

Minutes



Planning and Zoning Commission Regular Session

Council Chamber
101 W. Abram St.

**March 21, 2018
5:30 P.M.**

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on March 21, 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:

Helen Moise	*	Chair
Ron Smith	*	Vice Chair
Linda Gibson	*	Commissioners
Jeff McCurdy	*	
Clay Kelley	*	
Ignacio Nunez	*	
Harry Croxton	*	
Charles Brady	*	
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
Galen Gatten	*	Assistant City Attorney

- I. Called to order by Chair Moise at 5:32 p.m.
- II. The Pledge was led by Commissioner Nuñez.
- III. Commissioner Croxton moved to approve the minutes of the March 7, 2018, P&Z Regular Session Meeting. Seconded by Commissioner Atkins, the minutes were approved by a vote of 9-0-0.

APPROVED

IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS

- A. Combination Plat – J.N. Holland Addition, J. N. Holland Survey, Abstract Number 646, Zoned Planned Development (PD) for Residential Multi-Family (RMF-22) uses, limited to Independent Senior Living Facility, with a Development Plan; generally located south of South Collins Street and west of Loretta Day Drive with the approximate address being 1121 Debbie Lane.

Vice Chair Ron Smith moved to Approve Combination Plat – J.N. Holland Addition. Seconded by Commissioner Atkins, the motion was approved by a vote of 9-0-0.

APPROVED

- B. Replat – Woodland Park South Addition, Lots B-1-R-1 and B-1-R-2, Zoned Community Commercial (CC); generally located north of West Arkansas Lane and east of Matlock Road with the approximate address being 4901 West Arkansas Lane.

Vice Chair Ron Smith moved to Approve Replat – Woodland Park South Addition. Seconded by Commissioner Atkins, the motion was approved by a vote of 9-0-0.

APPROVED

V. PUBLIC HEARING FOR ZONING CASES

- A. Zoning Case ZA17-10
(2328 East Park Row Drive)

Application to change the zoning on approximately 3.453 acres from Residential Multi-Family (RMF-22) to Community Commercial (CC).

CONTINUED

- B. Zoning Case PD17-18
(Best Western Glo - 4200 South Collins Street)

Application to change the zoning on approximately 1.889 acres from Air Plane Overlay-Community Commercial (APO-CC) to Planned Development (PD) for APO-CC uses, plus a Limited Service Hotel with a Development Plan.

Present to speak in support of this case was Joe Bowens, 520 Avenue H. East, Suite 205, Arlington, Texas, 76011. Also present to speak in opposition were Vijay Patel, 7213 Coverack Drive, Plano, Texas, 75025, Brandon Moore, 9511 Parkford Drive, Dallas, Texas, 75238, Stephen Canveder, 2111 N. Collins Street Suite 323, Arlington, Texas, 76012, Ms Sallah, 3505 Lake Powell, Arlington, Texas, 76016, Robert Clasby, 10757 W. 74th Street, Scottsdale, Arizona, 85260, Parikaj Patel, Frisco, Texas, 75034.

Present to speak in opposition of this case was Dan Fernandez, 2823 Quail Lane, Arlington, Texas, 76016. Also present to speak in opposition were Jags Patel, 1721 Pleasant Place, Arlington, Texas, 76015, Anan Patel, 4024 Melear Drive, Arlington, Texas, 76015, Sayles M. Patel, 1905 West Pleasant Ridge Road, Arlington, Texas, 76015, Nandy Pranan, 8530 Esters Boulevard, Irving, Texas, 75063, and Rajesh Patel, 1901 West Pleasant Ridge Road, Arlington, Texas, 76015.

Commissioner Croxton moved to Approve Zoning Case PD17-18 with the following stipulations:

- Consider adding the excluded uses identified on the itemized use list.
- Meet the minimum room square footage identified by the UDC (350 sqft)
- The hotel to report any failure or malfunction of these lights, last more than 30 minutes, so a Notice to Airmen (NOTAM) can be issued by the FAA.
- The owners file FAA Form 7460-2, Notice of Actual Construction or Alteration, when the new system is installed and operational, so that aeronautical charts and records can be updated.

Seconded by Commissioner Brady, the motion was approved by a vote of 6-3-0.

APPROVED

- C. Zoning Case PD18-1
(Abram Estates Development – 1920, 1928, and 1930)

Application to change the zoning on approximately 4.172 acres from Community Commercial (CC) and Residential Multi-Family 22 (RMF-22) to Planned Development (PD) for limited

Neighborhood Commercial (NC) uses plus Dwelling, Live/Work, Trade School, Farmer's Market, Nursery garden shop or plant sales, Open Air-Vending, Second Hand Goods Store, Microbrewery | Microdistillery | Winery, and Custom and Craft Work and limited Residential Medium Density 12 (RMF-12) uses, with a Development Plan.

Present to speak in support of this case was Sue Phillips, 415 Joyce Street, Arlington, Texas, 76010. Also present in support were Matthew French, 523 Waggoner Drive, Arlington, Texas, 76013, David Gregory, 2040 W. Southlake Boulevard, Suite 110, Southlake, Texas, Donna VanMess, 1604 North Lake Court, Arlington, Texas, 76012, Brad Lonberger, 8129 Whistling Duck, Fort Worth, Texas, 76118, Kevhy Smith, 331 Sanders Court, Aledo, Texas, 76008, and Conner Hamilton, 1816 Edna Street, Arlington, Texas, 76010.


Commissioner Atkins moved to Approve Zoning Case PD18-1 Abram Estates Development with the following stipulations:

- Due to the location of the sidewalks in relation to the front windows of each townhome, staff is requesting that the sidewalk meander to allow for the installation of barrier plants (holly, firethorn, rose bushes, etc.) under these windows.
- Based on the size of the lots, the proposed coverage, and the access easements, staff is requesting that privacy fences for individual lots be prohibited.
- With the development of Tract 2, the roads, market green space, and dog park shall be developed as they serve the residential use in Tract 2.
- The green space shall be a minimum of ten percent of the overall development.
- In order to alleviate concerns of parking, on-street parking will be revised from parallel parking to head-in parking.
- The alley pavement section to be increased to more than 12-feet in width and be held to one-way traffic only.
- Tract 1 will be sodded and maintained until the commercial development is ready to be built.

Seconded by Commissioner Nuñez, the motion was approved by a vote of 7-1-1.

APPROVED

Being no other business to come before the Commission, Chair Moise adjourned the meeting at 7:47 p.m.


Chair

ATTEST:


Secretary to the Commission
APPROVED this 4th day of April 2018

