

## Minutes



### Planning and Zoning Commission Regular Session

Council Briefing Room  
101 W. Abram St.

**September 7, 2016  
5:30 P.M.**

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on September 7, 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
Stephanie Woehr	*	Commissioners
Jeff McCurdy	*	
Samuel Smith III	*	
Ron Smith	*	
Harry Croxton	*	

#### Absent:

Helen Moise

#### Staff:

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

- I. Called to order by Chair Fowler at 5:31 p.m.
- II. The Pledge was led by Vice Chair McAlister.
- III. Commissioner Croxton moved to Approve the minutes of the August 17, 2016, P&Z Regular Session Meeting. Seconded by Commissioner Woehr, the minutes were approved by a vote of 7-0-0.

**APPROVED**

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

- A. Replat – A.J. Russell Addition – Lots 2C-7R2 and 2C-7R3, (Zoned CC); generally located south of US Highway 287 and west of Willow Hollow Lane with the approximate address being 4750 Willow Hollow Lane.

Commissioner Croxton moved to Approve Replat – A.J. Russell Addition. Seconded by Commissioner Smith III, the motion was approved by a vote of 7-0-0.

#### **APPROVED**

- B. Preliminary Plat – Southwind Meadows Addition, Lots 1 through 59, Lots 60X through 64X, Block A; Lots 1 through 16, Lot 17X, Block B; Lots 1 through 41, Lot 42X Block C; Lots 1 through 10, Block D; Lots 1 through 8, Block E; Lots 1 through 10, Lot 11X through 14X, Block F (Zoned "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.

Commissioner Croxton moved to Approve Preliminary Plat – Southwind Meadows Addition. Seconded by Commissioner Smith III, the motion was approved by a vote of 7-0-0.

#### **APPROVED**

#### V. PUBLIC HEARING FOR ZONING CASES

- A. Zoning Case PD16-15  
(Costco Wholesale Liquor Addition – 600 West Arbrook Boulevard)

Application to change the zoning on approximately 15.590 acres from Community Commercial (CC) to Planned Development (PD) for limited Community Commercial (CC) uses plus a Package Liquor Store, with a Development Plan; generally located south of West Arbrook Boulevard and east of Matlock Road.

Present to speak in support of this case were Terry Odle, 18200 Von Karman Avenue #910, Irvine, CA 92612, and David Rogers, 999 Lake Drive, Issaquah, WA 98027. Also present in support was Michael Clark, 6750 Hillcrest Plaza #325, Dallas, TX 75230.

Commissioner Smith III moved to Approve Zoning Case PD16-15. Seconded by Commissioner Ron Smith, the motion was approved by a vote of 6-1-0.

#### **APPROVED**

- B. Zoning Case PD13-16R1  
(Liv + Arlington – 1001 South Center Street; 206 East Mitchell Street; 107 and 109 Hosack Street)

Application for approval of a revision to the development plan on approximately 4.51 acres currently zoned Planned Development (PD) for Multi-Family uses, with a Development Plan; generally located south of East Mitchell Street and east of South Center Street.

Present to speak in support of this case were Rebecca Hegyes, 1350 West 3rd Street, Cleveland, OH 44118 and Amy Haney, 1350 West 3rd Street, Cleveland, OH 44118. Also present in support were Catherine Thomas, 400 East 1st Street, Arlington, TX 76010, Richard Thomas, 400 East 1st Street, Arlington, TX 76010, and Rebecca Boxall, 2028 Mill Creek Drive, Arlington, TX 76010.

Commissioner Croxton moved to Approve Zoning Case PD13-16R1. Seconded by Commissioner Smith III, the motion was approved by a vote of 7-0-0.

### **APPROVED**

- C. Zoning Case PD12-17R2  
(International Leadership of Texas – 4950 South Bowen Road)

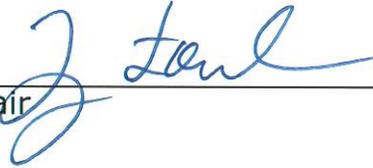
Application for approval of a revision to the development plan on approximately 40.812 acres currently zoned Planned Development (PD) for all Residential Single-Family 15 (RS-15) uses, with a Development Plan; generally located west of South Bowen Road and south of West Bardin Road.

Present to speak in support of this case was Kelly Parma, 3030 LBJ Freeway, Suite 1660, Dallas, TX 75234. Also present in support was Dave Dietsch, 4708 El Salvador, Arlington, TX 76017. Present to speak in opposition of this case were Tony Pompa, 5101 Forestlake Court, Arlington, TX 76017, Roger Kionka, 2306 Newforest Court, Arlington, TX 76017, Bob J. Shelton, 5103 Chad Drive, Arlington, TX 76017, Robert Nelson, 2301 River Ridge Road, Arlington, TX 76017, Cristina Smiley, 2310 River Ridge Road, Arlington, TX 76017, and Harold Williams, 4804 Racquet Club Drive, Arlington, TX 76017. Also present in opposition were Ann Lam-Wu, 2306 River Ridge Road, Arlington, TX 76017, Randy Hendricks, 3110 Westador Drive, Arlington, TX 76015, Jolanda Hendricks, 3110 Westador, Arlington, TX 76015, and Denita Kionka, 2306 Newforest Court, Arlington, TX 76017.

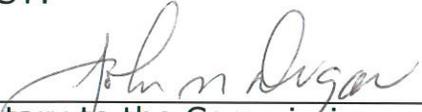
Applicant requested to continue this case to the October 5, 2016 meeting.

### **CONTINUED**

Being no other business to come before the Commission, Chair Fowler adjourned the meeting at 6:29 p.m.

  
Chair

ATTEST:

  
Secretary to the Commission  
APPROVED this 21st day of September 2016