

Minutes



Planning and Zoning Commission Regular Session

Council Chamber
101 W. Abram St.

February 4, 2015
5:30 P.M.

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on February 4, 2015, 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:

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| Kevin McGlaun | * | Chair |
| Clete McAlister | * | Vice-Chair |
| Patrick Reilly | * | |
| Samuel Smith, III | * | Commissioners |
| Ron Smith | * | |
| Mike Talambas | * | |
| Vera McKissic | * | |
| Harry Croxton | * | |

Absent:

| | |
|--------------|---|
| Larry Fowler | * |
|--------------|---|

Staff:

| | | |
|----------------|---|--|
| Bridgett White | * | Interim Director |
| Gincy Thoppil | * | Community Development and Planning Planning Manager/Development |
| Mack Reinwand | * | Community Development and Planning Assistant City Attorney |
| Kevin Charles | * | Senior Planner/Development |
| Maria Carbajal | * | Gas Well Coordinator |

- I. Called to order by Chair McGlaun at 5:34 p.m.
- II. The Pledge was led by Vice Chair McAlister.
- III. Commissioner Smith III moved to Approve the minutes of the January 21, 2015, P&Z Meeting. Seconded by Vice Chair McAlister, the minutes were approved by a vote of 8-0-0.

APPROVED

IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS

- A. Replat – Southwest Plaza Addition, Lots 1 and 2, Block 2R (Zoned Community Commercial [CC]); generally located north of West Poly Webb Road and west of Church Street with the approximate address being 6005 West Poly Webb Road.

This case was continued to the February 18, 2015 public hearing meeting per the applicant's request.

CONTINUED

- B. Replat – Eltroy Heights Addition, Lots 1 and 2, Block A (Zoned Community Commercial [CC]); generally located south of East Abram Street and west of South Circle Drive with the approximate address being 1936 East Abram Street.

Present in support of this case were Sue Phillips, 415 Joyce Street, 76010; and Shirley Patterson, 118 Oriole Drive, 76010.

Commissioner Croxton moved to Approve Replat – Eltroy Heights Addition, Lots 1 and 2, Block A. Seconded by Commissioner McKissic, the motion was approved by a vote of 8-0-0.

APPROVED

V. PUBLIC HEARING FOR ZONING CASES AND MISCELLANEOUS ITEMS

- A. Updates to the Unified Development Code and Major Sports Complex Chapter of the Code of the City of Arlington, Texas

Consider amendments to the "Unified Development Code" Chapter of the Code of the City of Arlington related to regulation of signage: Article 5, Design and Development Standards regarding the Entertainment District Overlay (EDO) design standards; Article 7, Sign Standards regarding signage regulations in the City of Arlington; Article 10, Review Procedures regarding Alternate Sign Plan and Alternative Equivalent Compliance as it relates to signage; Article 11, Nonconformities, regarding nonconforming signs; Article 12, Definitions regarding definitions related to Signs.

Consider amendments to "Major Sports Complex" Chapter of the Code of the City of Arlington to include Major Sports Complex sign standards.

This case was continued to the February 18, 2015 public hearing meeting per Staff's request.

CONTINUED

- B. Zoning Case PD14-19
(Woody's Backyard – 309 West Front Street)

Application to change the zoning on approximately 0.678 acres from Downtown Business (DB) to Planned Development (PD) for Downtown Business (DB) uses, with a Development Plan; generally located north of West Front Street and east of North West Street.

Present in support of this case was Sherry Anderson, 1205 Duncan Court, 46013.

Present in opposition of this case was Jennifer Hurley, 208 North Oak Street, 76011.

This case was continued to the March 4, 2015 public hearing meeting per the applicant's request.

CONTINUED

- C. **CONTINUED (from 01-21-15)** Specific Use Permit
SUP07-09R2
(Rolling Hills Drill Site – 401 East Lamar Boulevard)

Application to amend Specific Use Permit (SUP) for gas drilling by establishing the location of a drill zone on 3.314 acres zoned Residential Single-Family 7.2 (RS-7.2); generally located north of East Lamar Boulevard and east of North Cooper Street.

Present to speak in support of this case were Shea Kirkman, 4821 Merlot Avenue, Suite 210, Grapevine, 76051; Brett Frazier, 2400 Bluffview Court, 76011; and Robert Kembel, 3820 Leisure Lane, Denton, 76210.

Commissioner Smith III moved to Approve Specific Use Permit SUP07-09R2 with the following stipulations:

- Only nine additional wells may be drilled at this site
- All drilling and primary completion operations for gas wells must be finished no later than April 1, 2016
- A landscape plan showing additional landscaping along the east wall of the drill site shall be incorporated into the existing landscaping plan

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

APPROVED

Being no other business to come before the Commission, Chair McGlaun adjourned the meeting at 5:53 p.m.


Chair

ATTEST:


Secretary to the Commission
APPROVED this 18th day of February 2015

