

Minutes



Planning and Zoning Commission Regular Session

Council Briefing Room
101 W. Abram St.

**August 2, 2017
5:30 P.M.**

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on August 2, 2017, 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
Helen Moise	*	Commissioners
Stephanie Woehr	*	
Jeff McCurdy	*	
Ignacio Nunez	*	
Ron Smith	*	
Harry Croxton	*	
Charles Brady	*	
Cameron Atkins	*	

Staff:

John Dugan	*	Director, Community Development and Planning
Gincy Thoppil	*	Assistant Director/Development
Jennifer Pruitt	*	Planning Manager/Development
Shon Brooks	*	Principal Planner/Development
Bryan Isham	*	Senior Planner/Development
Kevin Charles	*	Senior Planner/Development
Danielle Mathews	*	Planner/Development
Maria Carbajal	*	Development Coordinator
Jessica Youngblood	*	Gas Well Coordinator
John Theriac	*	Gas Well Coordinator
Galen Gatten	*	Assistant City Attorney

- I. Called to order by Chair Fowler at 5:40 p.m.
- II. The Pledge was led by Chair Fowler.
- III. Commissioner Brady moved to approve the minutes of the July 12, 2017, 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

- B. Combination Plat – Cisneros Addition - 0.476 acres out of the S.D. Kelly Survey, Abstract Number 916, as recorded in Instrument Number D206035910, Deed Records of Tarrant County, Texas, Zoned Residential Single-Family 7.2 (RS-7.2); generally located north of West Pleasant Ridge Road and east of Little Road with the approximate address being 3706 Morris Lane.

Commissioner Moise moved to Approve Combination Plat Cisneros Addition. Seconded by Commissioner Woehr, the motion was approved by a vote of 9-0-0.

APPROVED

- C. Replat – Dugan Addition - Lot 18R, Zoned Community Commercial (CC); generally located north of East Border Street and west of Weeks Avenue with the approximate addresses being 709 and 715 East Border Street.

Present to speak in support of this case was Jon Featherson, 10755 Sandhill Road, Dallas, Texas, 75238.

Commissioner Moise moved to Approve Replat Dugan Addition. Seconded by Commissioner Woehr, the motion was approved by a vote of 9-0-0.

APPROVED

- D. Replat – Garden Valley Addition - Lot 18R, Zoned Community Commercial (CC); generally located north of East Border Street and west of Weeks Avenue with the approximate addresses being 709 and 715 East Border Street.

Commissioner Moise moved to Approve Replat Garden Valley Addition. Seconded by Commissioner Woehr, the motion was approved by a vote of 9-0-0.

APPROVED

V. PUBLIC HEARING FOR ZONING CASES

- A. Preliminary Plat Collins South Addition - 19.503 acres out of the W.D. Lacy Survey, Abstract Number 929, as recorded in Volume 9041, Page 480, Deed Records of Tarrant County, Texas, and Volume 11659, Page 1703, Deed Records of Tarrant County, Texas, Zoned Airport Overlay – Community Commercial (APO-CC) and Airport Overlay – General Commercial (APO-GC); generally located south of Interstate Highway 20 and west of South Collins Street with the approximate addresses being 4200 and 4500 South Collins Street.

Present to speak in support to this case also Richard Harbour, 600 Six Flags Dr. Arlington, Texas, 76011. Also in support of this case was Stephen Cavender, 2111 N. Collins Street Suite 323 Arlington, Texas, 76011.

Commissioner Croxton moved to Approve Preliminary Plat Collins South Addition. Seconded by Commissioner Woehr, the motion was approved by a vote of 8-0-1.

APPROVED

- A. UDC Fencing
Updates to the Unified Development Code of the Code of the City of Arlington, Texas.

Consider amendments to the "Unified Development Code" Chapter of the Code of the City of Arlington related to regulation of fencing: Article 5, Design and Development Standards, Section 5.3.4, Fences, relative to the standards, maintenance, repair, and replacement of fences.

Commissioner Croxton moved to Approve UDC Fencing. Seconded by Commissioner Nunez, the motion was approved by a vote of 9-0-0.

APPROVED

B. Zoning Case PD17-8

(Greater Texas Federal Credit Union - 1417 and 1425 North Center Street)

Application to change the zoning on approximately 1.19 acres from Entertainment District Overlay - Residential Single-Family 7.2 (EDO-RS-7.2) to Planned Development (PD) for limited Entertainment District Overlay - Community Commercial (EDO-CC) uses, with a Development Plan.

Present to speak in support of this case was Howard Baker 6411 North Lamar, Austin, Texas 78752. Also present in support were Jason Goodman, 6823 Wooded, College Station, Texas, 77845, Ralph Nekon, 16544 Willow Glen Dr, Wildwood, Missouri, 63040, Mark Westfall, 6221 S.W. Boulevard Suite #100, Fort Worth, Texas, 76132, Dean Wilcoxon, 15450 S. Outer Forty Road, Chesterfield, Missouri, 63017.

Commissioner Atkins moved to Approve Zoning Case PD17-8. Seconded by Commissioner Moise, the motion was approved by a vote of 9-0-0.

APPROVED

C. Specific Use Permit SUP17-5

(Wingate Cottage - 906 Live Oak Court)

Application for approval of a Specific Use Permit (SUP) for a Secondary Living Unit on approximately 1 acre.

Present to speak in support of this case was Robert Simeone, 6505 W. Park, Plano, Texas, 75093.

Present to speak in opposition of this case was Jerome Pikulinski, 2803 Oak Cliff Lane, Arlington, Texas, 76012.

Commissioner Croxton moved to Approve Specific Use Permit SUP17-5 with the following stipulation:

- Short term rental of the Secondary Living Unit is prohibited.

Seconded by Commissioner Nunez, the motion was approved by a vote of 9-0-0.

APPROVED

D. Specific Use Permit SUP08-26R1
(Swapo II Gas Well – 5408 US Highway 287)

Application to amend a Specific Use Permit (SUP) for gas drilling by establishing the location of a drill zone on 4.847 acres zoned General Commercial.

Present to speak in support of this case was Brad Leslie, 424 Washington Dr. Arlington, Texas, 76011. Also present to speak in support of this case were Cliff Mycoskie, 200 E. Abram Street, Arlington, Texas, 76010, Charles Ross, 5949 Sherry Lane, Suite #540, Dallas, Texas, 75225, Russ Griffin, 5949 Sherry Lane, Suite #540, Dallas, Texas, 75225, Nancy Farrar, 5924 Forest Lane, Fort Worth, Texas, 76112, and Jacob Sumpter, 200 E. Abram Street, Arlington, Texas, 76010.

Commissioner Croxton moved to Approve Specific Use Permit SUP08-26R1. Seconded by Commissioner Smith, the motion was approved by a vote of 9-0-0.

APPROVED

E. Specific Use Permit SUP09-3R2
(Fannin Farms Gas Well – 2322 Eden Road)

Application to amend a Specific Use Permit (SUP) for gas drilling by establishing the location of a drill zone on 3.680 acres zoned Residential Single-Family 7.2 (RS-7.2).

Present to speak in support of this case was Brad Leslie, 424 Washington Dr. Arlington, Texas, 76011. Also present to speak in support of this case were Cliff Mycoskie, 200 E. Abram Street, Arlington, Texas, 76010, Charles Ross, 5949 Sherry Lane, Suite #540, Dallas, Texas, 75225, Russ Griffin, 5949 Sherry Lane, Suite #540, Dallas, Texas, 75225, Nancy Farrar, 5924 Forest Lane, Fort Worth, Texas, 76112, and Jacob Sumpter, 200 E. Abram Street, Arlington, Texas, 76010.

Present to speak in opposition of this case was Tracy Christ, 2510 Cherry Sage Drive, Arlington, Texas, 76001. Also present in opposition of this case were Nathan Clark, 6705 Canis Drive, Arlington, Texas, 76001, Pam Clark, 2518 Cherry Sage Drive, Arlington, Texas, 76001, Dee Ann Kilburn, 6704 Rickey Lane, Arlington, Texas, 76001, Bruce Kimball, 2415 Gulf Stream Lane, Arlington, Texas, 76001, Robert Clark, 2518 Cherry Sage Drive, Arlington, Texas, 76001, Stacie Schwager, 6712 Glade Drive, Arlington, Texas, 76001, Chris Kilbourn, 6704 Rickey Lane, Arlington, Texas, 76001, and John P. McCroskey, 2500 Cherry Sage Drive, Arlington, Texas, 76001.


Commissioner Croxton moved to Approve Specific Use Permit SUP09-3R2. Seconded by Commissioner Moise, the motion was approved by a vote of 9-0-0.

APPROVED

Being no other business to come before the Commission, Chair Fowler adjourned the meeting at 9:04 p.m.


Chair

ATTEST:


Secretary to the Commission
APPROVED this 16th day of August 2017