

Minutes



Planning and Zoning Commission Regular Session

Council Briefing Room
101 W. Abram St.

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

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

Absent:

Clay Kelley	*
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Staff:

John Dugan	*	Director, Community Development and Planning
Gincy Thoppil	*	Assistant Director/Development
Jennifer Pruitt	*	Planning Manager/Development
Bryan Isham	*	Principal Planner/Development
Kevin Charles	*	Senior Planner/Development
Danielle Mathews	*	Planner/Development
Galen Gatten	*	Assistant City Attorney

- I. Called to order by Chair Moise at 5:36 p.m.
- II. The Pledge was led by Commissioner Atkins.
- III. Commissioner Nuñez moved to approve the minutes of the August 16, 2017, P&Z Regular Session Meeting. Seconded by Commissioner Atkins, the minutes were approved by a vote of 8-0-0.

APPROVED

IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS

- A. Preliminary Plat – Knott’s Landing at Rush Creek - Lots 1-10 and 11X, Block 1, Lot 1X, Block 2, Lots 1-13, Block 3, and Lot 1X, Block 4 of the Knott’s Landing at Rush Creek Addition being a replat of a 9.68 acre tract of land out of the Pleasant M. Russell Survey, Abstract No. 1280 zoned Residential Single-Family 7.2 (RS-7.2); and generally located west of Park Springs Boulevard and south of Gentle Springs Drive with the approximate address being 4001 Curry Road.

Commissioner Woehr moved to Approve Preliminary Plat – Knott’s Landing at Rush Creek. Seconded by Commissioner Atkins, the motion was approved by a vote of 8-0-0.

APPROVED

- B. Replat – Aspire Addition - Lot 1, Block 1, Zoned Industrial Manufacturing (IM); generally located east of Coping Lane and north of Mineral Springs Road with the approximate addresses being 1007 and 1011 Mineral Springs Road and 6101 Coping Lane.

Commissioner Woehr moved to Approve Replat – Aspire Addition. Seconded by Commissioner Atkins, the motion was approved by a vote of 8-0-0.

APPROVED

- C. Replat – A. Newton Addition - Lots 47-R and 67BB-R of the A. Newton Addition being a revision of approximately 0.933 acres of Lots 47 and 67BB zoned General Commercial (GC); and generally located east of South Cooper Street and approximately 1,500 feet north of West Mayfield Road with the approximate addresses being 3031 and 3027 South Cooper Street.

Commissioner Woehr moved to Approve Replat – A. Newton Addition. Seconded by Commissioner Atkins, the motion was approved by a vote of 8-0-0.

APPROVED

- D. Preliminary Plat – Melear Townhomes Addition - Lots 1X, 2-23, and 24X, Block 1, and Lots 1-6 and 7X, Block 2 of the Melear Townhomes Addition being a replat of a 3.77 acre tract of land out of the Lane Survey, Abstract No. 952 zoned Residential Multi-Family 22 (RMF-22); and generally located west of Melear Drive and south of West Mayfield Road with the approximate address being 3500 Melear Drive.

This case was continued to the September 20, 2017 public hearing meeting per the applicant's request.

CONTINUED

V. PUBLIC HEARING FOR ZONING CASES

- A. Zoning Case PD15-11R1
(Kroger Expansion – 945 West 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.

This case was continued to the October 4, 2017 public hearing meeting per the applicant's request.

CONTINUED

- B. Zoning Case PD17-12
(Arlington Resort for Pets – 4601 and 4611 West Sublett Road)

Application to change the zoning on approximately 1.737 acres from Community Commercial (CC) to Planned Development (PD) for Community Commercial (CC) Uses, plus a Kennel, Commercial, with an Outside Run, with a Development Plan.

Present to speak in support of this case was Lee Richter, 4601 West Sublett Road, Arlington, Texas, 76017. Also present in support of this case were Steven Homeyer, P.O. Box 294527, Lewisville, Texas, 75029, Jennifer Inbody, 2909 Pathfinder Court, Grandbury, Texas, 76048.

Present to speak in opposition of this case was Sherman Hatch, 4621 West Sublett Road, Arlington, Texas, 76017.

Commissioner Croxton moved to Approve Zoning Case PD17-12 Arlington Resort for Pets with the following stipulations:

- Provide a minimum six-foot tall board-on-board cedar fence with a retaining wall, if necessary, along the northern property line, not to exceed a total of eight feet.
- A six-foot wide landscape buffer along the western property line, to follow the perimeter of the proposed exercise area and continue for approximately 65 feet of the proposed building's length.
- 14 Southern Wax Myrtles, three Shumard Red Oaks, and 15 Glossy Abelias shall be installed in this landscape buffer.

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

APPROVED

- C. Zoning Case PD17-11
(3rd and Center – 102, 106, 110, 202, and 204 East Third Street; 201, 206, 205, and 207 East Fourth Street; 704 and 706 Glenn Crossett Court; and 705 and 707 South Center Street)

Application to change the zoning on approximately 2.87 acres from Residential Single-Family 7.2 (RS-7.2), Residential Medium-Density 12 (RMF-12), and Residential Multi-Family 22 (RMF-22) to Planned Development (PD) for Residential Multi-Family 22 (RMF-22) uses, with a Development Plan.

This case was continued to the September 20, 2017 public hearing meeting per the applicant's request.

CONTINUED

- D. 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).

This case was continued to the September 20, 2017 public hearing meeting per the applicant's request.

CONTINUED

Being no other business to come before the Commission, Chair Moise adjourned the meeting at 6:01 p.m.


Chair

ATTEST:


Secretary to the Commission
APPROVED this 20th day of September 2017