

**Minutes**



**Planning and Zoning Commission  
Regular Session**

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

**December 4, 2013  
5:30 P.M.**

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on December 4, 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	*	Commissioners
Brandon Hill	*	
Larry Fowler	*	
Ron Smith	*	
Mike Talambas	*	
Vera McKissic	*	
Samuel Smith, III	*	
Harry Croxton	*	

**Staff:**

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

- I. Called to order at 5:38 p.m.
- II. The Pledge was led by Commissioner Talambas.
- III. Commissioner Ron Smith moved to Approve the minutes of the November 20, 2013, P&Z Special Session. Seconded by Commissioner McKissic, the minutes were approved by a vote of 9-0-0.

**APPROVED**

#### IV. PUBLIC HEARING FOR ZONING CASES

- A. Zoning Case SUP13-6  
(Round 1 at the Parks Arlington - 3811 South Cooper Street)

Application for approval of a Specific Use Permit for a Bowling Alley on approximately 1.46 acres zoned Business Park-Community Service (BP-CS); generally located north of West Interstate 20 Highway and east of South Cooper Street.

Present to speak in support of this case was Lorie Lisius, 918 Bushnell, 76012.

Commissioner Smith III moved to Approve SUP13-6. Seconded by Commissioner Croxton, the motion carried by a vote of 9-0-0.

#### **APPROVED**

- B. Zoning Case SUP13-5  
(Verizon Wireless - 4255 South Bowen Road)

Application for approval of a Specific Use Permit for a cell tower on approximately 0.017 acres zoned Community Service (CS); generally located north of West Interstate 20 Highway and east of South Bowen Road.

Per the Staff's recommendation, the case was Continued to the December 18, 2013 public hearing.

#### **CONTINUED**

- C. Zoning Case PD13-17  
(Flight Deck Trampoline Park - 1600 West Interstate 20 Highway)

Application to change the zoning on approximately 2.392 acres from Business Park-Community Services (BP-CS) to Planned Development (PD) for Business Park-Community Services (BP-CS) uses plus Indoor Amusement Center, with a Concept Brief; generally located north of West Bardin Road and east of South Cooper Street.

Commissioner Talambas moved to Approve PD13-17 with the following landscape enhancement stipulations:

- Plant three Shumard Red Oak canopy trees of 4 caliper inches in the parking lot island;
- Plant three Shumard Red Oak canopy trees of 4 caliper inches along the eastern property line where no trees currently are planted; and
- Plant 33 three-foot tall Dwarf Yaupon Holly shrubs to screen the parking along Americana Drive.

Seconded by Commissioner Croxton, the motion carried by a vote of 9-0-0.

**APPROVED**

- D. Zoning Case PD13-7  
(Pecan Street Multi-Family - 1630 South Pecan Street)

Application to change the zoning on approximately 2.585 acres from Multi-family-14 (MF14) and Multi-family-18 (MF18) to Planned Development (PD) for Multi-family uses at 22 units per acre (MF22), with a Development Plan; generally located south of West Park Row Drive and west of South Pecan Street.

Present to speak in support of this case was Justin Gilmore, 601 Strada Circle, Mansfield, 76063.

Also present in support of this case was Jody Tettleton, 710 Bowen Court, 76012.

Present to speak in opposition to this case were Reverend Russell Hildebrandt, 210 West Park Row Drive, 76010; and Dugger Faulkner, 404 Baylor Drive, 76010.

Also present in opposition to this case were Grace Darling, 1316 South Pecan, 76010; Richard Thomas, 400 East First Street, 76010; Rebecca Boxall, 2028 Mill Creek Drive, 76010; Catherine Thomas, 400 East First Street, 76010; and Rachel Grimes, 404 Baylor Drive, 76010.

Commissioner McKissic moved to Deny PD13-7. Seconded by Commissioner McAlister, the motion to Deny was approved by a vote of 9-0-0.

**DENIED**

- E. Substitute Landscape Plan SLP13-6  
(Sapphire Inspired Living – 1001 South Center Street; 206 East Mitchell Street; 107 and 109 Hosack Street)

Application for approval of a Substitute Landscape Plan on approximately 4.51 acres currently zoned Planned Development (PD) for Multi-Family uses, Office (O) and Duplex (D); generally located south of East Mitchell Street and east of South Center Street.

- F. Zoning Case PD13-16  
(Sapphire Inspired Living – 1001 South Center Street; 206 East Mitchell Street; 107 and 109 Hosack Street)

Application to change the zoning on approximately 4.51 acres from Planned Development (PD) for Multi-Family uses, Office (O) and Duplex (D) to Planned Development (PD) for Multi-Family uses, with a Development Plan; generally located south of East Mitchell Street and east of South Center Street.

Present to speak in support of both these cases were Jay Matthiesen, 4201 Wingren Drive, Irving, 75062; and Grace Darling, 1316 South Pecan Street, 76010.

Also present in support of these cases were James Gray, DDS, 901 South Center Street, 76010; Richard Thomas, 400 East First Street, 76010; Grace Jones, 5339 Alpha Road, Dallas, 75093; Brian Bridgewater, 5339 Alpha Road, Dallas, 75240; Trey Jacobson, 300 Convent, Suite 2600, San Antonio, 78209; and Catherine Thomas, 400 East First Street, 76010.

Present to speak in opposition was Sandra K. Denbraber, 114 Ray Street, 76010.

Commissioner Smith III moved to Approve SLP13-6 with the following stipulation:

The landscaping will be revised to include native species as suggested by the Heart of Arlington Neighborhood Association.

Seconded by Commissioner Hill, the motion was approved by a vote of 9-0-0.

### **APPROVED**

Commissioner Croxton moved to Approve PD13-16 with the following stipulations:

- New trees planted on the property will not be less than 4 caliper inches.

- A 6-foot wide sidewalk shall be constructed along the south side of Mitchell Street, from the PD boundary line westward to the intersection of Mitchell Street and Center Street. This requirement shall be subject to the availability of public right-of-way, and shall be in addition to the 6-foot wide sidewalk to be constructed along the east side of Center Street from the PD boundary line northward to the intersection of Mitchell Street and Center Street (subject to sufficient right-of-way for placement of sidewalk). Sidewalks shall comply with the American with Disabilities Act, including reconstruction of curbs to permit ramp access at intersections, where applicable.
- In addition to or in connection with refuse collection areas within the proposed building, the Developer shall provide areas for within the proposed building for the collection and/or temporary storage of recyclable materials. Area(s) for recyclable material collection and/or storage may be located with refuse collection areas, and shall be so labeled and depicted on the building plans.
- Exterior light fixtures installed within the PD shall be full cut-off design.
- Perimeter fencing adjacent to the parking structure along the north and western property line shall be constructed with decorative wrought iron and brick veneer columns to provide an average fence height of seven feet (7'). Such columns shall be separated every 18 linear feet, on center measurement, unless a shorter distance is required. The material and color of all columns shall generally match the most prominent building cladding material adjacent to the perimeter fence.

Seconded by Commissioner Hill, the motion was approved by a vote of 9-0-0.

### **APPROVED**

- G. Substitute Landscape Plan SLP13-5  
(Pantego Christian Academy Athletic Field – 2203 West Park Row Drive)

Application for approval of a Substitute Landscape Plan on approximately 3.563 acres currently zoned Residential (R); generally located north of West Park Row Drive and west of Waggoner Drive.

H. Zoning Case PD13-14  
(Pantego Christian Academy Athletic Field – 2203 West Park Row Drive)

Application to change the zoning on approximately 3.563 acres from Residential (R) to Planned Development (PD) for Residential (R) uses, with a Concept Brief; generally located north of West Park Row Drive and west of Waggoner Drive.

Present in support of these two cases were, Moody Alexander, 2921 Mistletoe Court, 76013; John P. Humphrey, Jr., 2403 Copper Ridge Road, 76006; Jennifer Zamboni, 6507 Fox Glen Drive, 76001; Kurt Cochran, 2303 Eagle Park Lane, 76011; Russell Smutzer, 5408 Ivy Hill Drive, 76016; Brenda Smutzer, 5408 Ivy Hill Drive, 76016; Michael Cherry, 3909 Wentworth Drive, 76001; Andie Gardner, 835 Columbia Court, Mansfield, 76063; Kathy Zweeten, 2874 Inniswood Circle, 76015; Michele Solis, 5921 Marina Bay Court, 76013; Billy Martin, Jr., 5310 Hidden Oaks Lane, 76017; Misty M. Martin, 5310 Hidden Oaks Lane, 76017; Chad McBroom, 2304 Winewood Lane, 76013; Jay Pritcher, 1111 Woodland, 76012; Kevin Peterson, 912 Tulane Drive, 76012; Anthony Price, Jr., 2308 Oakwood Lane, 76012; Juli Woodson, 3910 Country Club Road, 76013; Jimmy C. Dickerson, Jr., 2117 Wimbledon Drive, 76017; Jim Rose, 1918 Valley Lane, 76017; Dawson Cannefax, 1522 West Tucker Boulevard, Apt. A, 76013; Linda Rosenberry, 5610 Trails Edge Drive, 76017; Michael Ansley, 3819 Danbury Drive, 76016; Jonathan Kidd, 6511 Fox Glen Drive, 76001; Marvin McBroom, 1802 Burr Oak Street, 76012; Stefanie Collett, 1101 Briarcreek Drive, 76012; Zachary Collett, 1101 Briarcreek Drive, 76012; Keri McClellan, 1805 Ratliff Ridge, 76012; Susan Anduss, 3004 Shadow Drive West, 76006; Patricia G. Thompson Topel, 5004 Wareham Drive, 76017; Daniel Elliott, 5301 Aurora Court, 76017; Javier Delgado, 3501 Madeline Court, 76001; Marc Anduss, 3004 Shadow Drive West, 76006; and Suzanna Coomes, 141 Parkwood Avenue, 76013.

Present to speak in opposition to these two cases were Kevin Donovan, 714 Clover Park Drive, 76013; and Steve Avrett, 2104 Valley Lane, 76013.

Also present in opposition to these two cases were Karl Osborn, 1907 Easy Street, 76013; Jeanean Herod, 1305 Waggoner Drive, 76013; Elizabeth Faulkner, 902 Valley Court, 76013; Russell Crider, 2112 Valley Lane, 76013; Suzanne Kelley, 816 Clover Park Drive, 76013; Tim Dennehy, 2200 Hunter View Court, 76013; Richard B. Cary, 1211 Waggoner Drive, 76013; Jason Quick, 2008 Valley Lane, 76013; Ronnie Garcia, 2108 Whitney Lane, 76013; Cynthia Garcia, 2108 Whitney Lane, 76013; Charlie Still, 1510 Freeman Court, 76013; Jeffery Winget, 2214 Sycamore Drive, 76013; Donald Brignac, 813 Waggoner Drive, 76013; Rafael Otero, 2007 Valley Lane, 76013; Stevan Velasquez, 2107 Whitney Lane, 76013; Denise Walker, 1211 Waggoner

Drive, 76013; Lana Parks, 1012 Waggoner Drive, 76013; Darla Walls, 1012 Waggoner Drive; Elizabeth Houters, 1901 Valley Lane, 76013; Charles R. Baty, 2202 Hunter View Court, 76013; Bobbie D. Baty, 2202 Hunter View Court, 76013; Dolores Foster, 605 Clover Park Drive, 76013; Natalie Velasquez, 2107 Whitney Lane, 76013; James Dennehy, 2206 Shady View Court, 76013; Jimmy Velasquez, 2107 Whitney Lane; Larry Blake, 1901 Easy Street, 76013; Dominique Reed, 501 West Norwood Circle, 76013; Kevin Morelli, 815 Waggoner Drive, 76013; Carol Cooper, 1305 Ravenwood Drive, 76013; Robbie Griffin, 1302 Ravenwood Drive, 76013; Tom Griffin, 802 Buena Vista Drive, 76010; Marissa Garcia, 2108 Whitney Lane, 76013; Dennis Hackler, 800 Waggoner Drive, 76013; Edwina Gray, 2204 Hunter View Court, 76013; Ronnie Garcia, 1209 Waggoner Drive, 76013; Cynthia Garcia, 1209 Waggoner Drive, 76013; Eric Nothnagle, 1201 Waggoner Drive, 76013; Terry Dennehy, 2200 Hunter View Court, 76013; Albert Barnes, 1916 Easy Street, 76013; Ellen Page, 1206 Waggoner Drive, 76013; Carrie Donovan, 714 Clover Park Drive, 76013; Matthew Garcia, 2108 Whitney Lane, 76013; Mark Schatzman, 1920 Norwood Lane, 76013; Stacy Schatzman, 1920 Norwood Lane, 76013; Kathy Justice, 901 Valley Court, 76013; Rosa Otero, 2007 Valley Lane, 76013; Rick Wilson, 2207 Hunter View Court, 76013; Joseph Caudle, 2019 Valley Lane, 76013; Bonnie Calhoun, 1104 Waggoner Drive, 76013; Katherine Crider, 2112 Valley Lane, 76013; Mary Kay Wilson, 2207 Hunter View Court, 76013; Norman Suggs, 2009 Easy Street, 76013; Nancy Suggs, 2009 Easy Street, 76013; Rebecca Gorrell, 2004 Easy Street, 76013; Sylvia Gorrell, 2004 Easy Street, 76013; Kevin Dennehy, 2200 Hunter View Court, 76013; and Grace Darling, 1316 South Pecan Street, 76013.

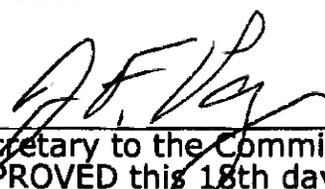
Per the applicant's request, both SLP13-5 and PD13-14 for Pantego Christian Academy Athletic Field were Continued to the December 18, 2013 meeting.

**CONTINUED**

Being no other business to come before the Commission, Chair McGlaun adjourned the meeting at 6:59 p.m.

  
Chair

ATTEST:

  
Secretary to the Commission  
APPROVED this 18th day of December 2013