

## Minutes



### Planning and Zoning Commission Regular Session

Council Chamber  
101 W. Abram St.

**October 21, 2015  
5:30 P.M.**

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on October 21, 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:

|                   |   |               |
|-------------------|---|---------------|
| Larry Fowler      | * | Chair         |
| Clete McAlister   | * | Vice Chair    |
| Jeff McCurdy      | * | Commissioners |
| Mike Talambas     | * |               |
| Patrick Reilly    | * |               |
| Ron Smith         | * |               |
| Harry Croxton     | * |               |
| Samuel Smith, III | * |               |
| Victoria Myers    | * |               |

Staff:

|               |   |                              |
|---------------|---|------------------------------|
| Jim Parajon   | * | Deputy City Manager          |
| Gincy Thoppil | * | Planning Manager/Development |
| Shon Brooks   | * | Senior Planner/Development   |
| Kevin Charles | * | Senior Planner/Development   |
| Galen Gatten  | * | Assistant City Attorney      |

I. Called to order by Chair Fowler at 5:36 p.m.

II. The Pledge was led by Vice Chair McAlister.

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III. Commissioner Croxton moved to Approve the minutes of the October 7, 2015, P&Z Regular Session Meeting. Seconded by Commissioner Ron Smith, the minutes were approved by a vote of 9-0-0.

**APPROVED**

IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS

- A. Preliminary Plat – Viridian Addition, Viridian Village 1G, Lots 1X-82X, Block 1 and Lots 1X-65X, Block 2 (Zoned Planned Development [PD]); generally located south of Lakes of Bird’s Fort Trail and east North Collins Street with the approximate address being 4301 North Collins Street.

Present in support of this case was Annie Hepner, 600 Six Flags Drive, 76011.

- B. Combination Plat – Bardin First Industrial, Lot 2, Block 1 (Zoned Industrial Manufacturing [IM]); generally located south of East Bardin Road and east of New York Avenue with the approximate address being 4551 New York Avenue.
- C. Replat – Ballpark Estates, Lots 22R1 and 22R2, Block A (Zoned Entertainment District Overlay – Planned Development [EDO-PD] for all Festival [F] uses plus Medium Density Multi-Family [MF18] uses); generally located south of East Road to Six Flags Street and west of Pennant Drive with the approximate address being 1206 East Road to Six Flags Street.
- D. Replat – Brookhollow Addition, Lots 1A3A and 1A3B (Zoned Entertainment District Overlay – Community Commercial [EDO-CC]); generally located north of Interstate 30 Highway and west of North Watson Road with the approximate address being 2300 East Lamar Boulevard.

Commissioner Croxton moved to Approve Preliminary Plat – Viridian Addition, Combination Plat – Bardin First Industrial, Replat – Ballpark Estates, and Replat - Brookhollow Addition on the Plat Consent Agenda. Seconded by Commissioner Reilly, the motion was approved by a vote of 8-0-1.

Ayes: McAlister, Croxton, McCurdy, Reilly, Myers, R. Smith, Talambas, Smith III  
Nays: None  
Abstain: Fowler

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### **APPROVED ON CONSENT AGENDA**

#### V. PUBLIC HEARING FOR ZONING CASES

- A. Specific Use Permit SUP10-23R2  
(Liquitek – 408 113th Street)

Application for approval of a revision to the Specific Use Permit for a High Impact use, on approximately 2.378 acres, currently zoned Industrial Manufacturing (IM); generally located east of 113th Street and south of East Randol Mill Road.

Present to speak in support of this case were Dave Martin, 4511 Fairway, Dallas, 75219; and Kevin White, 408 113th Street, 76011.

Also present in support of this case were Alison Reeves, 5017 Racquet Club Drive, 76017; and Sidney Henggeler, 5018 Racquet Club Drive, 76017.

Commissioner Croxton moved to Approve Specific Use Permit SUP10-23R2 with the following stipulation:

When the new building is constructed, discontinue use of the original building for processing.

Seconded by Commissioner Smith III, the motion was approved by a vote of 9-0-0.

### **APPROVED**

- B. Specific Use Permit SUP15-7  
(3411 Hastings Workshop – 3411 Hastings Drive)

Application for approval of a Specific Use Permit for a Secondary Living Unit, on approximately 0.193 acres, currently zoned Residential Single-Family 7.2 (RS-7.2); generally located north of West Park Row and west of Norwood Lane.

Present to speak in support of this case was Rance Keilstrup, 3411 Hastings Drive, 76013.

Present to speak in opposition to this case was Dorothy Lary, 3410 Halifax Drive.

Vice Chair McAlister moved to Approve Specific Use Permit SUP15-7. Seconded by Commissioner Croxton, the motion was approved by a vote of 6-3-0.

Ayes: McAlister, Croxton, McCurdy, Reilly, Fowler, and R. Smith

Nays: Talambas, Smith III, and Myers

Abstain: None

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### **APPROVED**

- C. Zoning Case PD15-8  
(All Storage Facility – 709 Harris Road)

Application to change the zoning on approximately 2.951 acres from Planned Development (PD) for limited Community Commercial (CC) uses to Planned Development (PD) for a Self-Storage Facility, with a Development Plan; generally located north of West Harris Road and west of Matlock Road.

This case was withdrawn per the applicant's request.

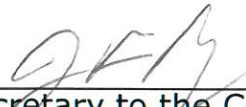
**WITHDRAWN**

Being no other business to come before the Commission, Chair Fowler adjourned the meeting at 6:18 p.m.

Chair

A handwritten signature in cursive script, appearing to read "J. Fowler", written over a horizontal line.

ATTEST:

A handwritten signature in cursive script, appearing to read "J. Fowler", written over a horizontal line.

Secretary to the Commission  
APPROVED this 4th day of November 2015