

Minutes



**Planning and Zoning Commission
Regular Session**

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

**September 18, 2013
5:30 P.M.**

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on September 18, 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	*	
Samuel Smith, III	*	
Mike Talambas	*	

Absent:

Larry Fowler	*
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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
Clayton Husband	*	Planning Manager II/Strategic
Justin French	*	Planning Project Manager I/Development
Nathaniel Barnett	*	Planning Project Manager I/Development
Shon Brooks	*	Graduate Planner
Collin Gregory	*	Gas Well Coordinator

I. Called to order at 5:43 p.m.

II. The Pledge was led by Commissioner McAlister.

III. Commissioner McKissic moved to Approve the minutes of the September 4, 2013, P&Z Regular Session. Seconded by Commissioner Ron Smith, the minutes were approved by a vote of 8-0-0.

IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS

- A. Replat - The Estates on Rush Creek Addition, Lots 2R1-R, 3RA-R, and 3RB-R, Block 1, and Lots 10R-1, 11R, 12R, 14R, 15R, 16R-1, and 17R-1 Block 2, (Zoned Residential [R]); generally located south of West Arkansas Lane with the approximate addresses being 2315, 2317, and 2320 Starlight Court and 2311, 2325, 2329, 2401, 2405, 2411, and 2412 Panorama Court.

Present in support of this case was Joyce Stanton, 401-A West Abram Street, 76010.

Commissioner Croxton moved to Approve Replat - The Estates on Rush Creek Addition. Seconded by Commissioner Hill, the motion carried by a vote of 7-0-1.

Ayes: Croxton, McAlister, McKissic, Hill, McGlaun, R. Smith, Smith III
Nays: None
Abstain: Talambas

APPROVED

- B. Replat - GSID, 5th Installment, Community No. 2, Lots 9RA2R, 9RC1R1-9RC1R3 (Zoned Entertainment District - Industrial Manufacturing [ED-IM]); generally located north of East Division Street and east of North Watson Road (S.H. 360) with the approximate addresses of 2800 Galleria Drive and 2855 East Division Street.

Commissioner Croxton moved to Approve Replat - GSID, 5th Installment, Community No. 2. Seconded by Commissioner McKissic, the motion carried by a vote of 7-0-1.

Ayes: Croxton, McAlister, McKissic, McGlaun, R. Smith, Talambas, Smith III
Nays: None
Abstain: Hill

APPROVED

- C. Replat - The Village at Ballpark Addition, Lots 2R and 3, Block 1, (Zoned Entertainment District - Festival [ED-F]); generally located south of Lamar Boulevard and east of Ballpark Way with the approximate addresses being 2140 and 2150 East Lamar Boulevard.

Commissioner Croxton moved to Approve Replat - The Village at Ballpark Addition. Seconded by Commissioner Talambas, the motion carried by a vote of 8-0-0.

APPROVED

V. PUBLIC HEARING FOR ZONING CASES

- A. Consider amendments to Article II, Interpretations and Definitions, Article VIII, Nonresidential Zoning District Regulations, Article IX, Special Purpose District Regulations, Article X, Summary Matrix of all Land Uses for each Zoning District, to modify the following automobile-related land uses: auto service; auto repair garage, minor; auto repair garage, major; car wash; and motor vehicle sales.

Present to speak in support of this case was Kim Feil, 409 North Elm Street, 76011.

Commissioner Smith III moved to Approve amendments to Articles II, VIII, IX, and X to modify automobile-related land uses. Seconded by Commissioner Croxton, the motion carried by a vote of 8-0-0.

APPROVED

- B. Development Plan PD09-5R2
(AT&T River Legacy Telecommunications facility - 701 Northwest Green Oaks Boulevard)

Application for approval of a revision to a Development Plan on approximately 0.021 acres zoned Planned Development (PD) for all Agriculture (A) uses plus a wireless telecommunications facility; generally located north of Northwest Green Oaks Boulevard and east of North Cooper Street.

Present to speak in support of this case was Dave Kirk, 1901 Royal Lane, Dallas, 75229.

Commissioner McKissic moved to Approve PD09-5R2. Seconded by Commissioner Ron Smith, the motion carried by a vote of 8-0-0.

APPROVED

- C. Zoning Case SUP08-32R2
(Eden Southwest Drill Site - 150 Eden Road East)

Application to amend a Specific Use Permit with the addition of a 6.314 acre tract to an existing 5.24 tract for gas drilling tracts on land zoned Agriculture (A); generally located south of East Eden Road and east of Matlock Road.

Present to speak in support of this case was Walter Dueease, 810 Houston Street, Fort Worth, 76102.

Also present in support of this case was Drew Martin, 3733 Flory Street, North Richland Hills, 76180.

Present to speak in opposition to this case were Kim Feil, 409 North Elm Street, 76011; Jane Lynn, 2403 Havenwood Drive, 76018; Sinikka Dickerson, 1921 Roselle Court, 76018; J. R. Nicholson, 800 Crystal Creek

Lane, 76001; Paul Ulrich, 6803 Country Creek Drive, 76001; and Lola Gulley, 6801 Country Creek Drive, 76001.
Also present in opposition to this case was Drew Williams, 804 Crystal Creek Lane, 76001.

Commissioner Smith III moved to Approve SUP08-32R2. Seconded by Commissioner Croxton, the motion carried by a vote of 4-3-1.

Ayes: Smith III, Croxton, Talambas, and R. Smith
Nays: McAlister, McKissic, and McGlaun
Abstain: Hill

APPROVED

D. **CONTINUED (from 9-04-13)** Zoning Case PD13-8
(Mt. Olive Gymnasium - 308 West Sanford Street)

Application to change the zoning on approximately 0.557 acres from Duplex (D) to Planned Development (PD) for all Duplex (D) uses, specifically for an accessory building to an offsite church, with a Development Plan; generally located south of West Sanford Street and east of NL Robinson Drive.

Present to speak in support of this case was Barry Anderson, 301 West Sanford Street, 76011.

Commissioner Croxton moved to Approve PD13-8 with the following stipulations:

- Increase the caliper inches of the street trees to 4 inches, with a minimum center to center spacing of 35 feet, and
- The associated parking lot north of the Planned Development boundary would meet the City's Code requirement as it relates to the following:
 - parking lot screening shrubs,
 - parking lot lighting requirements,
 - fencing requirements, replacing current fencing along eastern and southern property boundaries,
 - ADA accessibility requirements, and
 - a continuation the of 4 foot sidewalk and street trees to the northern most end of the parking lot.

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

APPROVED

E. **CONTINUED (from 8-21-13)** Zoning Case PD13-9
(1010 N. Collins - 801 East Randol Mill Road)

Application to change the zoning on approximately 4.31 acres from Entertainment District-Community Services (ED-CS) and Entertainment District-Neighborhood Services (ED-NS) to Planned Development (PD) for Entertainment District-Community Services (ED-CS) uses plus Night Club, with a Concept Brief; generally located north of East Randol Mill Road and west of North Collins Street.

This case was withdrawn per the applicant's request.

CASE WITHDRAWN

Being no other business to come before the Commission, Chair McGlaun adjourned the meeting at 7:13 p.m.


Chair

ATTEST:


Secretary to the Commission
APPROVED this 2nd day of October 2013