talambas, the motion was approved by a vote of 7-0-0.

**APPROVED**

Being no other business to come before the Commission, Chair McGlaun adjourned the meeting at 6:11 p.m.

  
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Chair

ATTEST:

  
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Secretary to the Commission  
APPROVED this 6th day of August 2014