

## Minutes



### Planning and Zoning Commission Regular Session

Council Chamber  
101 W. Abram St.

March 4, 2015  
5:30 P.M.

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

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
Gincy Thoppil	*	Community Development and Planning Planning Manager/Development
Jennifer Pruitt	*	Community Development and Planning Principal Planner/Development
Kevin Charles	*	Senior Planner/Development
Nathaniel Barnett	*	Senior Planner/Development
Mack Reinwand	*	Assistant City Attorney

- I. Called to order by Chair McGlaun at 5:36 p.m.
- II. The Pledge was led by Commissioner McKissic.
- III. Commissioner Smith III moved to Approve the minutes of the February 18, 2015, P&Z Regular Session 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 – Seclusion Ridge Addition, Lot 1, Lot 2X, Lots 3-25, Block A; Lots 1-16, Lots 17X-18X, Lots 19-22, Lot 23X, Block B; Lots 1-16, Block C, and Lot 1X, Block D; Zoned Planned Development (PD); generally located south of West Harris Road and west of South Cooper Street with the approximate address of 7406 South Cooper Street.

Present in support of this case were Dan Bobbes, 3809 Denise Court, 76001; Brandon O'Donald, 8912 Sirocka Drive, Benbrook, 76116; Cody Brooks, 1696 Country Club Drive, Mansfield, 76063; Harold Dixon, 3005 Shady Lane South, 76001; and Charles Clawson, 6219 Lake Ridge Road, 76016.

- B. Replat – J.M. Thomas Addition, Lots 11 and 12 (Zoned Community Commercial [CC]); generally located south of west Turner Warnell Road and west of Matlock Road with the approximate address being 8106 Matlock Road.
- C. Replat – J.W. Lane Addition, Lots 14R1, 14R2, 14R3, 14R4, 14R5, 14R6 and 14R7, Block 1 (Zoned Community Commercial [CC]); generally located north of West Arbrook Boulevard and east of South Cooper Street with the approximate address being 3701 South Cooper Street.

Present in support of this case was Chris Blevins, 3908 South Freeway, Fort Worth, 76110.

Commissioner Ron Smith moved to Approve Preliminary Plat – Seclusion Ridge Addition, Replat – J.M. Thomas Addition, and Replat – J.W. Lane Addition on the Plat Consent Agenda. Seconded by Commissioner Reilly, the motion was approved by a vote of 9-0-0.

**APPROVED**

#### V. PUBLIC HEARING FOR ZONING CASES

- A. **CONTINUED (from 02-04-15)** 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 to speak in support was Jody Tettleton, 710 Bowen Court, 76012.

Also present in support of this case were Justin Gilmore, 108 Main Street, Mansfield, 76063; and Tony Rutigliano, 201 East Abram Street, 76010.

Commissioner Croxton moved to Approve Zoning Case PD14-19 with the following stipulations:

- The trees should be four caliper inches instead of three caliper inches throughout the site plan
- Treated cedar should be used in all building materials

Seconded by Commissioner McKissic, the motion was approved by a vote of 9-0-0.

**APPROVED**

Being no other business to come before the Commission, Chair McGlaun adjourned the meeting at 5:48 p.m.

  
Chair

ATTEST:

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