

Minutes



Planning and Zoning Commission Regular Session

Council Chamber
101 W. Abram St.

**May 20, 2015
5:30 P.M.**

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on May 20, 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	*	
Ron Smith	*	Commissioners
Larry Fowler	*	
Vera McKissic	*	
Harry Croxton	*	

Absent:

Mike Talambas	*
Samuel Smith, III	*

Staff:

Bridgett White	*	Interim Director
Gincy Thoppil	*	Community Development and Planning Planning Manager/Development
Jennifer Pruitt	*	Community Development and Planning Principal Planner/Development
Nathaniel Barnett	*	Senior Planner/Development
Shon Brooks	*	Planner/Development
David Barber	*	Assistant City Attorney

- I. Called to order by Chair McGlaun at 5:34 p.m.
- II. The Pledge was led by Commissioner Reilly.
- III. Commissioner Croxton moved to Approve the minutes of the May 6, 2015, P&Z Regular Session Meeting. Seconded by Vice-Chair McAlister, the minutes were approved by a vote of 7-0-0.

APPROVED

IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS

- A. Replat – Dalby Acres Addition, Lots 1R2 and 4R2; Zoned Entertainment District Overlay Community Commercial (EDO-CC) generally located north of Skyline Drive and east of North Collins Street with the approximate addresses being 1505 North Collins Street, 911 and 915 Skyline Street.
- B. Replat – The Village at Ballpark Addition, Lot 3R1, Zoned Entertainment District Overlay-Community Commercial (EDO-CC); generally located south of East Lamar Boulevard and east of Ballpark Way with the approximate address being 2140 East Lamar Boulevard.

Commissioner Croxton moved to Approve Replat – Dalby Acres Addition and Replat – The Village at Ballpark Addition on the Plat Consent Agenda. Seconded by Commissioner Reilly, the motion was approved by a vote of 7-0-0.

APPROVED

V. PUBLIC HEARING FOR ZONING CASES

- A. Zoning Case PD14-20
(Proctor Place Townhomes – 901 West Abram Street)

Application to change the zoning on approximately 0.447 acres from Downtown Neighborhood Overlay – Planned Development (DNO-PD) for General Commercial (GC) uses limited to a private parking lot, with a Concept Brief to Downtown Neighborhood Overlay – Planned Development (PD) for Residential Multi-family – 22 (RMF-22) uses, with a Development Plan; generally located north of West Abram Street and west of Proctor Place.

Present to speak in support of this case was Ryan Dodson, 255 North Center Street, Suite 100, 76011.

Also present in support of this case was Joyce Stanton, 908 West Main Street, 76013.

Present to speak in opposition to this case was Richard Weber, 2703 Crestmoor Court, 76016.

Commissioner Croxton moved to Approve Zoning Case PD15-1. Seconded by Commissioner McKissic, the motion was approved by a vote of 6-0-1.

Ayes: McGlaun, McAlister, Croxton, McKissic, Reilly, R. Smith
Nays: None
Abstain: Fowler

APPROVED

- B. Zoning Case PD15-1
(Southwind Meadows - 944, 1000, 1010, 1020, and 1030 Ragland Road)

Application to change the zoning on approximately 48.2 acres from Planned Development (PD) for Residential Single Family – 5 (RS-5), Office Commercial (OC), and Community Commercial (CC) uses, with a Development Plan to Planned Development (PD) for Residential Single Family – 5 (RS-5) and limited Community Commercial (CC) uses, with a Development Plan.

Present to speak in support of this case was Bo Trainor, 500 West 7th Street, Suite 1800, Fort Worth, 76107.

Commissioner McKissic moved to Approve Zoning Case PD15-1 with the following stipulation:

- All trees with internal landscape shall also be four inches in caliper.

Seconded by Commissioner Ron Smith, the motion was approved by a vote of 7-0-0.

APPROVED

- C. Zoning Case PD15-4
(Cherry Sage - 2300 Cherry Sage Drive)

Application to change the zoning on approximately 0.470 acres from Planned Development – Commercial Adjacency (PD-CA) for Residential Single Family – 15 (RS-15) uses, with a Development Plan to Planned Development (PD) for Residential Single Family – 7.2 (RS-7.2) uses, with a Development Plan; generally located north of Eden Road and west of Fox Glen Drive.

Commissioner Croxton moved to Approve Zoning Case PD15-4 with the following stipulations:

- In addition to meeting the Residential Design Standards of the Unified Development Code (UDC), this PD will also require the applicant to use a minimum of 75 percent brick for the exterior building materials.
- The fencing along Eden Road, and wrapping along Fox Glen Drive, shall be brick with brick columns and shall match the materials, height, and style of the other homes on Cherry Sage Drive.

- All mailboxes shall be constructed with 100 percent brick.

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

APPROVED

- D. Zoning Case PD15-3
(Orville Person Bail Bonds – 622 West Main Street, Suite 109)

Application to change the zoning on approximately 0.319 acres from Downtown Business (DB) to Planned Development (PD) for Downtown Business (DB) uses plus a Bail Bond Service in Suite 109, with a Development Plan; generally located south of Main Street and east of South Cooper Street.

Present to speak in support of this case were Craig Ownby, 7106 Lighthouse Road, 76002; Andrew Piel, 2707 Park Run, 76016; and Ishfaq Ahmad, 2467 Waterside Drive, Grand Prairie, 75050.

Also present in support of this case were Mino Davachi, P.O. Box 6714, 76005; Mouffa Nahhas, 703 Gilton Court, 76006; Walid Joulani, 2900 Rush Court, 76017; Eddie Joulani, 610 North Collins Street, 76017; Sam Mahrouq, 2615 Hemingway, 76006; Adnan Dibas, 1109 Tulane Drive, 76012; Humayun Jaura, 5524 Mansfield Road, 76017; and Murjan Altawil, 5511 Mansfield Road, 76017.

Present to speak in opposition of this case were James Baker, 619 West Main Street, 76010; and Ron Williams, 619 West Main Street, 76010.

Also present in opposition to this case was Rick Wade, 625 West Main Street, 76010.

Commissioner McKissic moved to Approve Zoning Case PD15-3. Seconded by Commissioner Fowler, the motion to approve failed by a vote of 3-4-0.

Ayes: McKissic, Fowler, Ron Smith
Nays: McGlaun, McAlister, Croxton, Reilly
Abstain: None

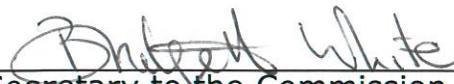
DENIED

Being no other business to come before the Commission, Chair McGlaun adjourned the meeting at 6:34 p.m.



Chair

ATTEST:



Secretary to the Commission
APPROVED this 3rd day of June 2015