

## Minutes



### Planning and Zoning Commission Regular Session

Council Chamber  
101 W. Abram St.

**August 1, 2018  
5:30 P.M.**

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on August 1, 2018, 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:

Ron Smith	*	Acting Chair
Linda Gibson	*	Commissioners
Clay Kelley	*	
Ignacio Nunez	*	
Brad McCorkle	*	
Charles Brady	*	

#### Absent:

Jeff McCurdy	*
Cameron Atkins	*

#### Staff:

Gincy Thoppil	*	Interim Director/ Community Development and Planning
Jennifer Pruitt	*	Acting Assistant Director/Development
Bryan Isham	*	Principal Planner/Development
Kevin Charles	*	Senior Planner/Development
Clifford Gholston	*	Planner/Development
Brandon Long	*	Project Engineer
Galen Gatten	*	Assistant City Attorney

- I. Called to order by Acting Chair Smith at 5:58 p.m.
- II. The Pledge was led by Commissioner Gibson.
- III. Commissioner Nunez moved to approve the minutes of the July 11, 2018, P&Z Regular Session Meeting. Seconded by Commissioner Gibson, the minutes were approved by a vote of 6-0-0.

**APPROVED**

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

- A. Replat – Maddry Addition – Lots 1R and 2R of the Maddry Addition, being a replat of approximately 0.40 acres of Lot 1 of the Maddry Addition zoned Entertainment District Overlay – Residential Medium-Density 12 (EDO - RM-12); and generally located north of East Rogers Street and east of North Mesquite Street with the approximate address being 207 East Rogers Street.

### **CONTINUED**

#### V. PUBLIC HEARING FOR ZONING CASES

- A. Zoning Case PD18-8  
(Cooper Street Apartments – 1500 Blue Danube Street)

Application to change the zoning on approximately 6.245 acres from Community Commercial (CC) and Light Industrial (LI) to Planned Development (PD) for Residential Multi-Family 22 (RMF-22) uses with a Development Plan.

Present to speak in support of this case was Jim Maibach, 1703 North Peyco Drive, Arlington, Texas, 76001. Also present to speak in support of this case were Austin Goode, 1703 North Peyco, Drive, Arlington, Texas, 76001, Kelvin Hoang, 12700 Hillcrest Road, Dallas, Texas, 75230, Jonathon Thompson and Brian M. Avirett, 600 Six Flags Drive, Suite 500, Arlington, Texas, 76011.

Present to speak in opposition of this case was Richard Weber, 2703 Crestmoor Court, Arlington, Texas, 76016. Also present to speak in opposition of this case was Randy Hendricks, 3110 Westador Drive, Arlington, Texas, 76015.

Commissioner Nunez moved to Approve Zoning Case PD18-8 – Cooper Street Apartments with the following stipulations:

1. Exclude the following itemized uses:

Foster family home, Foster group home, Domestic violence shelter, Golf course, Private club, lodge or fraternal organization, Country club, Marina, Airport or landing field, Boarding house |fraternity or sorority house | private dorm, garage apartment, and home-based business.

2. All signage on site shall comply with the standards of Article 7, Sign Standards of the UDC.

3. Appropriate recycle facilities shall be accommodated on site.

4. The deficient required level 2 Buffer trees shall be accommodated on site.
5. The landscape area in the roundabout shall be enhanced with seasonal landscaping elements.
6. Common Open Spaces on site shall comply with areas counted as Open Space, Table 5.10-A of the UDC.
7. Common Open Space areas shall be maintained per approved plans. In the event that open space areas are not maintained in reasonable order and condition in accordance with the approved plan.
8. Mechanical equipment shall be screened by measures identified in the UDC.
9. Secure accessible mail room for deliveries.

Seconded by Commissioner Kelley, the motion was approved by a vote of 5-1-0.

**APPROVED**

**B. Zoning Case PD18-13  
(101 Center Street)**

Application to change the zoning on approximately 3.450 acres from Downtown Business (DB) to Planned Development (PD) for limited Downtown Business (DB) uses with a Development Plan.

Present to speak in support of this case was Paris Rutherford, 7001 Preston Road, Dallas, Texas, 75205.

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

Commissioner Brady moved to Approve Zoning Case PD18-13 – 101 Center Street with the following stipulations:

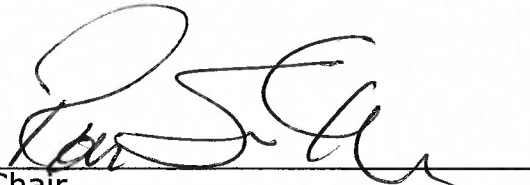
Landscaping on site shall be maintained per approved plans. In the event that open space/courtyard/landscape areas are not maintained in reasonable order and condition in accordance with the approved plan, they shall be enforced.

1. The applicant shall provide an annual report identifying the mix, including percentage of non-residential use, thus maintaining the status of mixed-use development.
2. The site shall complete the Dog amenities proposed on site.
3. Encourage the applicant to exclude unanticipated DB uses.

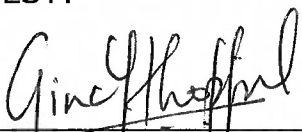
Seconded by Commissioner Kelley, the motion was approved by a vote of 6-0-0.

**APPROVED**

Being no other business to come before the Commission, Acting Chair Smith adjourned the meeting at 7:25 p.m.

  
Chair

ATTEST:

  
Secretary to the Commission  
APPROVED this 15th day of August 2018

