

Minutes



Planning and Zoning Commission Regular Session

Council Chamber
101 W. Abram St.

**December 17, 2014
5:30 P.M.**

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on December 17, 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	*	Commissioners
Samuel Smith, III	*	
Ron Smith	*	
Harry Croxton	*	
Larry Fowler	*	
Vera McKissic	*	

Absent:

Mike Talambas

Staff:

Jim Parajon	*	Director
		Community Development and Planning
Gincy Thoppil	*	Planning Manager/Development
		Community Development and Planning
Mack Reinwand	*	Assistant City Attorney
Clayton Husband	*	Principal Planner/Long Range
Jennifer Pruitt	*	Principal/Development
Kevin Charles	*	Senior Planner/Development
Shon Brooks	*	Senior Planner/Development

- I. Called to order by Chair McGlaun at 5:39 p.m.
- II. The Pledge was led by Commissioner McKissic.
- III. Commissioner Smith III moved to Approve the minutes of the December 3, 2014, P&Z Meeting. Seconded by Commissioner McKissic, the minutes were approved by a vote of 8-0-0.

APPROVED

IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS

- A. Replat – Great Southwest Industrial District, Sites 9RD1R1, 9D1R2, 9RD1R3 & 9RD1R4, Fifth Installment, Community No. 2 (Zoned Entertainment District Overlay-Industrial Manufacturing [EDO-IM]); generally located north of East Division Street and east of South Watson Road (SH 360), with the approximate address being 2921 East Division Street.

Commissioner Croxton moved to Approve Replat – Great Southwest Industrial District. Seconded by Commissioner Smith III, the motion was approved by a vote of 8-0-0.

APPROVED

V. PUBLIC HEARING FOR ZONING CASES

- A. **CONTINUED (from 12-3-14)** 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 Residential Single-Family-15, Downtown Business, Downtown Neighborhood Overlay, Lamar Collins Mixed-Use Overlay, and 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 perimeter streetscape standards, garage standards for single-family and two-family residential dwellings, special parking requirements in the NMU, RMU, DB, DNO, LCMUO, and EDO districts, 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, and applicability and site design standards for mixed-up development; 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”, “hotel, boutique”, “lateral line”, “feeder line”, and “service line”.

Commissioner Ron Smith moved to Approve Annual Updates to the Unified Development Code. Seconded by Commissioner Fowler, the motion was approved by a vote of 8-0-0.

APPROVED

- B. **CONTINUED (from 12-3-14)** Zoning Case PD14-12
(Harris Place – 2401 West Harris Road)

Application to change the zoning on approximately 12.9 acres from Residential Estate (RE) to Planned Development (PD) for Residential Single-Family 15 (RS-15) uses, with a Development Plan; generally located north of West Harris Road and east of Calender Road.

This case was continued to the January 21, 2015 Planning and Zoning Commission Meeting per the applicant's request.

CONTINUED

- C. **CONTINUED (from 12-3-14)** 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, of which the southern half of the property is zoned Entertainment District Overlay-Community Commercial (EDO-CC) and the northern half of the property is unzoned, 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, parking garage, night club, bowling alley and billiard parlor, with a Development Plan; generally located north of East Interstate 30 Highway and east of North Collins Street.

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

Commissioner Smith III moved to Approve Zoning Case PD14-14 with the following stipulations:

- On Phase II, place a maximum limit on the square footage allowed on retail and restaurants to no more than 35,000 square feet of leasable area. If the developer incorporates any retail or restaurant uses into a mix of uses in Phase II, the development can add additional retail and restaurant square footage to that number in Phase II.
- Limit the digital/video/electronic images signage to the P1 sign that is located at the southwest corner of the site at the intersection of North

Collins Street and Interstate 30, and that the sign panels flip concurrently on a minimum 12 second loop. All other signage within the Alternate Sign Plan will have static fixed displays.

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

AYES: McGlaun, McAlister, Croxton, Reilly, McKissic, Ron Smith, Smith III

NAYS: None

ABSTAIN: Fowler

APPROVED

- D. Zoning Case PD14-16
(Helzer Tract – 8000, 8002, 8110, and 8112 Russell Curry Road)

Application to change the zoning on approximately 35.967 acres from Village on the Green (VG) to Planned Development (PD) Village on the Green (VG) uses, with a Development Plan; generally located north of Turner Warnell Road and west of Russell Curry Road.

Present to speak in support of this case were Dick Skorborg, 8204 Westchester Drive, Dallas, 75225; and Jim Helzer, 8110 Russell Curry Road, 76001.

Present to speak in opposition of this case were Martha Dent, 2311 Wild Goose Way, 76016; Jenny Thurmond, 8111 Russell Curry Road, 76001; Bob Luecke, 2925 East Division Street, 76011; Kenny West, 3904 Cheycastle Court, 76001; Dennis Kennelly, 4418 Garden Drive, 76001; Jack David McNabb, Jr., 566 Turner Warnell Road, Mansfield, 76063; Laurie Rioux, 3920 Blake Ashton, Mansfield, 76063; Judy Ahlerich, 8006 Storie Road, 76001; Suzann Ross, 3926 Blake Ashton Drive, 76001; Mark Davis, 7901 Storie Road, 76001; Jack Denham, 7921 Storie Road, 76001; Robert Hassell, 560 Turner Warnell Road, Mansfield, 76063; Charles Mader, 4416 Garden Drive, 76001; Margean Carmen, 7900 Russell Curry Road, 76001; and Ken and Teri Bucher, 4419 Storie Road, 76001.

Also present in opposition of this case were Blake and Kim Oliver, 450 Turner Warnell Road, Mansfield, 76063; Karina Rodriguez-Colin, 3901 Turner Warnell Road, 76001; Norman Bartee, 4402 Storie Road, 76001; John Brothers, 8118 Storie Road, 76001; Shirley Anderson, 4423 Storie Road, 76001; Billy Anderson, 4423 Storie Road, 76001; Duane Ahlerich, 8006 Storie Road, 76001; Jerry Martin, 3900 Cheycastle Court, 76001; Courtney Bookout, 3905 Cheycastle Court, 76001; Erick McCallum, 7904 Storie Road, 76001; Rebecca Weldon Martin, 3900 Cheycastle Court, 76001; Betsey Backman, 3925 Bridle Oaks, 76001; Doug Potts, 4411 Storie Road, 76001; George Keeney, 540 Turner Warnell Road, Mansfield, 76063; Carolyn Keeney, 540 Turner Warnell Road, Mansfield, 76063; Nancy Willis, 7900 Kathy Ann Court, 76001; Mike Kindrick, 3902 Cheycastle Court, 76001; Gay

Glazbrook, 4410 Garden Drive, 76001; Greg Reyna, 4418 Garden Drive, 76001; Terry Mader, 4416 Garden Drive, 76001; Nancy Kohlman, 7904 Kathy Ann Court, 76001; Sandy Kindrick, 3902 Cheycastle Court, 76001; Stephen Shapu, 3917 Cheycastle Court, 76001; Pamela Bookout, 4200 South Cooper Street, 76015; Chris Bookout, 3905 Cheycastle Court, 76001; Lauri Potts, 4411 Storie Road, 76001; Jonathan and Joyce McCain, 7905 Storie Road, 76001; G. Hammond, Storie Road, 76001; Stan Hutto, 3906 Blake Ashton Drive, 76001; Sharon Hutto, 3906 Blake Ashton, 76001; Emilia Estes, 8119 Silver Spur Drive, 76001; Sharon Carmen, 7900 Russell Curry Road, 76001; Greta West, 3904 Cheycastle Court, 76001; Jerry Prosser, 8101 Storie Road, 76001; and Clay Roark, 5200 Hidden Oaks Lane, 76017.

Commissioner McAlister moved to Deny Zoning Case PD14-16. Seconded by Commissioner Smith III, the motion to deny was approved by a vote of 8-0-0.

DENIED

- E. Specific Use Permit SUP14-6
(Aloft-Arlington by W Hotels - 2140 East Lamar Boulevard)

Application for approval of a Specific Use Permit (SUP) for a Boutique Hotel on approximately 2.5 acres, currently zoned Entertainment District Overlay-Community Commercial (EDO-CC); generally located south of East Lamar Boulevard and east of Ballpark Way.

Present to speak in support of this case was Maxwell Fisher, 900 Jackson Street #640, Dallas, 75202.

Also present in support of this case was Mojoy Haddad, 2500 NE Green Oaks Boulevard, #200, 76006.

Commissioner Reilly moved to Approve Specific Use Permit SUP14-6 with the following stipulation:

- Add approximately five feet of permeable cover with landscaping similar to the rest of the development along the eastern side of the building, while allowing the applicant to provide for the space by adding compact parking in the three parking bays adjacent to the east of the building.

Seconded by Vice-Chair McAlister, the motion was approved by a vote of 8-0-0.

APPROVED

F. Development Plan PD12-17R1
(Athlos Academy - 4950 South Bowen Road)

Application to revise the Development Plan on approximately 40.812 acres from Planned Development (PD) for all Residential Single-Family 15 (RS-15) uses, with a Development Plan to Planned Development (PD) for all Residential Single-Family 15 (RS-15) uses, with a revised Development Plan; generally located south of West Bardin Road and west of South Bowen Road.

Present to speak in support of this case were Cliff Mycoskie, 200 East Abram Street, 76010; and Brian Huffaker, 855 West Broad Street, #300, Boise, ID 83702.

Also present in support of this case was Jerry McCreight, 2006 Broadleaf Drive, 76001.

Present to speak in opposition to this case were Todd Light, 2510 Chad Drive, 76017; and Harold Williams, 4804 Racquet Club Drive.

Commissioner Croxton moved to Approve Development Plan PD12-17R1 with the following stipulation:

If the improvements that are under construction currently do not alleviate the congestion on Bardin Road and Bowen Road to an acceptable level, additional measures must be taken to mitigate traffic and eliminate the queue. A third lane from the northern drive aisle to the fire lane behind the school must be constructed, or an equivalent solution as determined by the Zoning Administrator, must be completed within six months of the City's request.

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

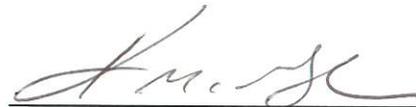
Ayes: McGlaun, Croxton, Reilly, McKissic, Ron Smith, Fowler, Smith III

NAYS: McAlister

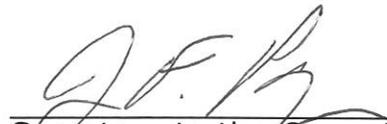
ABSTAIN: None

APPROVED

Being no other business to come before the Commission, Chair McGlaun adjourned the meeting at 8:12 p.m.


Chair

ATTEST:



Secretary to the Commission
APPROVED this 7th day of January 2015