

Minutes



**Planning and Zoning Commission
Regular Session**

**Council Chamber
101 W. Abram St.**

**July 11, 2018
5:30 P.M.**

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on July 11, 2018, at 5:30 p.m. in the Council Chamber 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
Jeff McCurdy	*	
Clay Kelley	*	
Ignacio Nunez	*	
Charles Brady	*	
Cameron Atkins	*	

Absent:

Brad McCrokle	*
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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
Danielle Mathews	*	Senior Planner/Development
Clifford Gholston	*	Planner/Development
Galen Gatten	*	Assistant City Attorney

- I. Called to order by Acting Chair Smith at 5:32 p.m.
- II. The Pledge was led by Commissioner Brady.
- III. Commissioner Atkins moved to approve the minutes of the June 20, 2018, P&Z Regular Session Meeting. Seconded by Commissioner McCurdy, the minutes were approved by a vote of 7-0-0.

APPROVED

IV. UPDATES TO UNIFIED DEVELOPMENT CODE OF THE CODE OF THE CITY OF ARLINGTON, TEXAS

A. Amendment to the Unified Development Code

Commissioner Brady moved to approve Amendment to the Unified Development Code. Seconded by Commissioner Gibson, the motion was approved by a vote of 7-0-0.

APPROVED

V. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS

- A. Replat – Thomas Heirs Addition, Lot A-R1 and B-R1, zoned Downtown Neighborhood Overlay – Office Commercial (DNO-OC); generally located south of West Sanford Street and west of North Center Street, with the approximate addresses being 422 and 440 North Center Street.

Present to speak in support of this case was Joyce Stanton, 908 W. Main Street, Arlington, Texas, 76013.

Commissioner Atkins moved to Approve Replat – Thomas Heirs Addition. Seconded by Commissioner Gibson, the motion was approved by a vote of 7-0-0.

APPROVED

VI. PUBLIC HEARING FOR ZONING CASES

- A. Zoning Case PD18-12
(4801 New York Avenue)

Application to change the zoning on approximately 4.374 acres from Community Commercial (CC) to Planned Development (PD) for limited Community Commercial (CC) plus Wholesale Distribution and Storage, and Manufacturing uses.

Present to speak in support of this case was John Warren, 16650 Westgrove Drive, Suite 600, Addison, Texas, 75001. Also present to speak in support of this case were Chad Michel, 1600 N. Collins Boulevard, Richardson, Texas, 75080 and Colby Shragle, 16650 Westgrove Drive, Suite 600, Addison, Texas, 75001.

Commissioner Atkins moved to Approve Zoning Case PD18-12 – 4801 New York Avenue. Seconded by Commissioner Brady, the motion was approved by a vote of 7-0-0.

APPROVED

B. Zoning Case ZA18-3
(1818 and 1822 East Sublett Road)

Application to change the zoning on approximately 1.415 acres from Residential Estate (RE), and Residential Single Family-7.2 (RS-7.2) to Office Commercial (OC).

Present to speak in support of this case was Rachel Rowan, 3511 Wentworth Drive, Arlington, Texas, 76017. Also present to speak in support were Sonia H. Castro, 5800 S. Collins Street, Suite 124, Arlington, Texas, 76018 and Yvette H. Westers, 5800 S. Collins Street, Suite 124, Arlington, Texas, 76018.

Commissioner Atkins moved to Approve Zoning Case ZA18-3 – 1818 and 1822 East Sublett Road with the following stipulations:

- A. Zoning Case ZA18-3 1818 and 1822 East Sublett Road was motioned as a Planned Development (PD) for limited Office Commercial (OC) uses, which include financial service offices, business or professional offices, telemarketing call center, day care and medical and dental offices.
- B. The conversion of the existing home built in 1975 to an office use, shall be subject to the requirements of the International Building Code (IBC) for occupancy purposes.
- C. An approved Certificate of Occupancy (CO) is required, prior to the operation of any type of commercial business on site.
- D. Site improvements related to signage, landscaping, buffering and parking shall be subject to the requirements of the Unified Development Code (UDC). Improvements shall be on site and not encroach into the Right of Way.
- E. Site development shall be subject to the criteria noted in the Design Criteria Manual (DCM).

Seconded by Commissioner Nunez, the motion was approved by a vote of 7-0-0.

APPROVED

C. Zoning Case PD18-6
(Phased In – 403 and 407 Oakwood Lane)

Application to change the zoning on approximately 1.3 acres from Residential Medium-Density 12 (RMF-12) to Planned Development (PD) for RM-12 uses plus 'Boarding House, Fraternity or Sorority House, or Private Dorm', with a Development Plan.

Present to speak in support of this case was Blake Walker, 6 Walden, The Colony, Texas, 75056. Also present to speak in support were Kile Bateman, 2012 Wenonah Avenue, Wichita Falls, Texas, 76039, Curt Osiek, 2170 W. Interstate 20, Arlington, Texas, 76017, David Gomez, 605 E. Abram Street, Arlington, Texas, 76010, and Douglas Stewart, 2505 Wild Rose Court, Arlington, Texas, 76006.

Commissioner Brady moved to Approve Zoning Case PD18-6 Phased In with the following stipulations:

- A. Provide for the required landscape island tree elsewhere on site.
- B. Limit the number of occupants for the private dorm to no more than 14.
- C. Since 407 Oakwood Lane is currently undeveloped and is shown as open space in the proposed Development Plan, it shall be written into the ordinance as such. The development shall not proceed without that lot being combined with the lot addressed as 403 Oakwood Lane.
- D. Any future expansions to the building shall require approval through P&Z and City Council for a revised Development Plan.
- E. The conversion of the existing church to a residential use shall be subject to the requirements of the International Building Code (IBC) for occupancy purposes.
- F. Upon request from the Zoning Administrator, the operator of the private dorm shall provide records of all occupants living on the property. Failure to comply with a request for occupancy records or use of the property outside the uses permitted herein may result in immediate revocation of the Certificate of Occupancy.

Seconded by Commissioner Kelley, the motion was approved by a vote of 7-0-0.

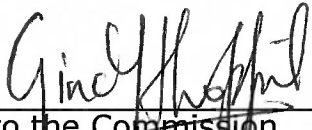
APPROVED

Being no other business to come before the Commission, Acting Chair Smith adjourned the meeting at 7:01 p.m.



Chair

ATTEST:



Secretary to the Commission
APPROVED this 1st day of August 2018

