

## Minutes



**Planning and Zoning Commission  
Regular Session**

**Council Chamber  
101 W. Abram St.**

**September 16, 2015  
5:30 P.M.**

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on September 16, 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:

Larry Fowler	*	Chair
Clete McAlister	*	Vice Chair
Jeff McCurdy	*	Commissioners
Mike Talambas	*	
Samuel Smith, III	*	
Patrick Reilly	*	
Ron Smith	*	
Harry Croxton	*	

**Staff:**

Jim Parajon	*	Deputy City Manager
Gincy Thoppil	*	Planning Manager/Development
Jennifer Pruitt	*	Principal Planner/Development
Kevin Charles	*	Senior Planner/Development
Shon Brooks	*	Senior Planner/Development
Nathaniel Barnett	*	Senior Planner/Development
Bryan Isham	*	Planner/Development
Galen Gatten	*	Assistant City Attorney

- I. Called to order by Chair Fowler at 5:33 p.m.
- II. The Pledge was led by Chair Fowler.
- III. Commissioner Smith III moved to Approve the minutes of the September 2, 2015, P&Z Regular Session Meeting. Seconded by Commissioner Talambas, the minutes were approved by a vote of 8-0-0.

**APPROVED**

IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS

Preliminary Plat – Viridian Addition, Viridian Village 1F, Lots 1X, 2-6, 7X, 8-12, 13X, 14-18, 19X, 20-25, Block 64; Lots 1-6, 7X, 8-11, 12X, 13-15, 16X, 17-24, 25X, 26-29, 30X and 31X, Block 65; Lots 1X, 2-4, 5X, 6-9, 10X and 11-12, Block 66; Lots 1-4, 5X, 6-8, 9X, 10-16, 17X, 18-19, and 20X, Block 67; Lots 1-6, 7X, 8-13, and 14X, Block 68; Lot 1X, Block 69; Lots 1X and 2X, Block 70; and Lot 1, Block 71 (Zoned Planned Development [PD]); generally located north of Lakes of Bird’s Fort Trail and east North Collins Street with the approximate address being 4101 North Collins Street.

Commissioner Croxton moved to Approve Viridian Addition, Viridian Village 1F on the Consent Agenda. Seconded by Commissioner Ron Smith, the motion was approved by a vote of 7-0-1.

AYES: Croxton, McAlister, McCurdy, Reilly, R. Smith, Talambas, Smith III

NAYS: None

ABSTAIN: Fowler

**APPROVED**

B. Replat – Calender Crossing Addition, Lots 1 through 5, Lot 1X, Block 1; Lots 1 through 11, Lot 2X, Block 2; Lots 1 through 17, Block 3; Lots 1 through 20, Block 4; Lots 1 through 15, Lot 3X, Block 5; and Lot 5X, Block 6 and Lot 4XR (Zoned Planned Development [PD]); generally located south of West Harris Road and east of Calender Road with the approximate address being 2504 West Harris Road.

Present in support of this case was William Smith, P.O. Box 699, 76004.

Commissioner Ron Smith moved to Approve Calender Crossing Addition. Seconded by Commissioner Croxton, the motion was approved by a vote of 8-0-0.

**APPROVED**

C. Replat – Parkway Central Addition, Lots A-R-1 and A-R-2; Block 5, (Zoned Lamar Collins Mixed-Use Overlay-Planned Development [LCMUO-PD] for multi-family uses with a maximum density of 60 units per acre) with a Concept Brief, generally located north of East Lamar Boulevard and east of North Cooper Street with the approximate address being 425 East Lamar Boulevard.

Commissioner Croxton moved to Approve Parkway Central Addition on the Consent Agenda. Seconded by Commissioner Ron Smith, the motion was approved by a vote of 7-0-1.

AYES: Croxton, McAlister, McCurdy, Reilly, R. Smith, Talambas, Smith III  
NAYS: None  
ABSTAIN: Fowler

**APPROVED**

V. PUBLIC HEARING FOR ZONING CASES

- A. Zoning Case ZA15-4  
(Race Trac – 1211 West Harris Road)

Application to change the zoning on approximately 2.325 acres from Residential Estate (RE) and Light Industrial (LI) to Community Commercial (CC); generally located north of West Harris Road and east of South Cooper Street.

Present to speak in support of this case was Tommy Mann, 2728 North Harwood, Dallas, 75201.

Commissioner Croxton moved to Approve Zoning Case ZA15-4. Seconded by Vice Chair McAlister, the motion was approved by a vote of 8-0-0.

**APPROVED**

- B. Zoning Case ZA15-5  
(Poly Webb – 6409 Poly Webb Road)

Application to change the zoning on approximately 0.43 acres from Residential Medium-Density 12 (RM-12) to Office Commercial (OC); generally located south of West Pleasant Ridge Road and east of West Poly Webb Road.

Present to speak in support of this case was Larry Wallace, 2808 Lakeshore Drive, 76013.

Also present in support of this case was Jordan Foster, 7703 Frio River Road, 76001.

Commissioner Smith III moved to Approve Zoning Case ZA15-5. Seconded by Commissioner Talambas, the motion was approved by a vote of 8-0-0.

**APPROVED**

- C. Zoning Case ZA15-6  
(3rd and 4th Street Surplus Properties - 110, 202, and 204 East Third Street; 201, 205, and 207 East Fourth Street; and 704 and 706 Glenn Crossett Court)

Application to change the zoning on approximately 1.12 acres from Residential Multi-Family – 22 (RMF-22) and Residential Medium-Density (RM-12) to Residential Single-Family 7.2 (RS-7.2); generally located south of East Third Street and west of South Mesquite Street.

Present in support of this case was Roger Venables, 101 West Abram Street, 76010; and Richard Weber, 2703 Crestmoor Court, 76016.

Commissioner Ron Smith moved to Approve Zoning Case ZA15-6. Seconded by Commissioner Reilly, the motion was approved by a vote of 8-0-0.

**APPROVED**

- D. Development Plan DP14-2  
(Arlington Commons – 425 East Lamar Boulevard)

Application for approval of a development plan on approximately 5.56 acres zoned Lamar Collins Mixed-Use Overlay-Planned Development (LCMUO-PD) for multi-family uses with a maximum density of 60 units per acre; generally located north of East Lamar Boulevard and west of Van Buren Drive.

Present to speak in support of this case was Robert Kembel, 3820 Leisure Lane, Denton, 76210.

Also present in support of this case were Howard Porteus, 1812 Glade Road, Colleyville, 76034; Larry Wallace, 2808 Lakeshore Drive, 76013; and Jim Wells, 1506 Crowley Road, 76012.

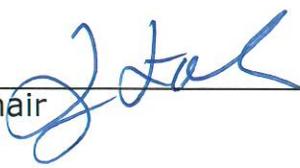
Present to speak in opposition of this case was Richard Weber, 2703 Crestmoor Court, 76016.

Commissioner Croxton moved to Approve Zoning Case DP14-2. Seconded by Commissioner Ron Smith, the motion was approved by a vote of 7-0-1.

AYES: Croxton, McAlister, McCurdy, Reilly, R. Smith, Talambas, Smith III  
NAYS: None  
ABSTAIN: Fowler

**APPROVED**

Being no other business to come before the Commission, Chair Fowler adjourned the meeting at 6:27 p.m.

Chair 

ATTEST:

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