

Minutes



**Planning and Zoning Commission
Regular Session**

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

**February 19, 2014
5:30 P.M.**

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on February 19, 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:

Clete McAlister	*	Vice Chair
Brandon Hill	*	Commissioners
Larry Fowler	*	
Ron Smith	*	
Mike Talambas	*	
Vera McKissic	*	
Samuel Smith, III	*	
Harry Croxton	*	

Absent:

Kevin McGlaun	*	Chair
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Staff:

Roger Venables	*	Assistant Director/Community Development and Planning
Gincy Thoppil	*	Planning Manager/Development Community Development and Planning
Mack Reinwand	*	Assistant City Attorney
Jennifer Pruitt	*	Principal Planner/Development
Nathaniel Barnett	*	Senior Planner/Development
Shon Brooks	*	Planner/Development

- I. Called to order by Vice Chair McAlister at 5:40 p.m.
- II. The Pledge was led by Commissioner Ron Smith.
- III. Commissioner Croxton moved to Approve the minutes of the February 5, 2014, P&Z Meeting. Seconded by Commissioner Hill, the minutes were approved by a vote of 8-0-0.

APPROVED

IV. PUBLIC HEARING FOR ZONING CASES

A. **CONTINUED (from 2-5-14)** 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 to speak in support of this case was Jim Dewey, 2500 Texas Drive, Irving, 75062.

Commissioner Smith III moved to Approve SUP13-7. Seconded by Commissioner Talambas, the motion was approved by a vote of 8-0-0.

APPROVED

B. Development Plan DP13-9 (404 Border – 350, 400, and 404 East Border Street; 404 Mary Street; and 401 and 403 East First Street)

Application for approval of a development plan on approximately 2.853 acres zoned Downtown Business (DB); generally located south of East Border Street and west of Mary Street.

Present to speak in support of this case were Ryan Dodson, 255 North Center Street #100, 76011; Jeff Fulenchek, 5485 Beltline #300, Dallas, 75254; Richard Thomas, 400 East First Street, 76010; Grace Darling, 1316 South Pecan Street, 76010; and Tony Rutigliano, 201 East Abram Street.

Also present in support of this case were Jason Daily, 701 Brookdale, Southlake, 76092; Sarah Kuehn, 200 East Abram Street, 76010; Jacob Sumpter, 200 East Abram Street, 76010; Cliff Mycoskie, 200 East Abram Street, 76010; and Terry Bertrand, 2016 West Bardin Road, 76017.

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

Commissioner Croxton moved to Approve DP13-9 with the following stipulations:

- Encourage the applicant to work with the HANA organizations on the landscaping suggestions.
- Encourage the applicant to work with City staff on the architectural concerns related to the roof articulations, enhanced corner entry, and garage elevations.
- Add a masonry base to the support columns of the carports.
- Add some landscape buffering between the fencing and the sidewalk along East First Street.

Seconded by Commissioner Hill, the motion was approved by a vote of 7-0-1.

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

APPROVED

**C. Zoning Case PD13-15
(3825 South Bowen – 1325 South Bowen Road)**

Application to change the zoning on approximately 3.22 acres from Residential (R) to Planned Development (PD) for limited Residential (R) uses plus Banquet Hall, Photography Studio, and Animal and Crop Production, with a Concept Brief; generally located south of West Arbrook Boulevard and east of South Bowen Road.

Present to speak in support of this case were Cliff Mycoskie, 200 East Abram Street, 76010; Gara Hill, 4111 Vista Creek Court, 76016; Allen Tsai, 810 Lake George Parkway #237, Irving, 75039; and Lee Anne Jackson, 1903 Mimosa, 76012.

Also present in support of this case were Lisa Hoffman, 1302 Sylvan Court, 76012; Leslie Hogg, 1204 Woodbine Street, 76012; Jamie Cain, 3240 Lodosa, Grand Prairie, 75054; Lucia Bitnar, 2805 Ingram Drive, Grand Prairie, 75052; Sarah Kuehn, 200 East Abram Street, 76010; Jacob Sumpter, 200 East Abram Street, 76010; Gary Travis, 3825 South Bowen Road, 76016; Ruth Beasley, 3602 Blossom Park Court, 76016; and Anna Chapa, 3206 Avon Drive, 76015.

Present to speak in opposition to this case were Sabrina Deen, 2316 West Arbrook Boulevard, 76015; Martha Algee, 2412 West Arbrook Boulevard, 76015; Bill Deen, 2316 West Arbrook Boulevard; and Randall Mims, 3815 South Bowen Road, 76016.

Commissioner Croxton moved to Approve PD13-15 with the following stipulations:

- The rezoning request would be changed to Planned Development (PD) for Estate (E) uses plus Banquet Hall, Photography Studio and Crop Production, with a Concept Brief.
- A maximum of 40 parking spaces will be allowed on site and the number of guests shall be limited to 150.
- Site lighting, shall not adversely impact the adjacent properties, lighting measures for events shall be limited to path lighting, up lighting, sconce lighting and or tree lighting.
- The hours for events held from Sunday through Thursday shall be limited to 10:00 a.m. to 10:00 p.m. and events held Friday and Saturday shall be limited to 10:00 a.m. to 11:00 p.m.; however, set-up and break down may take place a few hours before and after the events.
- The operator will provide a monthly event schedule to the adjacent property owners as a courtesy of the up-and-coming events on site.
- The property owner will install a six-foot board-on-board wood fence on the subject property along the south property line of 2400 West Arbrook Boulevard.
- The property owner will install a hedge of evergreen shrubs on the subject property along the south property line of 2408 West Arbrook Boulevard.
- Add a six-foot board-on-board wood fence and evergreen plantings, to the extent of the parking area along the east side of the property.

- The proposed accessory barn shall be used for storage and limited to 2,000 square feet in size and 22 feet in height.

Seconded by Commissioner Fowler, the motion was approved by a vote of 6-1-1.

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

Nays: Talambas

Abstain: Hill

APPROVED

- D. Substitute Landscape Plan SLP14-2
(Windstar Development - 951, 961, 981, 1001, 1041, 1051, and 1061 West Interstate 20 Highway and 1000 West Arbrook Boulevard)

Application for approval of a Substitute Landscape Plan on approximately 27.027 acres currently zoned Business Park Overlay – Community Service (BP-CS); generally located south of West Arbrook Boulevard and east of Scot's Legacy Drive.

Present to speak in support of this case were Cliff Mycoskie, 200 East Abram Street, 76010; and Phil Armstrong, 11325 Seven Loch Road, Potomac, MD 20854.

Also present in support of this case were Jacob Sumpter, 200 East Abram Street, 76010; and Sarah Kuehn, 200 East Abram Street, 76010.

Commissioner Ron Smith moved to Approve SLP14-2 with the following stipulation:

- Remove a total of seven street trees from the landscape buffer: two at the southwest corner (next to the proposed multi-tenant sign location), three near the center (where a stand of multiple trees exists), and two at the southeast corner (in front of the Jason's Deli).

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

APPROVED

- E. Zoning Case PD13-21
(Windstar Development - 951, 961, 981, 1001, 1041, 1051, and 1061 West Interstate 20 Highway and 1000 West Arbrook Boulevard)

Application to change the zoning on approximately 27.027 acres from Business Park Overlay – Community Service (BP-CS) to Planned Development (PD) for limited Community Service (CS) uses plus a Package Liquor store, with a Concept Brief; generally located south of West Arbrook Boulevard and east of Scot's Legacy Drive.

Present to speak in support of this case were Cliff Mycoskie, 200 East Abram Street, 76010; and Phil Armstrong, 11325 Seven Loch Road, Potomac, MD 20854.

Also present in support of this case were Jacob Sumpter, 200 East Abram Street, 76010; and Sarah Kuehn, 200 East Abram Street, 76010.

Commissioner Talambas moved to Approve PD13-21. Seconded by Commissioner Smith III, the motion was approved by a vote of 7-1-0.

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

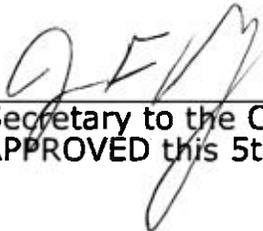
APPROVED

Being no other business to come before the Commission, Vice Chair McAlister adjourned the meeting at 7:56 p.m.



Vice Chair

ATTEST:



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