

## Minutes



### Planning and Zoning Commission Regular Session

Council Briefing Room  
101 W. Abram St.

**August 3, 2016  
5:30 P.M.**

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on August 3, 2016, at 5:30 p.m. in the Council Briefing Room 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
Harry Croxton	*	Commissioners
Helen Moise	*	
Ron Smith	*	
Stephanie Woehr	*	
Samuel Smith, III	*	
Jeff McCurdy	*	

#### Staff:

John Dugan	*	Director
Gincy Thoppil	*	Community Development and Planning
Jennifer Pruitt	*	Assistant Director/Development
Shon Brooks	*	Planning Manager/Development
Bryan Isham	*	Principal Planner
Kevin Charles	*	Planner
Galen Gatten	*	Senior Planner/Development
	*	Assistant City Attorney

- I. Called to order by Chair Fowler at 5:45 p.m.
- II. The Pledge was led by Commissioner Ron Smith.
- III. Commissioner Smith III moved to Approve the minutes of the July 13, 2016, P&Z Regular Session Meeting. Seconded by Commissioner Croxton, the minutes were approved by a vote of 8-0-0.

**APPROVED**

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

- A. Replat – Legacy Heights Addition – Lots 2R-1, 2R-2, 2R-3, and 2R-4, Zoned Planned Development (PD) for all Residential Single-Family 7.2 (RS-7.2) uses, with a Development Plan; generally located west of North Fielder Road and south of Northwest Green Oaks Boulevard with the approximate address being 2418 North Fielder Road.

Commissioner Croxton moved to Approve Replat – Legacy Heights Addition. Seconded by Commissioner McCurdy, the motion was approved by a vote of 8-0-0.

#### **APPROVED**

- B. Replat – Moorewood Addition – Lots 3R, 5-BR, and 5-CR, Zoned Residential Single-Family 7.2 (RS-7.2); generally located north of Collard Road and west of Rush Creek Drive with the approximate addresses being 2931, 2951, and 2971 Collard Road and 5504 Rush Creek Drive.

Present in support of this case was George Hill, 3208 South Main, Fort Worth, TX 76190.

Commissioner Croxton moved to Approve Replat – Moorewood Addition. Seconded by Commissioner McCurdy, the motion was approved by a vote of 8-0-0.

#### **APPROVED**

- C. Replat – David Strickland Addition – Lot 36BR1, Zoned Residential Estate (RE); generally located south of Interstate 20 Highway West and east of Bowman Springs Road with the approximate address being 6804 Interstate 20 Highway West.

Present in support of this case was Darryl T. Walker, 5100 Queen Anne Drive, Forest Hill, TX 76119.

Commissioner Croxton moved to Approve Replat – David Strickland Addition. Seconded by Commissioner McCurdy, the motion was approved by a vote of 8-0-0.

#### **APPROVED**

V. PUBLIC HEARING FOR ZONING CASES

A. **CONTINUED (from 07-13-16)** Zoning Case PD16-3  
(RaceTrac – 1211 West Harris Road)

Application to change the zoning on approximately 4.166 acres from Residential Estate (RE) and Light Industrial (LI) to Planned Development (PD) for limited Community Commercial (CC) uses plus a packaged liquor store, with a Development Plan; generally located north of West Harris Road and east of South Cooper Street.

Present to speak in support of this case was Laura Hoffmann, 1820 McKinnon Street, Dallas, TX 75201. Also present to speak in support was Drew Cunningham, 3225 Cumberland Boulevard, Atlanta, GA 30339. Present in support of this case was Tim Milam, 3225 Cumberland, Atlanta, GA 30534, Andrew Malzer, 2873 Branoll Cove Court, Marietta, GA 30067 and Georgia Theodore, 2885 Elliott Circle, Atlanta, GA 30305.

Vice Chair McAlister moved to Approve Zoning Case PD16-3 based on the applicant's revised request. Motion to Approve is for limited CC uses only on the property currently zoned residential and proposed for the RaceTrac use. Approval does not include liquor stores, self-storage, or the Light Industrial (LI) portion. Seconded by Commissioner Ron Smith, the motion was approved by a vote of 7-1-0.

**APPROVED**

B. Specific Use Permit SUP16-1  
(St. Andrew's Methodist Church – 2045 Southeast Green Oaks Boulevard)

Application for approval of a Specific Use Permit for a day care center on approximately 6.053 acres zoned Residential Single-Family 7.2 (RS-7.2) and Residential Single-Family 5 (RS-5); generally located north of Southeast Green Oaks Boulevard and east of New York Avenue.

Present to speak in support of this case was Bruce Dalton, 1002 Chamblee Court, Arlington, TX 76014. Also present to speak in support was Jerletha McDonald, 5722 Indian Hill Drive, Arlington, TX 76018. Present in support of this case was Reverend Debra Crumpton, 2045 SE Green Oaks Boulevard, Arlington, TX 76018.

Vice Chair McAlister moved to Approve Specific Use Permit SUP16-1. Seconded by Commissioner Croxton, the motion was approved by a vote of 7-0-1.

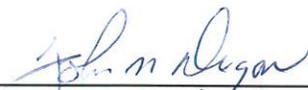
Ayes: McAlister, Croxton, R. Smith, Moise, Fowler, McCurdy, Smith III  
Nays: None  
Abstain: Woehr

**APPROVED**

Being no other business to come before the Commission, Chair Fowler adjourned the meeting at 6:36 p.m.

  
Chair

ATTEST:

  
Secretary to the Commission  
APPROVED this 17th day of August 2016