

## Minutes



### Planning and Zoning Commission Regular Session

Council Chamber  
101 W. Abram St.

January 20, 2016  
5:30 P.M.

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on January 20, 2016, at 5:30 p.m. in the Council Chamber 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
Clete McAlister	*	Vice Chair
Jeff McCurdy	*	Commissioners
Mike Talambas	*	
Patrick Reilly	*	
Ron Smith	*	
Harry Croxton	*	
Samuel Smith, III	*	

#### Absent:

Victoria Myers	*
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#### Staff:

Gincy Thoppil	*	Planning Manager/Development
Nathaniel Barnett	*	Senior Planner/Development
Shon Brooks	*	Senior Planner/Development
Galen Gatten	*	Assistant City Attorney

- I. Called to order by Chair Fowler at 5:53 p.m.
- II. The Pledge was led by Commissioner Talambas.
- III. Commissioner Smith III moved to Approve the minutes of the January 6, 2016, P&Z Regular Session Meeting. Seconded by Commissioner Talambas, the minutes were approved by a vote of 8-0-0.

**APPROVED**

#### IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS

- A. Preliminary Plat for Lot 1, Block 1; Lot 1, Block 2; Lot 1, Block 3; Lot 1, Block 4; and Lot 1, Block 5 of the **Julia Burgen Park Addition**, City of Arlington, Tarrant County, Texas and Lot 31R, Block 4, of the **College Oaks Addition**, City of Arlington, Tarrant County, Texas; the same being a replat of Lots 1-4 and Lots 6-17, Block 1; Lots 1-3 and Lot 5, Block 3; Lots 1-16 and Lots 21-22, Block 4, all of the Brookhollow Addition (as recorded in Volume 388-8, Page 53); Lot 5-R, Block 1 of the Brookhollow Addition, (as recorded in Volume 388-30, Page 341); Lot 21-R, Block 1 of the Brookhollow Addition, (as recorded in Volume 388-27, Page 39); Lot 17-R, Lot 18-R and Lot 19-R, Block 4, of the Brookhollow Addition, (as recorded in Volume 388-9, Page 457); Blocks 7-9 of the Harkey, Moore and Bobo Addition, (as recorded in Volume 310, Page 63); Lots 1-3 of the Odell Jones Addition, (as recorded in Volume 388-16, Page 459); Lots 12-14, Block 3, and a portion of the Southdale Drive cul-de-sac of the Southdale Addition, (as recorded in Volume 388-2, Page 3); Lots 13-17, Block 1; Lots 6-13, Block 2; Lot 1 & 2, and Lots 8-13, Block 3; Lots 5-13, Lot 31 and Lots 32-37, Block 4; Lots 1-5, Lots 9-11, Lots 15-19, and Lots 23-26, Block 5; Lots 1-6, Block 6; Lots 14 & 15, Block 7; all of the College Oaks Addition, (as recorded in Volume 388-6, Page 129); Lots 1A & 3A, Block 4; of the College Oaks Addition, (as recorded in Volume 388-10, Page 70); Lots 14R1 & 16R, Block 4; of the College Oaks Addition, (as recorded in Cabinet B, Slide 327); Lot 17A, Lot 18A, Lot 19A, Lot 20A, Lot 21A and Lot 22A, Block 4; of the College Oaks Addition, (as recorded in Volume 388-11, Page 131); Lots 38R & 40R, Block 4; of the College Oaks Addition, (as recorded in Volume 388-4, Page 281); Lots 6A & 8A, Block 5; of the College Oaks Addition, (as recorded in Volume 388-11, Page 55); Lots 12A & 14A, Block 5; of the College Oaks Addition, (as recorded in Volume 388-23, Page 4); Lots 20A & 22A, Block 5; of the College Oaks Addition, (as recorded in Volume 388-8, Page 41); Lots 1-5, Block 1R: of the McCarver Addition, (as recorded in Volume 388-48, Page 931); Lots 9-16, Block 4, and Lots 1-5, Block 5; of the R.A. Mitchell Addition, (as recorded in Volume 310, Page 20); the remainder of Tract 75-E, (as recorded in Volume 10288, Page 2017); ; a 7.155 acre tract of land (as recorded in Volume 13095, Page 49); Tract 27A, (as recorded in Volume 10288, Page 1923); a tract of land as recorded in Volume 11723, Page 1258; a tract of land acquired through condemnation proceedings before the Tarrant County Court (as recorded in Document Number D207038172, Official Records of Tarrant County, Texas); all of Tract 2, (as recorded in Volume 8059, Page 1189); and portions of the adjoining public right-of-way that are in the process of being vacated and abandoned as public right-of-way, the same portions of street being heretofore named College Oaks Drive, Dover Lane, Mary Street, Ray Street, Ruby Street, Turtle Creek Drive, and Wilkinson Street; the preceding described real property consisting of approximately 64.92 acres

of land out of the John Huitt Survey, Abstract No. 703, and generally located north of West Park Row Drive and west of South Collins Street; and having an approximate street address of 1008 Ruby Street.

- B. Replat – J.M. Henderson Addition, Lots 60R, 61R, 68, and 69 zoned Planned Development (PD) for multi-family and community commercial uses, Community Commercial (CC), and Office Commercial (OC); generally located north of West Lamar Boulevard and west of North Cooper Street with the approximate address being 945 West Lamar Boulevard.
- C. Replat – Great Southwest Industrial District Industrial Community No. 2, Site 1R1 and 1R2 zoned Industrial Manufacturing (IM); generally located north of Avenue E East and east of Avenue F Street with the approximate address being 2910 Avenue F Street.

Commissioner Croxton moved to Approve Preliminary Plat - Julia Burgen Park Addition, Replat – J.M. Henderson Addition, and Replat – Great Southwest Industrial District Community No. 2 on the Plat Consent Agenda. Seconded by Commissioner Smith III, the motion was approved by a vote of 8-0-0.

### **APPROVED**

#### V. PUBLIC HEARING FOR ZONING CASES

- A. **CONTINUED (from 01-06-16)** Zoning Case ZA15-8  
(Schaab Industrial - 7415 South Cooper Street)

Application to change the zoning on approximately 2.079 acres from Residential Estate (RE) to General Commercial (GC) and Light Industrial (LI); generally located south of West Harris Road and east of South Cooper Street.

Present in support of this case was Larry Wallace, 1703 North Peyco Drive, 76011.

Commissioner Croxton moved to Approve Zoning Case ZA15-8. Seconded by Vice Chair McAlister, the motion was approved by a vote of 5-3-0.

AYES: Croxton, McCurdy, Reilly, Fowler, McAlister  
NAYS: Ron Smith, Talambas, Smith III  
ABSTAIN: None

### **APPROVED**

Being no other business to come before the Commission, Chair Fowler adjourned the meeting at 6:15 p.m.

Chair 

ATTEST:

  
Secretary to the Commission  
APPROVED this 3rd day of February 2016