

**Minutes**



**Planning and Zoning Commission  
Regular Session**

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

**May 16, 2018  
5:30 P.M.**

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on May 16, 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
Danielle Mathews	*	Senior Planner/Development
Clifford Gholston	*	Planner/Development
Jessica Youngblood	*	Gas Well Coordinator
Galen Gatten	*	Assistant City Attorney

- I. Called to order by Chair Moise at 5:54 p.m.
- II. The Pledge was led by Commissioner McCurdy.
- III. Commissioner Croxton moved to approve the revisions to the minutes of the April 18, 2018 P&Z Regular Session Meeting. Seconded by Commissioner Nunez, the minutes were approved by a vote of 9-0-0.
- IV. Commissioner Croxton moved to approve the minutes of the May 2, 2018, P&Z Regular Session Meeting. Seconded by Commissioner Nunez, the minutes were approved by a vote of 9-0-0.

**APPROVED**

V. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS

- A. Preliminary Plat – Abram Estates Addition – 4.172 acres out of the Kathadie Corners Addition. Zoned Planned Development (PD) for limited Residential Medium Density (RM-12) uses and 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, with a Development Plan; generally located south of East Abram Street and east of New York Avenue with the approximate address being 1920, 1928, and 1930 East Abram Street.

Present to speak in support of this case was Brad Lonberger, 8129 Whistling Duck, Fort Worth, Texas, 76118.

Commissioner Nunez moved to Approve Preliminary Plat – Abram Estates Addition. Seconded by Commissioner Gibson, the motion was approved by a vote of 9-0-0.

**APPROVED**

- B. Preliminary Plat – Mayfield Farms Addition – 61.73 acres out of the R.M. Walsh Survey, Abstract No. 1708. Zoned Planned Development for Residential Single-Family 7.2 uses (PD-RS-7.2), with a Development Plan; generally located east of Silo Road and north of Mansfield Webb Road with the approximate address being 7301 Silo Road.

Commissioner Nunez moved to Approve Preliminary Plat – Mayfield Farms Addition. Seconded by Commissioner Gibson, the motion was approved by a vote of 9-0-0.

**APPROVED**

- C. Replat – Quick Addition – Lot 1, Block A of the Quick Addition, being a replat of approximately 0.299 acres out of the William H. Warnell Survey, Abstract Number 1615, Tarrant County, Texas, and being that certain tract of land recorded under Document Number D212257071, Official Public Records, Tarrant County, Texas, and being a portion of Block 9, Elliot Heights Addition, an addition to the City of Arlington, Tarrant County, Texas, Zoned Residential Medium-Density (RM-12); generally located south of

West Sanford Street and east of Oakwood Lane with the approximate address being 515 Oakwood Lane.

Present to speak in support of this case was Robert Quick, 112 Tharp Street, Arlington, Texas, 76010. Also present to speak in support of this case were Virginia Quick, 112 Tharp Street, Arlington, Texas, 76010, and Kidd Quick, 901 Ross Trail, Arlington, Texas, 76012.

Commissioner Nunez moved to Approve Replat – Quick Addition. Seconded by Commissioner Gibson, the motion was approved by a vote of 9-0-0.

### **APPROVED**

#### **VI. PUBLIC HEARING FOR ZONING CASES**

##### **A. Zoning Case PD18-5 (Midtown Arlington Apartments – 1121 UTA Boulevard)**

Application to change the zoning on approximately 3.228 acres from Downtown Neighborhood Overlay (DNO) Office Commercial (OC), with a Development Plan to Planned Development (PD) for Downtown Neighborhood Overlay – Residential Multi-Family-22 (DNO-RMF-22) uses, with a revised Development Plan.

Present to speak in support of this case was Mojoy Haddad, 2500 NE Green Oaks Boulevard, Arlington, Texas, 76006. Also present to speak in support of this case were Cliff Mycoskie, 519 Border Street, Arlington, Texas, 76010, Roltan Gupen, 1121 UTA Boulevard, Arlington, Texas, 76013, Aman Aggarwal, 1121 UTA Boulevard, Arlington, Texas, 76013, and Anne Fernandez, 2500 NE Green Oaks Boulevard, Arlington, Texas, 76006.

Commissioner Kelley moved to Approve Zoning Case Midtown Arlington Apartments. Seconded by Vice Chair Smith, the motion was approved by a vote of 9-0-0.

### **APPROVED**

##### **B. Zoning Case PD18-4 (Momentum Park Phase II – 2170 East Lamar Boulevard)**

Application to change the zoning on approximately 3.64 acres from Entertainment District Overlay (EDO) Community Commercial (CC) to Planned Development (PD) for Entertainment District Overlay – Community Commercial (EDO-CC) uses, limited to Office, business or professional, plus a Residence hotel, with a Development Plan.

Present to speak in support of this case was Cliff Mycoskie, 519 Border Street, Arlington, Texas, 76010. Also present to speak in support of this case were Krista Alley, 1900 Ballpark Way, Arlington, Texas, 76006, Gerald Alley, 1900 Ballpark Way, Arlington, Texas, 76006, Troy Alley, Jr, 1900 Ballpark Way, Arlington, Texas, 76006, and Adam Stevnison, 2397 Green Acres, Fayetteville, Arkansas, 72703.

Commissioner Croxton moved to Approve Zoning Case PD18-4 Momentum Park Phase II. Seconded by Commissioner Gibson, the motion was approved by a vote of 8-1-0.

**APPROVED**

- C. Zoning Case PD18-2  
(Lynn Creek Estates – 1411, 1407, and 1401 Mansfield-Webb Road)

Application to change the zoning on approximately 14.84 acres from Community Commercial (CC) Planned Development (PD) for Residential Single-Family-7.2 (RS-7.2), with a Development Plan.

Present to speak in support of this case was Collier Bailey, 8214 Westchester, Dallas, Texas, 75225.

Commissioner Nunez moved to Approve Zoning Case PD18-2 Lynn Creek Estates. Seconded by Commissioner Atkins, the motion was approved by a vote of 9-0-0.

**APPROVED**

- D. Proposed Updates to the Unified Development Code of the City of Arlington, Texas

Present to speak in opposition of this case was Kim Fiel, 409 N. Elm Street, Arlington, Texas, 76011. Also present to speak in opposition of this case were Kevin Strawsver, 301 Commerce Street, Fort Worth, Texas, 76102, and Bob Manthei – XTO Energy, 810 Houston Street, Fort Worth, Texas, 76102.

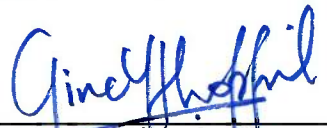
Commissioner Croxton moved to Approve Proposed Updates to the Unified Development Code of the City of Arlington, Texas. Seconded by Vice Chair Smith, the motion was approved by a vote of 9-0-0.

**APPROVED**

Being no other business to come before the Commission, Chair Moise adjourned the meeting at 7:42 p.m.

  
Chair

ATTEST:

  
Secretary to the Commission  
APPROVED this 6th day of June 2018

