

Minutes



Planning and Zoning Commission Regular Session

Council Briefing Room
101 W. Abram St.

**October 19, 2016
5:30 P.M.**

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on October 19, 2016, 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:

Larry Fowler	*	Chair
Clete McAlister	*	Vice Chair
Helen Moise	*	Commissioners
Samuel Smith III	*	
Stephanie Woehr	*	
Jeff McCurdy	*	
Ron Smith	*	
Harry Croxton	*	

Staff:

Gincy Thoppil	*	Assistant Director/Planning
Jennifer Pruitt	*	Planning Manager/Development
Bryan Isham	*	Senior Planner/Development
Shon Brooks	*	Principal Planner/Development
Kevin Charles	*	Senior Planner/Development
Danielle Mathews	*	Planner/Development
Lyndsay Mitchell	*	Planning Manager/Strategic
Ann Foss	*	Principal Planner/Strategic
Galen Gatten	*	Assistant City Attorney

- I. Called to order by Chair Fowler at 5:33 p.m.
- II. The Pledge was led by Commissioner Smith III.
- III. Commissioner Moise moved to Approve the minutes of the October 5, 2016, P&Z Regular Session Meeting. Seconded by Commissioner Woehr, the minutes were approved by a vote of 8-0-0.

APPROVED

IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS

- A. Preliminary Plat – Ballweg Addition, Lots 7 through 12, Block 1; Lots 15 through 40, Block 2; Lots 1 through 10, Lot 11X Block 3; Lots 1 through 8, Lot 9X Block 4; Lot 1X, Lots 2 through 25, Lot 26X, Lots 27 through 33, Lot 34X, Lots 35 through 41, Lots 42-48, Lot 49X, and Lots 50-55, Block 5; Lots 1 through 10, Block 6; Lots 1 through 10, Block 7; Lots 1 through 11, Block 8; Lots 1 through 5, Block 9; Lots 1 through 12, Block 10; Lots 1 through 12, Block 11; Lots 1 through 6, Block 12; (Zoned RS-7.2); generally located west of South Collins Street and south of Mansfield Webb Road with the approximate addresses being 7415, 7418, and 7500 Webb Ferrell Road.

Preliminary Plat – Ballweg Addition was removed from the Consent Agenda.

Present to speak in support of this case was Douglas Cooper, 200 E. Abram, Arlington, TX 76107. Also present in support was Cliff Mycoskie, 200 E. Abram, Arlington, TX 76107.

Commissioner Smith III moved to Approve Preliminary Plat – Ballweg Addition, contingent upon approval of the zoning request ZA16-8 and the TDP Amendment by City Council. Seconded by Commissioner Moise, the motion was approved by a vote of 8-0-0.

APPROVED

- B. Combination Plat – R.M. Throckmorton Addition – Block 3R2 (Zoned Community Commercial (CC)); generally located south of Interstate Highway 20 and west of Park Springs Boulevard with the approximate addresses being 4400 Park Springs Boulevard, 3801 Carol Lane, and 3815 Carol Lane.

Commissioner Ron Smith moved to Approve Combination Plat – R.M. Throckmorton Addition. Seconded by Commissioner Woehr, the motion was approved by a vote of 8-0-0.

APPROVED

V. PUBLIC HEARING FOR ZONING CASES

A. Thoroughfare Development Plan Amendment

Consider revisions to the Thoroughfare Development Plan to include the following:

1. Realign and downgrade to a local street a section of Webb Ferrell Road from Deer Hollow Drive to Red Deer Way.
2. Realign and downgrade Ballweg Road from a four-lane Major Collector to a two-lane Minor Collector from Loretta Day Drive to future Webb Ferrell Road.
3. Realign and downgrade to a local street a section of Ballweg Road from future Webb Ferrell Road to North Webb Ferrell Road.

Present in support of this case were Cliff Mycoskie, 200 E. Abram, Arlington, TX 76107 and Douglas Cooper, 200 E. Abram, Arlington, TX 76107.

Commissioner Woehr moved to Approve the Thoroughfare Development Plan Amendment. Seconded by Commissioner Ron Smith, the motion was approved by a vote of 8-0-0.

APPROVED

B. Zoning Case PD16-12 (Take 5 Oil Change – 2417 West Pleasant Ridge Road)

Application to change the zoning on approximately 0.531 acres, from Community Commercial (CC) to Planned Development (PD) for General Commercial (GC) uses limited to an Auto Service Center, with a Development Plan; generally located north of West Pleasant Ridge Road and east of South Bowen Road.

Present to speak in support of this case were James Corkill, 12200 N. Stemmons Freeway, Dallas, TX 75234 and Henry Robert, 3251 Wall Boulevard, Gretna, LA 70056.

Commissioner Croxton moved to Approve Zoning Case PD16-12, with the following stipulations:

- Screening wall - 4 foot on the north side and 6 foot on the east side
- Restrict uses to exchange of automobile fluids

Seconded by Vice Chair McAlister with amendment to the motion as follows:

- Soften the colors

The motion was approved by a vote of 6-2-0.

APPROVED

C. Zoning Case PD16-13
(Take 5 Oil Change – 5801 Office Park Drive)

Application to change the zoning on approximately 0.49 acres from Community Commercial (CC) to Planned Development (PD) for General Commercial (GC) uses limited to an Auto Service Center, with a Development Plan; generally located north of West Interstate Highway 20 and west of West Green Oaks Boulevard.

Present to speak in support of this case were James Corkill, 12200 N. Stemmons Freeway, Dallas, TX 75234 and Henry Robert, 3251 Wall Boulevard, Gretna, LA 70056.

Commissioner Croxton moved to Approve Zoning Case PD16-13, with the following stipulations:

- Restrict uses to exchange of automobile fluids
- Softening of the colors

Seconded by Commissioner Ron Smith, the motion failed by a vote of 2-6-0.

Ayes: R. Smith, Croxton

Nays: Fowler, McAlister, Moise, Woehr, McCurdy and Smith III

Abstain: None

DENIED

D. Zoning Case PD16-14
(Take 5 Oil Change – 4500 Matlock Road)

Application to change the zoning on approximately 0.819 acres from Planned Development (PD) for a Convenience Store with Gasoline Sales to Planned Development (PD) for General Commercial (GC) uses limited to an Auto Service Center; generally located south of East Stephens Street and west of Matlock Road.

Present to speak in support of this case were James Corkill, 12200 N. Stemmons Freeway, Dallas, TX 75234 and Henry Robert, 3251 Wall Boulevard, Gretna, LA 70056.

Vice Chair McAlister moved to Approve Zoning Case PD16-14, with the following stipulations:

- Reconfiguration of screening wall
- Restrict uses to exchange of automobile fluids
- Soften colors
- Signage on the wall and forgo monument sign

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

APPROVED

Being no other business to come before the Commission, Chair Fowler adjourned the meeting at 6:25 p.m.


Chair

ATTEST:


Secretary to the Commission
APPROVED this 9th day of November 2016