

Minutes



**Planning and Zoning Commission
Regular Session**

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

**August 7, 2013
5:30 P.M.**

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on August 7, 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	*	
Larry Fowler	*	
Samuel Smith, III	*	

Absent:

Mike Talambas	*
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Staff:

Jim Parajon	*	Director, Community Development and Planning
Gincy Thoppil	*	Planning Manager/Development Community Development and Planning
Mack Reinwand	*	Assistant City Attorney
Justin French	*	Planning Project Manager I/Development
Douglas McDonald	*	Planning Project Manager I/Development
Jennifer Pruitt	*	Planning Project Manager I/Development
Nathaniel Barnett	*	Planning Project Manager I/Development

I. Called to order at 5:40 p.m.

II. The Pledge was led by Commissioner Fowler.

III. Commissioner Croxton moved to Approve the minutes of the July 17, 2013, P&Z Regular Session. Seconded by Commissioner Ron Smith, the minutes were approved by a vote of 8-0-0.

IV. PUBLIC HEARING FOR ZONING CASES

A. New York Avenue Corridor Strategy

Consider adoption of the New York Avenue Corridor Strategy, a component of the Comprehensive Plan of the City of Arlington, TX.

Present to speak in support of this case were Sue Phillips, 415 Joyce Street, 76010; and Don Dixon, 1914 Kent Drive, 76010.

Also present in support of this case were Michelle Leverette, 703 Circle Drive, 76010; John Mkhail, 210 Sherry Street, 76010; Robert A. Studer, 2003 Glenhaven Street, 76010; Shirley Patterson, 118 Oriole Drive, 76010; Paula McDaniel, 1824 Grace Circle, 76010; Elin Jacks, 2020 Monaco Drive, 76010; Robert Lawler, 1614 Wynn Terrace, 76010; Marcia Etie, 1405 Briarwood Boulevard, 76013; Larry W. Wallace, 2808 Lakeshore Drive, 76013; Renola Murph, 1520 Running Brook Drive, #2034, 76010; Jim Maibach, 1703 Peyco Drive, 76001; and David Dang, 1818 East Pioneer Parkway, 76010.

Present to speak in opposition of this case was Richard Weber, 2703 Crestmoor Court, 76016.

Also present in opposition to this case was Ella Mikeska, 3100 Westador Court, 76015.

Commissioner Smith III moved to Approve the New York Avenue Corridor Strategy. Seconded by Commissioner McAlister, the motion carried by a vote of 8-0-0.

APPROVED

B. Substitute Landscape Plan SLP13-3
(1040 W. Sublett Self Storage - 1040 West Sublett Road)

Application for approval of a Substitute Landscape Plan on approximately 5.4 acres currently zoned Light Industrial (LI); generally located south of West Sublett Road and north of Mineral Springs Road.

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

Also present in support of this case was Cliff Mycoskie, 200 East Abram Street, 76010; Will Farrar, 1021 East SE Loop 323, Tyler, 75701; Charles Plunkett, 990 Isom Road, suite B, San Antonio, 78216; Sarah Kuehn, 2411

South Graham Drive, 76013; Rodger Roycroft, 990 Isom Road, suite B, San Antonio, 78216; and Ryan Meeks, 13003 Kimberley Lane, Houston, 77079.

Commissioner Croxton moved to Approve Substitute Landscape Plan SLP13-3 with the following stipulations:

- Along the eastern property line, provide a continuation of the brick columns proposed with the 8-foot ornamental iron fencing within the 8-foot split-face CMU wall (approximately 40-50 feet off center) with a brick column end cap;
- Offset the opaque controlled access on the Mineral Springs Road entrance to avoid conflicts with the 5-foot utility easement and or the visibility triangle on Mineral Springs Road; and
- Provide a 6-foot ornamental iron fence along the western property line with brick column end-caps.

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

APPROVED

- C. Zoning Case SUP13-1
(Hilton Homewood Suites - 4400 Waxwing Drive)

Application for approval of a Specific Use Permit for a limited service hotel on approximately 5.455 acres zoned Community Service (CS); generally located north of East Bardin Road and west of Waxwing Drive.

Present in support if this case were Mike Daugherty, 5301 Pebble Creek Drive, Prosper, 75078; Jack Daugherty, 2010 Moores Lane, Texarkana, 75503; Jordan Foster, 7703 Frio River Road, 76001; and Phil Young, 1703 North Peyco Drive, 76001.

Commissioner McKissic moved to Approve Zoning Case SUP13-1. Seconded by Commissioner Croxton, the motion was approved by a vote of 8-0-0.

APPROVED

- D. Zoning Case PD13-6
(Eden Village - 4805 Eden Road)

Application to change the zoning on approximately 9.117 acres from Village on the Green at Tierra Verde Overlay - Agriculture (VG-A) to Village on the Green at Tierra Verde Overlay - Planned Development (VG-PD) for all Village on the Green at Tierra Verde Overlay - Agriculture (VG-A) uses with single family uses at a maximum density of 4.39 dwelling units per acre, with a Development Plan; generally located north of Eden Road and west of U.S. 287 Highway.

Present to speak in support of this case was Jim Maibach, 1703 North Peyco Drive, 76001.

Also present in support of this case were John Watson, 8029 Levy County Line Road, Mansfield, 76063; Terry Cunningham, 4700 Wood Spring Court, 76017; Jim Watson, 3451 Hollow Creek Road, 76001; Nathan Watson, 6608 Glen Dale Drive, 76017; Robert Nelson, 2301 River Ridge Road, 76017; Larry Wallace, 2808 Lakeshore Drive, 76013; Sue Phillips, 415 Joyce Street, 76010; William M. Smith, 404 Mary Street, 76010; Jordan Foster, 7703 Frio River Road, 76001; and Phil Young, 1703 North Peyco Drive, 76001.

Present to speak in opposition to this case was Ken Sudbrook, 6821 Muirfield, 76001.

Commissioner Fowler moved to Approve Zoning Case PD13-6 with the following stipulations:

- All street trees along the internal street and all perimeter street trees along Eden Road shall be a minimum of four-caliper inches in size; and
- The minimum living area for 20 percent of the residences shall be no less than 2,250 square feet, and the minimum living area for the remaining 80 percent shall be no less than 2,500 square feet.

Seconded by Commissioner Hill, the motion was approved by a vote of 8-0-0.

APPROVED

E. **CONTINUED (from 7-17-13)** Development Plan DP13-3
(Arlington Lofts - 815 West Abram Street)

Application for approval of a development plan on approximately 4.254 acres zoned Downtown Neighborhood Overlay - Multi-family 22 (DN-MF22); generally located north of West Abram Street and west of South Cooper Street.

Present to speak in support of this case were Lance Hanna, 600 East Las Colinas, Irving, 75039; and William P. Jones, 712 West Abram Street, 76013.

Also present in support of this case were, Cliff Mycoskie, 200 East Abram Street, 76010; Jacob Sumpter, 200 East Abram Street, 76010; John Mkhail, 210 Sherry Street, 76010; Hong Mkhail, 210 Sherry Street, 76010; Tommy Mann, 500 Winstead Building, 2728 North Harwood, Dallas, 75201; Nancy Farrar, 5924 Forest Lane, Fort Worth, 76112; Trey Jacobson, 300 Convent, suite 2600, San Antonio, 78205; Ryan Meeks, 13003 Kimberley Lane, Houston, 77079; Sarah Kuehn, 2411 South Graham Drive, 76013; and Michelle Leverette, 703 Circle Drive, 76010.

Present to speak in opposition to this case were Coy Garrett, 1600 West Abram Street, 76012; Kelly Canon, 901 Kristin Court, 76012; Kimberly Frankland, 2708 Augusta Lane, 76012; Grace Darling, 1316 South Pecan

Street, 76010; and Renola Murph, 1520 Running Brook Drive, #2034, 76010.

Also present in opposition to this case were Dennis Kelly, 1614 Oakwood Lane, 76012; and Richard Weber, 2703 Crestmoor Court, 76016.

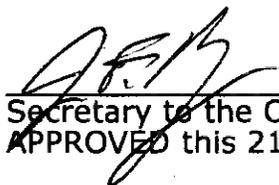
Commissioner Smith III moved to Approve Development Plan DP13-3. Seconded by Commissioner Hill, the motion was approved by a vote of 8-0-0.

APPROVED

Being no other business to come before the Commission, Chair McGlaun adjourned the meeting at 7:35 p.m.


Chair

ATTEST:


Secretary to the Commission
APPROVED this 21st day of August 2013