

Minutes



Planning and Zoning Commission Regular Session

Council Chamber
101 W. Abram St.

**May 6, 2015
5:30 P.M.**

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on May 6, 2015, 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:

Kevin McGlaun	*	Chair
Clete McAlister	*	Vice-Chair
Patrick Reilly	*	
Ron Smith	*	Commissioners
Mike Talambas	*	
Vera McKissic	*	
Harry Croxton	*	

Absent:

Larry Fowler	*
Samuel Smith, III	*

Staff:

Bridgett White	*	Interim Director
Gincy Thoppil	*	Community Development and Planning Planning Manager/Development
Jennifer Pruitt	*	Community Development and Planning Principal Planner/Development
Kevin Charles	*	Senior Planner/Development
Nathaniel Barnett	*	Senior Planner/Development
David Barber	*	Assistant City Attorney

- I. Called to order by Chair McGlaun at 5:35 p.m.
- II. The Pledge was led by Commissioner Talambas.
- III. Commissioner Talambas moved to Approve the minutes of the April 15, 2015, P&Z Regular Session Meeting. Seconded by Vice-Chair McAlister, the minutes were approved by a vote of 7-0-0.

APPROVED

IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS

- A. Preliminary Plat – Pioneer Village Addition, Lots 1 through 6, Block 1; Lots 1 through 2X, Block 2; Lots 1 through 3X, Block 3; Lots 1 through 2X, Block 4 (Zoned Community Commercial [CC], Residential Multi-Family [RMF-22], and Neighborhood Commercial [NC]); generally located south of East Pioneer Parkway and east of Sherry Street with the approximate address being 2351 East Arkansas Lane.

Present in support of this case were David McCarver, 600 Six Flags Drive, Suite 600, 76011; and Charles Clawson, 6219 Lakeridge Road, 76016.

- B. Replat – A. Newton Addition, Lots 73A1, 73A2 and 73A3; (Zoned Office Commercial [OC]); generally located south of West Arkansas Lane and west of Matlock Road with the approximate address being 2712 Matlock Road.

Present in support of this case were William Smith, P.O. Box 699, 76004; and Charles Clawson, 6219 Lakeridge Road, 76016.

- C. Replat – P. Caldwell Addition, Lots 11R1 and 11R2 (Zoned Community Commercial [CC] and General Commercial [GC]); generally located south of East Park Row and west of South Watson Road with the approximate address being 2522 Park Row Drive.
- D. Replat - Westpointe Business Center Addition, Lot 1R1B1 and 1R1B2, Block 1 (Zoned Airport Overlay – Community Commercial [APO-CC]); generally located north of East Bardin Road and west of Waxwing Drive with the approximate address being 4400 Waxwing Drive.

Commissioner Croxton moved to Approve Preliminary Plat – Pioneer Village Addition, Replat - A. Newton Addition, Replat - P. Caldwell Addition, and Replat - Westpointe Business Center Addition on the Plat Consent Agenda. Seconded by Commissioner Reilly, the motion was approved by a vote of 7-0-0.

APPROVED

V. PUBLIC HEARING FOR ZONING CASES

- A. Specific Use Permit SUP15-1
(Chick-fil-A – 1505 North Collins Street, 911 and 915 Skyline Street)

Specific Use Permit for a Restaurant with drive-through window, currently zoned Entertainment District Overlay-Community Commercial (EDO-CC); generally located north of Skyline Drive and east of North Collins Street.

Present to speak in support of this case was Jim Maibach, 1703 North Peyco Drive, 76001; Bryan Burger, 17103 Preston Road, Dallas, 75248; and Bryce Nichols, 14850 Quorum Drive, Suite 201, Dallas, 75254.

Also present in support of this case were Joseph Tocco, 1233 Leighton Estates Court, O'Fallon, MO, 63368; Larry Wallace, 2808 Lakeshore Drive, 76013; Carmenza Moreno, 1505 North Collins Street, 76011; and Cliff Mycoskie, 200 East Abram Street, 76010.

Commissioner Ron Smith moved to Approve Specific Use Permit SUP15-1. Seconded by Commissioner McKissic, the motion was approved by a vote of 7-0-0.

APPROVED

- B. Zoning Case PD15-2
(Overture at Arlington Highlands – 250 West Arbrook Boulevard)

Application to change the zoning on approximately 3.799 acres from Office Commercial (OC) and General Commercial (GC) to Planned Development (PD) for Office Commercial (OC) uses plus an Independent Senior Living Facility, with a Development Plan; generally located north of Highlander Boulevard and east of Matlock Road.

Present to speak in support of this case was Lance Hanna, 600 East Las Colinas Boulevard, Irving, 75039; and Douglas Cooper, 200 East Abrams Street, 76010.

Also present in support of this case were Tommy Mann, 2728 North Harwood Lane, Suite 500, Dallas, 75231; and Sarah Kuehn, 200 East Abram Street, 76010.

Present to speak in opposition to this case was Dr. Jason Harrison, MD, 3408 West Hunter Bend Court, Mansfield, 76063.

Also present in opposition to this case was Nancy Harrison, 3408 West Hunter Bend Court, Mansfield, 76063.

Commissioner Croxton moved to Approve Zoning Case PD15-2 with the following stipulations:

- Provide a landscape strip and a sidewalk between the building wall and the parking spaces on the west side
- Provide 4 inch caliper trees throughout the site


Seconded by Commissioner Ron Smith, the motion was approved by a vote of 7-0-0.

APPROVED

Being no other business to come before the Commission, Chair McGlaun adjourned the meeting at 6:54 p.m.


Chair

ATTEST:


Secretary to the Commission
APPROVED this 20th day of May 2015