

## Minutes



### Planning and Zoning Commission Regular Session

Council Briefing Room  
101 W. Abram St.

**November 8, 2017  
5:30 P.M.**

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on November 8, 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
Jeff McCurdy	*	Commissioners
Clay Kelley	*	
Ignacio Nuñez	*	
Harry Croxton	*	
Charles Brady	*	
Cameron Atkins	*	

#### Absent:

Linda Gibson	*
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#### 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
Brandon Long	*	Professional Engineer
Galen Gatten	*	Assistant City Attorney

- I. Called to order by Chair Moise at 5:33 p.m.
- II. The Pledge was led by Commissioner McCurdy.
- III. Commissioner Atkins moved to approve the minutes of the October 18, 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. Preliminary Plat – Viridian Village Planning Area 3 – Phases 3A, 3B, and 3C (Zoned Planned Development (PD) for certain institutional uses; certain office uses; certain recreation and entertainment uses; certain residential and lodging uses; certain retail and personal service uses; certain temporary uses; certain utilities, communication, and transportation uses; and the following miscellaneous uses: distribution centers, gas drilling and production, community centers, community homes, libraries, medical clinic or ambulatory surgical centers, boutique hotels, extended care facilities, car washes, custom and craft work, farmers market, gasoline sales, personal services, veterinarian clinic, temporary outdoor sales, and radio, television, or microwave tower, and related accessory uses); ; generally located north of Bird’s Fort Trail and east of North Collins Street with the approximate address of 4301 North Collins Street.

Present to speak in support of this case was Howard Porteus, 1245 Blue Lake Boulevard, Arlington, Texas, 76005.

Commissioner Nuñez moved to Approve Preliminary Plat – Viridian Village Planning Area 3. Seconded by Commissioner Croxton, the motion was approved by a vote of 8-0-0.

**APPROVED**

- B. Combination Plat – Lahue Addition, Lot 1, Block 1, zoned Residential Single-Family 15 (RS-15); generally located north of Russell Road and east of Ledbetter Road with the approximate address being 3201 Russell Road.

Present to speak in support of this case was Joyce Stanton, 908 W. Main Street, Arlington, Texas, 76013. Also present in support of this case were August Lahue, 2350 N. Main Street, Mansfield, Texas, 76063, and Alma Farias, 2350 N. Main Street, Mansfield, Texas, 76063.

Commissioner Nuñez moved to Approve Combination Plat – Lahue Addition. Seconded by Commissioner Croxton, the motion was approved by a vote of 8-0-0.

**APPROVED**

- C. Combination Plat - W.D. Lacy Addition - Lot 1R-1 and 1R-2 of the W.D Lacey Survey, Abstract 929 being a combination plat of approximately 30.000 acres zoned Air Port Overlay-Industrial

Manufacturing (APO-IM); generally located south of East Interstate 20 Highway and west of South Collins Street with the approximate address being 620 East Interstate 20.

Commissioner Nuñez moved to Approve Combination Plat – W.D. Lacy Addition. Seconded by Commissioner Croxton, the motion was approved by a vote of 8-0-0.

**APPROVED**

- D. Preliminary Plat - Benbar Estates Addition - 13.242 acres out of the Abram D. Hedenberg Survey, Abstract Number 725, B. R. Abbott Survey, Abstract Number 13, and William H. Curry Survey, Abstract Number 277. Zoned Village on the Green (VG); generally located north of Turner Warnell Road and west of Russell Curry Road with the approximate address being 7900 Russell Curry Road.

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

**APPROVED**

**V. PUBLIC HEARING FOR ZONING CASES**

- A. Zoning Case PD15-11R1  
(Kroger Expansion and Fueling Center – 945 West Lamar Boulevard)

Application for approval of a revision to the development plan on approximately 13.804 acres currently zoned Planned Development (PD) for limited Community Commercial (CC) uses, with a Development Plan; generally located north of West Lamar Boulevard and west of North Cooper Street.

This case was continued to the January 17, 2018 public hearing meeting per the applicant's request.

## **CONTINUED**

- B. Zoning Case PD17-15  
(Point Blank Gun Range – 5721 South Cooper Street)

Application to change the zoning on approximately 3.35 acres from Planned Development for Community Commercial (CC) Uses with an expired Concept Brief to Planned Development (PD) for Community Commercial (CC) Uses, plus a 'Gun range (indoor)', with a Development Plan; generally located south of West Nathan Lowe Road and east of South Cooper Street.

Present to speak in support of this case was Kevin Alee, 10930 Deerfield Road, Blue Ash, Ohio, 45242. Also present to speak in support were Warren Hills, 1301 Central Expressway Allen, Texas, 75013, and Chris Neill, 1100 E. Morehead Street, Charlotte, North Carolina, 28204.

Commissioner Croxton moved to Approve Zoning Case PD17-15 with the following stipulations:

- A. Install trees and continue the line of shrubs along the northern property line.
- B. Install Southern Magnolias (or equivalent species) at locations within the landscape buffer area, on the east side of the building, to screen the duct work from the residential properties in addition to the proposed wooden fence.
- C. Provide additional building articulation along the northern and southern elevations, to meet the minimum UDC requirements.
- D. As an ongoing operation, provide a point of contact to all the HOA within one mile of the site.

Seconded by Commissioner Nuñez, the motion was approved by a vote of 7-1-0.

## **APPROVED**

- C. Specific Use Permit SUP17-2  
(EZ Out Bail Bonds – 607 West Division Street)

Application for approval of a Specific Use Permit for a bail bond service on approximately 0.444 acres zoned General Commercial (GC); generally located north of West Division Street and east of South Cooper Street.

Present to speak in support of this case was Santos P. Martinez, 900 Jackson Street, Suite 640, Dallas, Texas, 75223.

Commissioner Croxton moved to Approve Specific Use Permit SUP17-2 with the following stipulations:

- A. No electronic message centers shall be allowed. Any signage proposed on site shall adhere to the Sign Standards of the UDC.
- B. The building shall be painted with neutral colors.
- C. The proposed Bail Bond Service use will be limited to 2,070 square feet of the 8,770 square feet structure only.

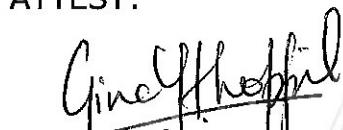
Seconded by Commissioner Atkins, the motion was approved by a vote of 8-0-0.

**APPROVED**

Being no other business to come before the Commission, Chair Moise adjourned the meeting at 7:03 p.m.

  
Chair

ATTEST:

  
Secretary to the Commission  
APPROVED this 6th day of December 2017