

## Minutes



### Planning and Zoning Commission Regular Session

Council Briefing Room  
101 W. Abram St.

**September 21, 2016  
5:30 P.M.**

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on September 21, 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
Helen Moise	*	Commissioners
Stephanie Woehr	*	
Samuel Smith III	*	
Ron Smith	*	
Harry Croxton	*	

#### Absent:

Jeff McCurdy

#### 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
Kevin Charles	*	Senior Planner/Development
Danielle Mathews	*	Planner/Development
Galen Gatten	*	Assistant City Attorney

- I. Called to order by Chair Fowler at 5:30 p.m.
- II. The Pledge was led by Commissioner Woehr.
- III. Commissioner Smith III moved to Approve the minutes of the September 7, 2016, 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. Preliminary Plat – Edgefield Addition, Lots 1 through 13, Lot 14X, Block 1; Lots 1 through 12, Block 2; Lots 1X, 2 through 32, Lot 33X and 34X, Block 3; (Zoned “PD”); generally located north of Debbie Lane and south of South Collins Street with the approximate address being 901 Debbie Lane.

Present in support of this case was Derek Cheatham, 2501 Avenue J, Arlington, TX 76006.

Commissioner Croxton moved to Approve Preliminary Plat – Edgefield Addition. Seconded by Commissioner Woehr, the motion was approved by a vote of 7-0-0.

#### **APPROVED**

- B. Preliminary Plat – Park 20/360 Addition, Lots 1 through 9, Block 1; (Zoned “IM”); generally located south of East Arbrook Boulevard and west of South Watson Road with the approximate address being 2500 East Arbrook Boulevard.

Commissioner Croxton moved to Approve Preliminary Plat – Park 20/360 Addition. Seconded by Commissioner Woehr, the motion was approved by a vote of 7-0-0.

#### **APPROVED**

#### V. PUBLIC HEARING FOR ZONING CASES

- A. Zoning Case ZA16-8  
(Ballweg Residential - 7415, 7418, and 7500 Webb Ferrell Road)

Application to change the zoning on approximately 43.634 acres from Residential Estate (RE) to Residential Single Family – 7.2 (RS-7.2); generally located west of South Collins Street and south of Mansfield Webb Road.

Present to speak in support of this case were Cliff Mycoskie, 200 East Abram Street, Arlington, TX 76010, and Mark Allen, 6751 North Freeway, Fort Worth, TX 76131. Also present in support were Zach Morey, 6751 North Freeway, Fort Worth, TX 76131 and Douglas Cooper, 200 E. Abram Street, Arlington, TX 76010.

Commissioner Croxton moved to Approve Zoning Case ZA16-8. Seconded by Commissioner Smith III, the motion was approved by a vote of 7-0-0.

#### **APPROVED**

- B. Zoning Case PD16-12  
(Take 5 Oil Change – 2417 West Pleasant Ridge Road)

Application to change the zoning on approximately 0.531 acres from Community Commercial (CC) to Planned Development (PD) for General Commercial (GC) uses limited to an Auto Service Center, with a Development Plan; generally located north of West Pleasant Ridge Road and east of South Bowen Road

Present in opposition of this case was Coy Garrett, 1600 West Abram, Arlington, TX 76013.

Applicant requested to continue this case.

**CONTINUED**

- C. Zoning Case PD16-13  
(Take 5 Oil Change – 5801 Office Park Drive)

Application to change the zoning on approximately 0.49 acres from Community Commercial (CC) to Planned Development (PD) for General Commercial (GC) uses limited to an Auto Service Center, with a Development Plan; generally located north of West Interstate Highway 20 and west of West Green Oaks Boulevard.

Applicant requested to continue this case.

**CONTINUED**

- D. Zoning Case PD16-14  
(Take 5 Oil Change – 4500 Matlock Road)

Application to change the zoning on approximately 0.819 acres from Planned Development (PD) for a Convenience Store with Gasoline Sales to Planned Development (PD) for General Commercial (GC) uses limited to an Auto Service Center, with a Development Plan; generally located south of East Stephens Street and west of Matlock Road.

Applicant requested to continue this case.

**CONTINUED**

D-1. Zoning Cases PD16-12, PD16-13, and PD16-14  
(Take 5 Oil Change)

Applicant requested to continue these cases.

Vice Chair McAlister moved to Continue Zoning Cases PD16-12, PD16-13, and PD16-14 to the October 19, 2016 P&Z Meeting. Seconded by Commissioner Croxton, the motion was approved by a vote of 7-0-0.

E. Zoning Case ASP16-2

(Hurricane Harbor Sign – 1800 East Lamar Boulevard)

Application to approve an Alternate Sign Plan on approximately 46 acres zoned Entertainment District Overlay – Community Commercial (EDO-CC); generally located north of East Interstate 30 Highway and west of Ballpark Way.

Present in support of this case was Jon Brdecka, 2321 Dawn Mist Drive, Little Elm, TX 75068.

Commissioner Smith III moved to Approve Zoning Case ASP16-2 – Hurricane Harbor Sign. Seconded by Commissioner Ron Smith, the motion was approved by a vote of 7-0-0.

**APPROVED**

F. Zoning Case ASP16-3  
(Six Flags Sign – 2201 East Road to Six Flags)

Application to approve an Alternate Sign Plan on approximately 190 acres zoned Entertainment District Overlay – Community Commercial (EDO-CC); generally located south of East Interstate 30 Highway and east of Ballpark Way.

Present in support of this case was Jon Brdecka, 2321 Dawn Mist Drive, Little Elm, TX 75068.

Commissioner Moise moved to Approve Zoning Case ASP16-3 – Six Flags Sign. Seconded by Commissioner Croxton, the motion was approved by a vote of 7-0-0.

**APPROVED**

Being no other business to come before the Commission, Chair Fowler adjourned the meeting at 5:59 p.m.

Chair 

ATTEST:

  
Secretary to the Commission  
APPROVED this 5th day of October 2016