

## Minutes



### Planning and Zoning Commission Regular Session

Council Briefing Room  
101 W. Abram St.

**October 5, 2016  
5:30 P.M.**

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on October 5, 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	*	
Jeff McCurdy	*	
Ron Smith	*	

#### Absent:

Samuel Smith III  
Harry Croxton

#### Staff:

John Dugan	*	Director Community Development and Planning
Jim Parajon	*	Deputy City Manager
Jennifer Pruitt	*	Planning Manager/Development
Bryan Isham	*	Senior 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 5:52 p.m.
- II. The Pledge was led by Commissioner Ron Smith.
- III. Commissioner Woehr moved to Approve the minutes of the September 21, 2016, P&Z Regular Session Meeting. Seconded by Commissioner Ron Smith, the minutes were approved by a vote of 6-0-0.

**APPROVED**

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

- A. Replat for Lots 2R-A, 2R-B, and 1R-A, Block 1 of the Oak Ridge Estates Addition being a revision of Lots 1R and 2R, Block 1 of the Oak Ridge Estates Addition, as recorded in Volume 388-110, Page 89, Plat Records of Tarrant County, Texas, and a 1.536 acre tract in the J. Asbury Survey, Abstract Number 51; and generally located north of Woodlake Drive and west of Perkins Road.

Commissioner Woehr moved to Approve Replat – Oak Ridge Estates Addition. Seconded by Commissioner Moise, the motion was approved by a vote of 6-0-0.

### **APPROVED**

#### V. PUBLIC HEARING FOR ZONING CASES

- A. 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.

Present in opposition of this case were Harold L. Wellmer, 4804 Racquet Club Drive, Arlington, TX 76017, Bob J. Shelton, 5103 Chad Drive, Arlington, TX 76017, Cristina Smiley, 2310 River Ridge Road, Arlington, TX 76017, Tony Pompa, 5101 Forestlake Court, Arlington, TX 76017, Todd Light, 2510 Chad Drive, Arlington, TX 76017, Denita Kionka, 2306 Newforest Court, Arlington, TX 76017, Ann Codlin, 2309 Newforest Court, Arlington, TX 76017, Louis Heinze, 2402 Green Park Drive, Arlington, TX 76017, Roger Kionka, 2307 Newforest Court, Arlington, TX 76017, Randall D. Hendricks, 3110 Westador Drive, Arlington, TX 76015 and Jolanda Hendricks, 3110 Westador Drive, Arlington, TX 76015..

This case was withdrawn by Applicant.

- B. Zoning Case ASP16-4  
(Quik Trip – 8303 Webb Ferrell Road)

Application to approve an Alternate Sign Plan on approximately 3.927 acres zoned Community Commercial (CC).

Present to speak in support of this case was Mike Potter, 1120 North Industrial Boulevard, Euless, TX 76039.

Commissioner Woehr moved to Deny Zoning Case ASP16-4. Seconded by Commissioner Moise, the motion to move forward with the denial of the case was approved by a vote of 4-2-0.

Ayes: Woehr, Moise, R. Smith, McCurdy

Nays: Fowler, McAlister

Abstain: None

### **DENIED**

- C. Zoning Case PD16-20  
(Sandlin Delafield, Inc. – 6900 Silo Road)

Application to change the zoning on approximately 5.532 acres from Neighborhood Commercial (NC) to Planned Development (PD) for Residential Single-Family-7.2 (PD-RS-7.2), with a Development Plan; generally located north of East Eden Road and west of Silo Road.

Present in support of this case were Mike Sandlin, 5137 Davis, Arlington, TX and Derek Cheatham, 953 Roxbury Way, Keller, TX 76240.

Commissioner Ron Smith moved to Approve Zoning Case PD16-20 – Sandlin Delafield, Inc. Seconded by Commissioner McCurdy, the motion was approved by a vote of 6-0-0.

### **APPROVED**

- D. Zoning Case PD16-17  
(Arlington Tech Centre – 1200 East Arbrook Boulevard)

Application to change the zoning on approximately 3.932 acres from Residential Multi-Family-22 (RMF-22) to Planned Development for Residential Medium-Density (RM-12), with a Development Plan; generally located north of Gambrel Road and east of South Collins Street.

Present to speak in support of this case were Jim Maibach, 1703 North Peyco Drive, Arlington, TX 76001 and Mike Petersen, 600 Six Flags Drive, Arlington, TX 76012. Also present in support of this case were Fasaz Ahmed, 6524 Spyglass Hill Court, Fort Worth, TX 76132, Alan Rose, 3416 Collard Road, Arlington, Tx 76017, Syed R. Ahmed, 6524 Spyglass Hill Court, Fort Worth, TX 76132 and David Dowling, 224 Iberis Drive, Arlington, TX 76013.

Vice Chair McAlister moved to Approve Zoning Case PD16-17 – Arlington Tech Centre with the following stipulations:

- 20 feet minimum length driveway
- Lot 21 dedicated for parking with landscaping around perimeter with 4 inch caliper trees
- Extra parking in lot 21
- Revised quantity of lots
- Deed restrictions - no overnight street parking with appropriate signage
- 25 foot minimum lot width

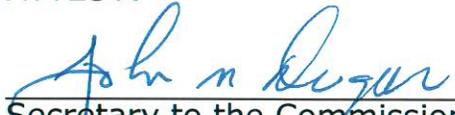
Seconded by Commissioner Woehr, the motion was approved by a vote of 6-0-0.

**APPROVED**

Being no other business to come before the Commission, Chair Fowler adjourned the meeting at 7:12 p.m.

  
Chair

ATTEST:

  
Secretary to the Commission  
APPROVED this 19th day of October 2016