

# Minutes



## Planning and Zoning Commission Regular Session

Council Chamber  
101 W. Abram St.

September 3, 2014  
5:30 P.M.

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on September 3, 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
Patrick Reilly	*	
Mike Talambas	*	Commissioners
Samuel Smith, III	*	
Larry Fowler	*	
Ron Smith	*	
Harry Croxton	*	
Absent:		
Kevin McGlaun	*	Chair
Vera McKissic	*	
Staff:		
Jim Parajon	*	Director
		Community Development and Planning
Gincy Thoppil	*	Planning Manager/Development
		Community Development and Planning
Mack Reinwand	*	Assistant City Attorney
Jennifer Pruitt	*	Principal Planner/Development
Kevin Charles	*	Senior Planner/Development
Dan Hartman	*	Engineering Operations Manager

- I. Called to order by Vice-Chair McAlister at 5:33 p.m.
- II. The Pledge was led by Commissioner Reilly.
- III. Commissioner Reilly moved to Approve the minutes of the August 20, 2014, P&Z Meeting. Seconded by Commissioner Croxton, the minutes were approved by a vote of 7-0-0.

**APPROVED**

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

- A. **CONTINUED (from 8-20-14)** Preliminary Plat – Witte Place Addition, Lots 1 through 24, Block 1 and Lots 25X and 26X, Block 1 (Zoned Residential Single-Family 7.2 [RS-7.2]); generally located south of Curt Drive and west of Kelly Perkins Road with approximate addresses being 3800, 3808, and 3810 Curt Drive.

Commissioner Fowler made a motion to remove this case from the Plat Consent Agenda. Seconded by Commissioner Smith III, the motion was approved by a vote of 7-0-0.

Present to speak in support of this case was Misty Ventura, 9406 Biscayne, Dallas, 75218.

Present to speak in opposition to this case were BJ Benda, 3708 Curt Drive, 76016; Bernhard Fritz, 3615 Curt Drive, 76016; Doug Jones, 3700 Curt Drive, 76016; Paula Jones, 3700 Curt Drive, 76016; Camille Breitenstein, 1912 Winewood, 76013; Janelle Harvison, 3512 Indian Summer Lane, 76016; Sunil Patel, 3506 Indian Summer Lane, 76016; Edward Gutierrez, 6825 Manhattan Boulevard #100, Fort Worth, 76120; Sid Fisher, 3812 Curt Drive, 76016; Kathy Benda, 3708 Curt Drive, 76016; Zoe Smith, 3514 Indian Summer Lane, 76016; Hujefa Vora, 3600 Curt Drive, 76016;

Also present in opposition to this case were Charles Taylor, 3531 Oak Bend Drive, 76016; Eugene Pearson, 3509 Oak Bend Drive, 76011; Madeline Lange, 3901 Cross Bend Drive, 76016; Hayden Templeton, 3715 Curt Drive, 76016; Don Lange, 3901 Cross Bend Drive, 76016; Steven Kirwan, 3530 Oak Bend Drive, 76016; Christina Habala, 3615 Curt Drive, 76016; Sarah Taylor, 3531 Oak Bend Drive, 76016; Jody Kirwan, 3530 Oak Bend Drive, 76016; Mike Harvison, 3512 Indian Summer Lane, 76016; Insiyah Vora, 3600 Curt Drive, 76016; Zach Smith, 3514 Indian Summer Lane, 76016; Rachel Smith, 3514 Indian Summer Lane, 76016; Danielle Sheets, 3536 Oak Bend Drive, 76016; Wayne Hunter, 5909 Shady Hill Lane, 76016; Melisa Lloyd, 3704 Curt Drive, 76016; James Lloyd, 3704 Curt Drive, 76016; David Jones, 3650 Curt Drive, 76016; Kimberly Jones, 3650 Curt Drive, 76016; Debbie Siglin, 3510 Indian Summer Lane, 76016; and Bob Siglin, 3510 Indian Summer Lane, 76016.

Commissioner Fowler moved to Approve Preliminary Plat – Witte Place Addition. Seconded by Commissioner Croxton, the motion was approved by a vote of 5-2-0.

AYES: McAlister, Croxton, Reilly, Fowler, and Smith III

NAYES: Talambas, and R. Smith

**APPROVED**

## V. PUBLIC HEARING FOR ZONING CASES

### A. Zoning Case PD14-6 (WinCo - 4620 South Cooper Street)

Application to amend the zoning on approximately 7.024 acres from Planned Development (PD) for limited Community Commercial (CC) uses to Planned Development (PD) for Community Commercial (CC) uses, with a modified list of excluded uses, with a Development Plan; generally located south of West Interstate 20 Highway and west of South Cooper Street.

Present to speak in support of this case were Don Woodbury, 5505 Blackhawk Drive, Plano, 75053; Nate Coombs, 5200 West State Street, Boise, ID 83703; and Thomas Litzler, 40 Skokie Boulevard, Northbrook, IL 60062.

Also present in support of this case were Rick Ramsey, 3333 Preston Road, suite 1400, Frisco, 76034; Charles Conine, 2614 Partridge, and Jeffrey King, 650 North Armstrong, Boise, ID 83704.

Present to speak in opposition to this case were Carlos Remedios, 2001 Riverforest Drive, 76017; and Jerry Bellomy, 4601 Clay Court Lane, 76017.

Also present in opposition to this case were Tanna Remedios, 2001 Riverforest Drive, 76017; and Dorothy Bellomy, 4601 Clay court Lane, 76017.

Commissioner Croxton moved to Approve Zoning Case PD14-6 with the following stipulations:

- Full planter islands shall be added along the west property line
- Stained and stamped or scored concrete in the entryway
- The addition of bike racks
- Prohibit outside sales and storage, with the exception of propane
- A 10-foot gate between buildings, if allowed by Fire Code
- Work with Staff to architecturally enhance the two visible elevations

Seconded by Vice-Chair McAlister, the motion was approved by a vote of 6-1-0.

AYES: McAlister, Croxton, Reilly, R. Smith, Talambas, and Smith III

NAYES: Fowler

**APPROVED**

### B. Zoning Case PD14-7

(Ballpark Circle – 1501 Nolan Ryan Expressway)

Application to change the zoning on approximately 3.939 acres from Entertainment District Overlay – Community Commercial (EDO-CC) to Planned Development (PD) for Entertainment District Overlay-Light Industrial (EDO-LI) uses, with exclusions, with a Concept Brief; generally located north of Nolan Ryan Expressway and west of AT&T Way.

The applicant, Chris Delzell, requested that this case be continued to an unspecified date.

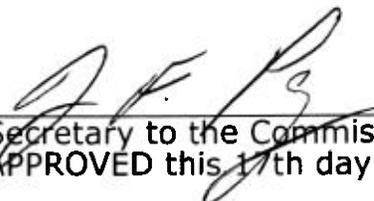
Commissioner Croxton moved to Approve the applicant's request for a continuance. Seconded by Commissioner Smith III, the motion was approved by a vote of 7-0-0.

**CONTINUED**

Being no other business to come before the Commission, Vice-Chair McAlister adjourned the meeting at 7:41 p.m.

  
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Vice-Chair

ATTEST:

  
\_\_\_\_\_  
Secretary to the Commission  
APPROVED this 17th day of September 2014