

Minutes



Planning and Zoning Commission Regular Session

Council Briefing Room
101 W. Abram St.

**December 6, 2017
5:30 P.M.**

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on December 6, 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:

Helen Moise	*	Chair
Ron Smith	*	Vice Chair
Linda Gibson	*	Commissioners
Jeff McCurdy	*	
Clay Kelley	*	
Harry Croxton	*	
Charles Brady	*	
Cameron Atkins	*	

Absent:

Ignacio Nunez	*
---------------	---

Staff:

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

- I. Called to order by Chair Moise at 5:48 p.m.
- II. The Pledge was led by Commissioner Kelley.
- III. Commissioner Croxton moved to approve the minutes of the November 8, 2017, P&Z Regular Session Meeting. Seconded by Commissioner McCurdy, the minutes were approved by a vote of 8-0-0.

APPROVED

IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS

- A. Replat – Central Park Office – Lot A2-R3AR and Lot A2-R5R, Block 17 of the Central Park Office Complex being a replat of approximately 7.471 acres of Lot A2-R3A and Lot A2-R5, Block 17 of the Central Park Office Complex zoned Office Commercial (OC) and Residential Multi-Family 22 (RMF-22), respectively; generally located north of Queensbridge Road and east of South Center Street with the approximate addresses being 3051 and 3001 South Center Street.

Commissioner Croxton moved to Approve Replat – Central Park Office. Seconded by Commissioner Brady, the motion was approved by a vote of 8-0-0.

APPROVED

- B. Replat – Jackson Square Addition, Lot 1-R1, Block 1 (Zoned "CC"); generally located north of East Pioneer Parkway and east of South Collins Street with the approximate address being 901 and 907 East Pioneer Parkway.

Commissioner Croxton moved to Approve Replat – Jackson Square Addition. Seconded by Commissioner Brady, the motion was approved by a vote of 8-0-0.

APPROVED

- C. Replat – Mitchell Street Housing Addition - Lots 1, and 2, Block 1 (Zoned "PD"); generally located south of West Mitchell Street and west of South Cooper Street with the approximate address being 848 and 900 West Mitchell Street, and 907 Bengé Drive.

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

Commissioner Croxton moved to Approve Replat – Mitchell Street Housing Addition. Seconded by Commissioner Brady, the motion was approved by a vote of 8-0-0.

APPROVED

- D. Preliminary Plat - Wheelless Addition- Lots 1, 2, and 3, Block 1, of the David Russell Survey, Abstract 1323 being a preliminary plat of approximately 5.076 acres zoned General Commercial; generally located south of Eden Road and east of U. S. 287 Highway with the approximate address being 7701 U.S. 287 Highway.

Present to speak in support of this case was Remington Wheat, 240 N. Mitchell Road, Mansfield, Texas, 76063. Also present to speak in support was Dennis Benson, 7900 Russell Curry Road, Arlington, Texas, 76001.

Commissioner Croxton moved to Approve Preliminary Plat – Wheelless Addition. Seconded by Commissioner Brady, the motion was approved by a vote of 8-0-0.

APPROVED

V. PUBLIC HEARING FOR ZONING CASES

- A. Zoning Case PD17-16
(7-11 Convenience Store – 100 East Interstate 20 Highway)

Application to change the zoning on approximately 0.918 acres from Planned Development (PD) limited to a convenience store with gasoline pumps, car wash, and sale of spirituous, vinous and/or malt beverages, with a Development Plan to Planned Development (PD) for limited Community Commercial (CC) uses, with a Development Plan.

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

Commissioner Brady moved to Approve Zoning Case PD17-16 7-11 Convenience Store. Seconded by Commissioner Atkins, the motion was approved by a vote of 8-0-0.

APPROVED

- B. Zoning Case ZA17-5
(100 West Arbrook Boulevard – 100 W. Arbrook Blvd)

Application to change the zoning on approximately 24.1113 acres from General Commercial (GC) and Office Commercial (OC) to General Commercial (GC).

Present to speak in support of this case was Jim Maibach, 1703 North Peyco Drive, Arlington, Texas, 76001. Also present in support of this case were

Austin Goude, 1703 North Peyco Drive, Arlington, Texas, 76001, and Cindy Powell, 1203 W. Pioneer Parkway, Arlington, Texas, 76016.

Commissioner Croxton moved to Approve Zoning Case ZA17-5 100 West Arbrook Boulevard. Seconded by Commissioner Kelley, the motion was approved by a vote of 6-2-0.

APPROVED

C. Zoning Case PD17-13
(Mayfield Farms – 7301 Silo Road)

Application to change the zoning on approximately 62.204 acres from Residential Estate (RE) to 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 Suite 710, Dallas, Texas, 75225. Also present in support of this case were Adam Buczek, 8214 Westchester Suite 710, Dallas, Texas, 75225, John Arnold, 8214 Westchester Suite 710, Dallas, Texas, 75225, Janette Coker, 1910 Green Meadow Court, Arlington, Texas, 76013, Ray Coker, 1910 Green Meadow Court, Arlington, Texas, 76013, Don Mayfield, 1813 Conley Drive, Arlington, Texas, 76013, Clarence Fink, 1705 Powell Drive, Arlington, Texas, 76013, Janiece Fink, 1705 Powell Drive, Arlington, Texas, 76013, Laura Mayfield, 908 W. Tucker Boulevard, Arlington, Texas, 76013, and Ronald Fink, 2815 Bonneville Drive, Arlington, Texas, 76016.

Commissioner Croxton moved to Approve Zoning Case PD17-13 Mayfield Farms with the following stipulations:

- A. The entire perimeter screening wall, perimeter landscaping, and the playground within the first phase shall be completed before any residential building permits are issued.
- B. The architectural elements counting toward Unified Development Code requirements for front facing, front loading garages shall not count toward the anti-monotony standards put in place through this Planned Development.
- C. That the developer requires at least 80% of the homes to have a minimum of 20 percent of the front façade to be of stone.

Seconded by Commissioner McCurdy, the motion was approved by a vote of 5-2-0.

APPROVED

Being no other business to come before the Commission, Chair Moise adjourned the meeting at 7:35 p.m.

Nelen Moise

Chair

ATTEST:

Ginny Hoffel

Secretary to the Commission

APPROVED this 20th day of December 2017

