

**Minutes**



**Planning and Zoning Commission  
Regular Session**

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

**January 22, 2014  
5:30 P.M.**

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on January 22, 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	*	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
Alicia Winkelblech	*	Planning Manager/Long Range
Jennifer Pruitt	*	Senior Planner/Development
Kevin Charles	*	Senior Planner/Development
Shon Brooks	*	Planner/Development

- I. Called to order at 5:38 p.m.
- II. The Pledge was led by Commissioner McAlister.
- III. Commissioner Ron Smith moved to Approve the minutes of the January 8, 2014, P&Z Meeting. Seconded by Commissioner Talambas, the minutes were approved by a vote of 9-0-0.

**APPROVED**

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

- A. Replat – High Oak Park, Tract AR (Zoned Residential [R] and Multi-Family [MF22]); generally located north of Wesley Drive and west of North Bowen Road, with the approximate addresses being 606, 610, 612 and 618 North Bowen Road; and 2521 and 2635 Wesley Drive
- B. Replat – Six Flags Business Park (Zoned Entertainment District Overlay-Industrial Manufacturing [ED-IM]); generally located north of East Randol Mill Road and east of Executive Parkway with the approximate addresses being 2200 Arlington Downs Road and 2215 East Randol Mill Road.

Present in support of Replat – High Oak Park were Frances Gregory, 2502 High Oak Drive, 76012; and Wayne and Peggy James, 2604 High Oak Drive, 76012.

Commissioner McKissic moved to Approve Replat – High Oak Park and Replat – Six Flags Business Park on the Plat Consent Agenda. Seconded by Commissioner Hill, the motion was approved by a vote of 9-0-0.

#### **APPROVED**

#### V. PUBLIC HEARING FOR ZONING CASES

- A. Thoroughfare Development Plan Amendment

Consider revisions to the Thoroughfare Development Plan to include the following:

1. South Bowen Road from West Harris Road to Calender Road:  
Remove from the Thoroughfare Development Plan

Commissioner Ron Smith moved to Approve the Thoroughfare Development Plan Amendment. Seconded by Commissioner Talambas, the motion was approved by a vote of 9-0-0.

#### **APPROVED**

- B. Zoning Case PD13-18  
(Calender Crossing – 2504 West Harris Road)

Application to change the zoning on approximately 27.56 acres from Agriculture (A) to Planned Development (PD) for Estate (E)

uses, with a Concept Brief; generally located south of West Harris Road and east of Calender Road.

Present to speak in support of this case was Larry Wallace, 2808 Lakeshore Drive, 76013.

Also present in support of this case were Nathan Watson, 5505 Arch Bridge Court, 76017; John Watson, 8029 Levy County Road, Mansfield, 76063; Dan Boggus, 3809 Denise Court, 76001; and Austin Goode, 1703 North Peyco Drive, 76001.

Commissioner Smith III moved to Approve PD13-18 with the following stipulations:

- Fencing along West Harris Road and Calender Road will be six-foot tall, brick and/or stone on mortar, with a maximum of 35 percent wrought iron. Landscaping shall be installed on the internal side of the wrought iron fence in order to aid in buffering.
- Fencing along the south property line shall be six-foot tall cedar with metal posts.
- Fencing along the east property line shall be either six-foot tall cedar or wrought iron.
- All perimeter fences along the property lines shall be installed by the developer.
- Privacy fences between residential lots shall be six-foot tall, wrought iron with brick and/or stone columns.
- A minimum of 10 percent of the property shall be dedicated to open space. It will include a linear park with a concrete pathway and a dog-friendly fountain.
- Sidewalks will be four-foot wide with a four-foot mow strip between the street and the sidewalk, to be maintained by the homeowner.
- An entry monument sign will be incorporated into the brick and stone walls located along the entrance of the subdivision. Entrances on Harris Road and Calendar Road will be gated and heavily landscaped with a six-foot wrought iron fence and seven-foot brick and stone columns.
- All buildings will be architecturally finished on all four sides with the same materials and detailing for each building.
- A minimum of three design features from the approved list identified in the Zoning Ordinance, section 9-1500, (5)(b) of the Village on the Green Overlay at Tierra Verde be applied to all residences.
- Decorative garage doors will be displayed and street mailboxes will be either brick or wrought iron.
- Each residential lot will have two trees in the front and one in the rear, with all trees to be a minimum caliper of four inches.

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

**APPROVED**

- C. **CONTINUED (from 12-04-13)** 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.

Present in opposition to this case were Dennis and Jeanette Hackler, 800 Waggoner Drive, 76013.

Per a letter from the applicant dated January 20, 2014, SLP13-5 was withdrawn.

**WITHDRAWN**

- D. **CONTINUED (from 12-04-13)** 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 opposition to this case were Dennis and Jeanette Hackler, 800 Waggoner Drive, 76013.

Per a letter from the applicant dated January 20, 2014, PD13-14 was withdrawn.

**WITHDRAWN**

Being no other business to come before the Commission, Chair McGlaun adjourned the meeting at 6:40 p.m.

  
Chair

ATTEST:

  
Secretary to the Commission  
APPROVED this 5th day of February 2014