

Minutes



**Planning and Zoning Commission
Regular Session**

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

**February 5, 2014
5:30 P.M.**

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on February 5, 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
Nathaniel Barnett	*	Senior Planner/Development
Shon Brooks	*	Planner/Development

- I. Called to order at 5:44 p.m.
- II. The Pledge was led by Commissioner Hill.
- III. Commissioner Smith III moved to Approve the minutes of the January 22, 2014, P&Z Meeting. Seconded by Commissioner Croxton, the minutes were approved by a vote of 9-0-0.

APPROVED

IV. PUBLIC HEARING FOR ZONING CASES

**A. Substitute Landscape Plan SLP14-1
(Mansfield Medical – 8200 Matlock Road)**

Application for approval of a Substitute Landscape Plan on approximately 1.532 acres currently zoned Office (O); generally located south of West Turner Warnell Road and west of Matlock Road.

Commissioner Croxton moved to Approve SLP14-1. Seconded by Commissioner Hill, the motion was approved by a vote of 9-0-0.

APPROVED

**B. Zoning Case PD13-20
(Mansfield Medical – 8200 Matlock Road)**

Application to change the zoning on approximately 1.532 acres from Office (O) to Planned Development (PD) for Office (O) uses plus a pharmacy and optical store, with a Development Plan; generally located south of West Turner Warnell Road and west of Matlock Road.

Commissioner Smith III moved to Approve PD13-20. Seconded by Commissioner McKissic, the motion was approved by a vote of 9-0-0.

APPROVED

**C. Zoning Case PD13-22
(Cooper Automotive – 5611 South Cooper Street)**

Application to change the zoning on approximately 0.742 acres from Planned Development (PD) for all Community Service (CS) uses to Planned Development (PD) for Community Service (CS) uses, plus auto service uses with service bay areas exceeding twenty-percent of the gross floor area, with a Development Plan; generally located south of West Nathan Lowe Road and east of South Cooper Street.

Present to speak in support of this case were Jim Maibach, 1703 North Peyco Drive, 76001; Bruce Moore, 3828 Canyon Pass Trail, Burleson, 76028; and Jim Griffith, 1313 Hardage Lane, Colleyville, 76034.

Also present in support of this case were Randy Duhon, 1008 Wabash Trail, Mansfield, 76063; Larry Wallace, 2808 Lakeside Drive, 76013; Stephen Duhon, 6617 Swainson Trail, 76002; and Cooper Automotive, 1915 Laurel Oak Court, 76001.

Commissioner Croxton moved to Approve PD13-22 with the following stipulations:

- No outside display or storage of merchandise allowed
- No promotional window signage allowed
- The overhead doors be clad with a composite based board product versus a wood product
- The dumpster enclosure doors would follow a similar use of materials and at least meet the minimum standards of the Zoning Ordinance

Seconded by Commissioner McKissic, the motion was approved by a vote of 8-1-0.

Ayes: McGlaun, McAlister, Croxton, McKissic, Hill, R. Smith, Fowler, and Smith III.

Nays: Talambas

Abstain: None

APPROVED

- D. Zoning Case SUP13-7
(Taco Casa - 4000 South Collins Street)

Application for approval of a Specific Use Permit for a Restaurant; less than 5,000 square feet on approximately 1.018 acres zoned Business Park Overlay - Business - Airport Overlay 1 (BP-B-AP1); generally located south of Embarcadero Drive and west of South Collins Street.

Present in support of this case was Jim Dewey, 2500 Texas Drive #100, Irving, 75062.

This case would be Continued to the February 19, 2014 public hearing meeting.

CONTINUED

Being no other business to come before the Commission, Chair McGlaun adjourned the meeting at 6:37 p.m.


Chair

ATTEST:


Secretary to the Commission
APPROVED this 19th day of February 2014