

## Minutes



### Planning and Zoning Commission Regular Session

Council Briefing Room  
101 W. Abram St.

**September 20, 2017  
5:30 P.M.**

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on September 20, 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	*	
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	*	Senior Planner/Development
Brandon Long	*	Professional Engineer
Galen Gatten	*	Assistant City Attorney

- I. Called to order by Chair Moise at 5:53 p.m.
- II. The Pledge was led by Commissioner Woehr.
- III. Commissioner Brady moved to approve the minutes of the September 6, 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 – Avondale Place Addition – Lot 7R3, Block 2 of the Avondale Place Addition being a replat of approximately 0.295 acres of a remainder of Lot 7, Block 2 of the Avondale Place Addition zoned Entertainment District Overlay – Residential Medium-Density 12 (EDO – RM-12); and generally located south of Thannisch Drive and east of North Center Street with the approximate address being 1112 Thannisch Drive.

Present to speak in support of this case was Ron Coombs, 2208 Park Place Avenue, Fort Worth, Texas, 76110. Also present in support of this case was Anand Drihyn, 1112 Thannish Drive, Arlington, Texas, 76011.

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

**APPROVED**

- B. Combination Plat – Lahue Addition - Lot 1, Block 1, zoned Residential Estate (RE); east of north of Russell Road and east of Ledbetter Road with the approximate address being 3201 Russell Road.

**CONTINUED**

- C. Combination Plat – R.R. Ramey - Lot 6-R of the R.R. Ramey Survey being a combination plat of approximately 7.562 acres zoned Community Commercial (CC); and generally located north of East Interstate 20 Highway and west of New York Avenue with the approximate address being 4100 New York Avenue.

Commissioner Croxton moved to Approve Combination Plat – R.R. Ramey. 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 October 4, 2017 public hearing meeting per the applicant's request.

### **CONTINUED**

#### V. PUBLIC HEARING FOR ZONING CASES

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

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.

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

### **CONTINUED**

- B. Zoning Case PD17-2  
(8Four8 – 848 and 900 West Mitchell Street,  
and 907 Bengé Drive)

Application to change the zoning on approximately 5.06 acres from Residential Multi-Family-22 (RMF-22), and Office Commercial (OC) to Residential Multi-Family-22 (RMF-22) uses, with a Development Plan; generally located south of West Mitchell Street and west of South Cooper Street.

Present to speak in support of this case was Ylber Korcot, 907 Bengé Drive, Arlington, Texas, 76013. Also present in support of this case were Joyce Stanton, 903 W. Main, Arlington, Texas, 76013, Brent Little, 3201 Hallow Creek Arlington, Texas, 76001.

Commissioner Croxton moved to Approve Zoning Case PD17-2 8Four8 Mitchell. Seconded by Commissioner Smith, 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 (RM-12), and Residential Multi-Family 22 (RMF-22) to Planned Development (PD) for Residential Multi-Family 22 (RMF-22) uses, with a Development Plan; generally located north of East Mitchell Street and east of South Center Street.

Present to speak in support of this case was Jay Matthieseon, 8200 San Benito Way, Dallas, Texas, 75218.

Present to speak in opposition of this case was Catherine Thomas, 400 E. 1<sup>st</sup> Street, Arlington, Texas, 76010. Also present in opposition were Jose E. Schaefer, 2110 Laura Lane, Arlington, Texas, 76010, Barbara Salsler, 1819 Brookview Drive, Arlington, Texas, 76010, Jim Gayda, 210 East Second Street, Arlington, Texas, 76010, Gayda, 210 East Second, Arlington, Texas, 76010, Dale Bergeron, 512 West Inwood Drive, Arlington, Texas, 76010, Alicia Gray, 410 Baylor Drive, Arlington, Texas, 76010, Donald Boxall, 2028 Mill Creek Drive, Arlington, Texas, 76010, Rebecca Boxall, 2028 Mill Creek Drive, Arlington, Texas, 76010, Richard Thomas, 400 E. First Street, Arlington, Texas, 76010, Grace Darling, 1316 South Pecan Street, Arlington, Texas, 76010, Linda Templin, 1700 Woods Drive, Arlington, Texas, 76010.

Commissioner Croxton moved to Approve Zoning Case PD17-11 3rd and Center with the following stipulations:

- The development eliminate cementitious fiberboard as an exterior finish material.
- That the developer participate in the cost of signaling the intersection of East Border Street and South Mesquite Street

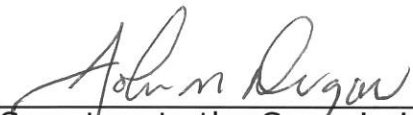
Seconded by Commissioner Nuñez, the motion was approved by a vote of 5-3-0.

**APPROVED**

Being no other business to come before the Commission, Chair Moise adjourned the meeting at 7:58 p.m.

  
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Chair

ATTEST:

  
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Secretary to the Commission  
APPROVED this 4th day of October 2017