

Minutes



Planning and Zoning Commission Regular Session

Council Chamber
101 W. Abram St.

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

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on November 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	*	
Patrick Reilly	*	
Mike Talambas	*	Commissioners
Samuel Smith, III	*	
Ron Smith	*	
Harry Croxton	*	
Larry Fowler	*	

Absent:
Vera McKissic *

Staff:

Jim Parajon	*	Director
Gincy Thoppil	*	Community Development and Planning Planning Manager/Development Community Development and Planning
Mack Reinwand	*	Assistant City Attorney
Clayton Husband	*	Principal Planner/Strategic
Jennifer Pruitt	*	Principal/Development
Nathaniel Barnett	*	Senior Planner/Development
Maria Carbajal	*	Gas Well Coordinator

- I. Called to order by Chair McGlaun at 5:41 p.m.
- II. The Pledge was led by Commissioner Talambas.
- III. Commissioner Smith III moved to Approve the minutes of the October 15, 2014, P&Z Meeting. Seconded by Commissioner Reilly, the minutes were approved by a vote of 8-0-0.

APPROVED

IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS

- A. Preliminary Plat – Heartis Arlington Park Springs Addition, Lots 1 and 2, Block 1 (Zoned Office Commercial [OC]); generally located south of Interstate Highway 20 West and east of Park Springs Boulevard with the approximate address being 4401 Park Springs Boulevard.
- B. Replat – Park Side Place Addition, Lots 1R and 2R, Block 3 (Zoned Office Commercial [OC]); generally located north of Central Park Drive and west of South Center Street with the approximate address being 401 Central Park Drive.

Commissioner Talambas moved to Approve Preliminary Plat – Heartis Arlington Park Springs Addition and Replat – Park Side Place Addition on the Plat Consent Agenda. Seconded by Commissioner Ron Smith, they were approved by a vote of 8-0-0.

APPROVED

V. PUBLIC HEARING FOR ZONING CASES

- A. Annual Updates to the Unified Development Code
Consider amendments to the “Unified Development Code” Chapter of the Code of the City of Arlington: Article 1, General Provisions regarding the zoning district transitions effective date; Article 2, Zoning Districts regarding the Entertainment District Overlay; Article 3 Use Standards regarding “mixed-use development or building”, “commercial parking garage”, “recreation, indoor (other than listed)”, “public or private school”, “dwelling, live/work”, “accessory building (not listed below)”, and “recycling collection center” land uses; Article 5, Design and Development Standards regarding garage standards for single-family and two-family residential dwellings, retaining walls for residential and non-residential development, residential design standards and lot dimensional standards for the Village on the Green at Tierra Verde zoning district, and mixed-use developments in the Entertainment District Overlay; Article 6, Subdivision Regulations, regarding standards for cul-de-sacs; and Article 12, Definitions regarding “commercial parking garage”, “mixed-use development or building”, “recycling collection center”, and “hotel, boutique”.

The item was continued to the December 3, 2014, Planning and Zoning Commission Meeting.

CONTINUED

**B. Zoning Case PD14-13
(Heartis Arlington - 4401 Park Springs Boulevard)**

Application to change the zoning on approximately 7.255 acres from Office Commercial (OC) to Planned Development (PD) for Office Commercial (OC) uses plus an Assisted Living Facility, with a Development Plan; generally located south of West Interstate 20 Highway and east of Park Springs Boulevard.

Present to speak in support of this case was Cliff Mycoskie, 200 East Abram Street, 76012.

Also present in support of this case were Kylon Wilson, 200 East Abram Street, 76012; Jacob Sumpter, 200 East Abram Street, 76012; and Lana Medina, 3021 Fairmount Street, Dallas, 75201.

Commissioner Smith III moved to Approve Zoning Case PD14-9 with the following stipulations:

- The applicant agreed to exclude three uses - domestic violence shelter, tele-marketing call center, and marina
- A reduction in the number of trees on the western side of the property from 11 to 10, with a screening wall or six foot fence requirement, substituted by a four-foot ornamental fence at the top of the retaining wall adjacent to the parking area
- The applicant would provide a bench seating in the area with three trees and landscaping on the eastern side of the property as an amenity to the residents.

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

APPROVED

**C. Development Plan DP14-1
(Riverside Apartments - 6500 U.S. 287 Highway)**

Application for approval of a Development Plan on approximately 13.924 acres currently zoned Residential Multi-Family 22 (RMF-22); generally located north of Walsh Drive and east of Joplin Road.

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

Commissioner Talambas moved to Approve Development Plan DP14-1. Seconded by Commissioner Fowler, the motion was approved by a vote of 8-0-0.

APPROVED

- D. Zoning Case PD14-14
(Champions Park – 1701 and 1703 North Collins Street and 1050
Wet 'N Wild Way)

Application to change the zoning on approximately 13.898 acres from Entertainment District Overlay-Community Commercial (EDO-CC) [southern half of the property] and unzoned [northern half of the property] to Planned Development (PD) for limited Entertainment District Overlay-Community Commercial (EDO-CC) uses, plus bar, farmer's market, open air vending, package liquor store, microbrewery/microdistillery/winery, boutique hotel and parking garage; generally located north of East Interstate 30 Highway and east of North Collins Street.

Present to speak in support of this case were Jay Grogan and Lisa Swift, 2808 Fairmount, Dallas, 75201.

This case was continued to the December 3, 2014 Planning and Zoning Commission Meeting.

CONTINUED

- E. Specific Use Permit SUP09-03R1
(Fannin Farms Drill Site – 2322 Eden Road)

Application to amend a Specific Use Permit (SUP) for gas drilling by establishing the location of a drill zone on approximately 3.680 acres currently zoned Residential Single-Family 7.2 (RS-7.2); generally located west of South Cooper Street and south of Eden Road.

Present to speak in opposition of this case were Bradley Evans, 6709 Rickey Lane, 76001; Jane Lynn, 2403 Havenwood Drive, 76018; Brenda Roper, 7022 Park Green Drive, 76001; and Kim Feil, 409 North Elm, 76011.

Also present in opposition of this case was Harriet Irby, 3400 Peachtree, Pantego, 76013.

Per the applicant's request, this case was continued to the December 3, 2014 Planning and Zoning Commission Meeting.

CONTINUED

Being no other business to come before the Commission, Chair McGlaun adjourned the meeting at 8:21 p.m.


Chair

ATTEST:


Secretary to the Commission
APPROVED this 12th day of November 2014