

## Minutes



### Planning and Zoning Commission Regular Session

Council Chamber  
101 W. Abram St.

**February 18, 2015  
5:30 P.M.**

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on February 18, 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:

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

#### Staff:

Bridgett White	*	Interim 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

- I. Called to order by Chair McGlaun at 5:34 p.m.
- II. The Pledge was led by Commissioner Reilly.
- III. Commissioner Ron Smith moved to Approve the minutes of the February 4, 2015, P&Z Meeting. Seconded by Commissioner Talambas, the minutes were approved by a vote of 9-0-0.

**APPROVED**

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

- A. Preliminary Plat – Knott’s Landing on Little Road – L. W. Anderson Survey (Abstract No. 0039) and L.W. Anderson Addition, Lot 1, (Zoned Planned Development [PD] for Residential Single-Family [RS-5] uses, with a Development Plan); generally located south of Arkansas Lane and east of Little Road with the approximate addresses being 2605, 2607, 2609, and 2615 Little Road.

Present in support of this case was William Smith, 1506 Creekford Drive, 76012.

Commissioner Smith III moved to Approve Preliminary Plat – Knott’s Landing on Little Road. Seconded by Commissioner Ron Smith, the motion was approved by a vote of 8-0-1.

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

NAYS: None

ABSTAIN: Talambas

#### **APPROVED**

- B. Preliminary Plat – Kroger-Sublett Addition – J. C. Houston Survey (Abstract No. 720), (Zoned Community Commercial [CC] and General Commercial [GC]); generally located north of West Sublett Road and west of U.S. 287 Highway with the approximate address being 5101 West Sublett Road.

Present to speak in support of this case was Michael Clark, 6750 Hillcrest Plaza, #325, Dallas, 75230.

Commissioner Fowler moved to Approve Preliminary Plat – Kroger-Sublett Addition with the following stipulation:

The approval would be conditioned upon TXDot approval of the southbound ramp relocation to allow for access locations as shown on the preliminary plat.

Seconded by Commissioner Croxton, the motion was approved 9-0-0.

#### **APPROVED**

- C. **CONTINUED (from 02-04-15)** 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.

Present in support of this case was Beaux Riley, 3800 Rustic Forest Trail, 76016; and Chris Blevins, 3908 South Freeway, Fort Worth, 76110.

Commissioner McKissic moved to Approve Replat – Southwest Plaza Addition. Seconded by Commissioner Ron Smith, the motion was approved by a vote of 9-0-0.

### **APPROVED**

## V. PUBLIC HEARING FOR ZONING CASES AND MISCELLANEOUS ITEMS

### A. Comprehensive Plan Update

Consider an ordinance adopting the updated citywide Comprehensive Plan.

Commissioner McKissic moved to Approve the Comprehensive Plan Update. Seconded by Commissioner Croxton, the motion was approved by a vote of 9-0-0.

### **APPROVED**

- B. **CONTINUED (from 02-04-15)** 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.

Present in support of this case was Mary German, 1905 Randol Mill Road, 76011.

Commissioner McKissic moved to Approve Updates to the Unified Development Code and Major Sports Complex Chapter of the Code of the City of Arlington, Texas. Seconded by Commissioner Reilly, the motion was approved by a vote of 9-0-0.

### **APPROVED**

C. Specific Use Permit SUP14-7  
(Arlington Parks Square – 3701 South Cooper Street)

Application for approval of a Specific Use Permit for a Tattoo Parlor use within an existing 88,000-square-foot structure, currently zoned Community Commercial (CC); generally located south of High Point Road and east of South Cooper Street.

Present to speak in support of this case was Alejandro Martinez, 1119 Dickens Court, 76015.

Also present in support of this case were Alyssa Padilla, 6617 Ridgetree Lane, 76017; Nicholas Ochoa, 6617 Ridgetree Lane, 76017; and Melanie Haris, 3511 Alexandria Drive, 76015.

Present in opposition to this case was James Johnson, 710 Marlow Place, 76014.

Commissioner Fowler moved to Approve SUP14-7 with the following stipulations:

- A tattoo parlor shall be no closer than 500 feet to a lot containing another existing tattoo parlor.
- A tattoo parlor shall be no closer than 500 feet to a lot containing any public or private school.
- Only one window per tenant, with a maximum sign area of 25 percent of that single window, which is in compliance with the UDC that was just voted on with the changes to the Sign Ordinance.
- Light displays outlining windows or tenant space wall edges shall be prohibited.
- The hours of operation on Friday and Saturday would be 12:00 p.m. to 2:00 a.m. and the hours of operation on Sunday through Thursday would be 12:00 p.m. through 12:00 a.m.

Seconded by Commissioner Croxton, the motion was approved by a vote of 5-4-0.

AYES: Fowler, Croxton, Reilly, Ron Smith, and Smith III,  
NAYS: McGlaun, McAlister, McKissic, and Talambas  
ABSTAIN: None

**APPROVED**

- D. **CONTINUED (from 12-03-14)**  
Specific Use Permit SUP09-03R1  
(Fannin Farms Drill Site – 2322 Eden Road)

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

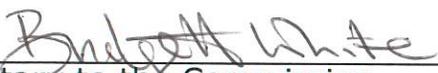
This case was Tabled indefinitely per the applicant's request.

**TABLED**

Being no other business to come before the Commission, Chair McGlaun adjourned the meeting at 6:37 p.m.

  
Chair

ATTEST:

  
Secretary to the Commission  
APPROVED this 4th day of March 2015