

Minutes



Planning and Zoning Commission Regular Session

Council Chamber
101 W. Abram St.

**October 7, 2015
5:30 P.M.**

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on October 7, 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	*	
Patrick Reilly	*	
Ron Smith	*	
Harry Croxton	*	

Absent:

Samuel Smith, III	*
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Staff:

Jim Parajon	*	Deputy City Manager
Alicia Winkelblech	*	Acting Assistant Director Community Development & Planning
Gincy Thoppil	*	Planning Manager/Development
Jennifer Pruitt	*	Principal Planner/Development
Shon Brooks	*	Senior Planner/Development
Nathaniel Barnett	*	Senior Planner/Development
Galen Gatten	*	Assistant City Attorney

- I. Called to order by Chair Fowler at 5:38 p.m.
- II. The Pledge was led by Commissioner Croxton.
- III. Commissioner Croxton moved to Approve the minutes of the September 16, 2015, P&Z Regular Session Meeting. Seconded by Commissioner Talambas, the minutes were approved by a vote of 7-0-0.

APPROVED

IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS

- A. Preliminary Plat – Arlington Commerce Center Phase 3 (Zoned Industrial Manufacturing [IM]); generally located south of East Bardin Road and east of New York Avenue with the approximate address being 2300, 2310 and 2330 East Bardin Road.

Commissioner Croxton moved to Approve Preliminary Plat – Arlington Commerce Center Phase 3 and Replat – Westway Addition on the Plat Consent Agenda. Seconded by Commissioner McCurdy, the motion was approved by a vote of 7-0-0.

APPROVED

- B. Preliminary Plat – Southwind Meadows Addition, Lots 1 through 34, Lot 34X, Block 1; Lots 1 through 10, Lot 10X, Block 2; Lot 1, Block 3; Lots 1 through 6, Block 4; Lots 1 through 42, Lot 3X and 36X, Block 5; Lots 1 through 21, Lot 1X, 11X, and 21X, Block 6; Lots 1 through 12, Block 7; Lots 1 through 12, Block 8; Lots 1 through 9, Block 9; Lots 1 through 4, Block 9; Lots 1 through 10, Lot 5X, 7X, and 10X, Block 10 (Zoned Planned Development [PD]); generally located south of Ragland Road and west of South Watson Road with the approximate addresses being 944, 1000, 1010, 1020, and 1030 Ragland Road.

Per the applicant's request, Preliminary Plat - Southwind Meadows Addition would be continued to the October 21, 2015 Planning and Zoning meeting.

CONTINUED

- C. Replat – Westway Addition, Lots 2R1 and 2R2 (Zoned Community Commercial [CC] and Airport Overlay – Community Commercial [APO-CC]); generally located north of Westway Place and east of Centway Place with the approximate address being 351 Westway Place.

APPROVED

V. PUBLIC HEARING FOR ZONING CASES

- A. Thoroughfare Development Plan Amendment

Consider revisions to the Thoroughfare Development Plan to include the following:

1. Downgrade E. Lamar Blvd. between Lincoln Drive and Ryan Plaza Drive from a 6-lane major arterial to a 3-lane major arterial with one west-bound lane of traffic and two east-bound lanes of traffic.

Present in support of this case were Robert Kembel, 3820 Leisure Lane, Denton, 76210; and Robin van Werkoven, 5606 Crater Lake Drive, Fort Worth, 76137.

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

Commissioner Croxton moved to Approve the TDP Amendment for East Lamar Boulevard. Seconded by Commissioner Reilly, the motion was approved by a vote of 6-1-0.

AYES: Fowler, Croxton, McCurdy, Reilly, Talambas, R. Smith

NAYS: McAlister

ABSTAIN: None

APPROVED

B. Thoroughfare Development Plan Amendment

Consider revisions to the Thoroughfare Development Plan to include the following:

1. Remove Sherry Street from Interstate 20 to Creek Crossing Lane.

Vice Chair McAlister moved to Approve the TDP Amendment for Sherry Street. Seconded by Commissioner Ron Smith, the motion was approved by a vote of 7-0-0.

APPROVED

C. Zoning Case ZA15-3 (Kautz Office – 4247 Pleasantview Drive)

Application to change the zoning on approximately .0573 acres from Residential Single-Family 7.2 (RS-7.2) to Limited Office (LO); generally located north of West Interstate 20 Highway service road and east of Pleasantview Drive.

Present to speak in support of this case was Charles Clawson, 6219 Lake Ridge Road, 76016. Also present in support of this case was Hans Kautz, P.O. Box 150107, 76015.

Commissioner Talambas moved to Approve Zoning Case ZA15-3. Seconded by Commissioner Croxton, the motion was approved by a vote of 7-0-0.

APPROVED

- D. Zoning Case PD15-7
(Remodel for Kerr Industries – 2540 East Abram Street)

Application to change the zoning on approximately 11.251 acres from General Commercial (GC) to Planned Development (PD) for limited Industrial Manufacturing (IM) uses, with a Development Plan; south of East Abram Street and west of South Watson Road.

Present to speak in support of this case was Dirk Taylor, 2525 East Abram Street, 76010.

Commissioner Talambas moved to Approve Zoning Case PD15-7 with the following stipulation:

- The building shall comply with the non-residential design standards of the Unified Development Code (UDC)

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

APPROVED

- E. Zoning Case PD15-9
(Rhett Estates - 3712 Kelly Perkins Road)

Application to change the zoning on approximately 3.812 acres from Residential Single-Family 7.2 (RS-7.2) to Planned Development (PD) for Residential Single-Family 7.2 (RS-7.2) uses, with a Development Plan; generally located south of Curt Drive and west of Kelly Perkins Road.

Present to speak in support of this case was Brian Cotter, 2004 Hill Country Court, 76012. Also present in support of this case was Dennis Benson, 4900 West Mayfield Road, 76016.

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

Commissioner Ron Smith moved to Approve Zoning Case PD15-9 with the following stipulation:

- Trees planted on site will be a minimum of 4-inch caliper in size

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

APPROVED

F. Specific Use Permit SUP15-6
(Blood Moon Gallery – 1718 South Cooper Street)

Application for approval of a Specific Use Permit for a Tattoo Parlor on approximately 0.6 acres currently zoned Community Commercial (CC); generally located south of West Park Row Drive and west of South Cooper Street.

Present to speak in support of this case was Nancy Etter, 1718 South Cooper Street, 76013. Also present in support of this case were Misty Day 3508 Andover Drive, Bedford, 76021; Grant Day 3508 Andover Drive, Bedford, 76021; Michael Green, 625 South Holiday Drive, Grand Prairie, 75052; Kenny Haney, 6208 Musket Lane, 76002; 6208 Musket Lane, 76002; Paul Nehib, 1718 South Cooper Street, 76010; Salina Berquist, 2824 Barco, Grand Prairie, 75054; Barbara Creason, 2009 Downey Drive, Fort Worth, 76112; and Robert Laseter, 5203 Chimney Court, 76016.

Present to speak in opposition to this case was Barbara Salser, 1819 Brookview, 76010. Also present in opposition to this case was Richard Weber, 2703 Crestmoor Court, 76016.

Commissioner Croxton moved to Approve Specific Use Permit SUP15-6 with the following stipulations:

- The hours of operation would be no later than 10:00 p.m. weekdays and 12:00 p.m. on weekends
- The business would use no amplified sound

Seconded by Commissioner McCurdy, the motion was approved by a vote of 6-1-0.

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

APPROVED

Being no other business to come before the Commission, Chair Fowler adjourned the meeting at 6:42 p.m.

Chair



ATTEST:


Secretary to the Commission
APPROVED this 21st day of October 2015