

**Minutes**



**Planning and Zoning Commission  
Regular Session**

**Council Chamber  
101 W. Abram St.**

**November 14, 2018  
5:30 P.M.**

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on November 14, 2018, 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:

Jeff McCurdy	*	Chair
Charles Brady	*	Vice Chair
Brian Cotter	*	Commissioners
Linda Gibson	*	
Ignacio Nunez	*	
Ron Reber	*	
Brad McCorkle	*	
Cameron Atkins	*	

**Absent:**

Clay Kelley	*
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**Staff:**

Gincy Thoppil	*	Director/Planning and Development Services
Richard Gertson	*	Assistant Director/Development
Jennifer Pruitt	*	Planning Manager/Development
Bryan Isham	*	Principal Planner/Development
Danielle Mathews	*	Senior Planner/Development
Clifford Gholston	*	Planner/Development
John Theriac	*	Gas Well Coordinator
Brandon Long	*	Project Engineer
Galen Gatten	*	Assistant City Attorney

- I. Called to order by Chair McCurdy at 5:45 p.m.
- II. The Pledge was led by Commissioner Cotter.
- III. Commissioner Atkins moved to approve the amended minutes of the October 3, 2018 and the October 17, 2018, P&Z Regular Session Meeting. Seconded by Commissioner Gibson, the minutes were approved by a vote of 8-0-0.

**APPROVED**

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

- A. Replat – Parkway Central Addition – Tracts AR and BR, Block 6 of the Parkway Central Addition, being a replat of Tracts A and B of the Parkway Central Addition of approximately 11.748 acres; and generally located north of East Lamar Boulevard and west of Van Buren Drive with the approximate address being 505 East Lamar Boulevard.

Present to speak in support of this case was Robin Van Werkhoven, 5404 Crater Lake Drive, Fort Worth, Texas, 76132.

Commissioner Atkins moved to approve Replat – Parkway Central Addition. Seconded by Commissioner Brady, the motion was approved by a vote of 8-0-0.

#### **APPROVED**

- B. Replat – William Stephens Addition – Lots 44CR2, 44CR3, and 44CR4 of the William Stephens Addition, being a replay of Lot 44CR1 of the William Stephens Addition of approximately 10.68 acres, as recorded in Cabinet A, Slide 5055, Plat Records of Tarrant County, Texas; and generally located north of West Sublett Road and west of South Cooper Street with the approximate address being 5900 South Cooper Street.

Commissioner Atkins moved to approve Replat – William Stephens Addition. Seconded by Commissioner Brady, the motion was approved by a vote of 8-0-0.

#### **APPROVED**

- C. Combination Plat – South Arlington Estates Addition, Lot 1, Block 1, zoned Manufactured Housing (MH) being a combination plat of approximately 59.58 acres out of the William W Warnell Survey, and generally located south of West Harris Road and west of Matlock Road with the approximate addresses being 7500 Matlock Road and 800 West Harris Road.

Commissioner Atkins moved to approve Combination Plat – South Arlington Estates Addition. Seconded by Commissioner Brady, the motion was approved by a vote of 8-0-0.

#### **APPROVED**

- D. Replat – Cravens Addition – Lots 1R1 of the Cravens Addition, being a replat of Lot 1R and 2R of the Cravens Addition of approximately 0.396 acres, as recorded in Cabinet B, Slide 1722, Plat Records of Tarrant County, Texas; and generally located south of East Main Street and east of Mary Street with the approximate address being 502 East Main Street.

Present to speak in support of this case was Larry Stone, 255 N. Center Street, Arlington, Texas, 76011.

Commissioner Atkins moved to approve Replat – Cravens Addition. Seconded by Commissioner Brady, the motion was approved by a vote of 8-0-0.

**APPROVED**

V. PUBLIC HEARING FOR ZONING CASES

A. **(CONTINUED TO DECEMBER 12, 2018 PER THE APPLICANT)**

Specific Use Permit SUP18-4  
(Blasted Tattoos – 2221 East Pioneer Parkway)

Application for approval of a Specific Use Permit for a Tattoo Parlor, on approximately 0.14 acres currently zoned Community Commercial (CC); and generally located east of Sherry Street and north of East Pioneer Parkway.

**CONTINUED**

B. **(CONTINUED INDEFINITELY PER THE APPLICANT)**

Zoning Case PD18-17  
(Lynn Creek Estates East – 1501 Mansfield-Webb Road)

Application to change the zoning on approximately 5.25 acres from Neighborhood Commercial (NC) to Planned Development (PD) for Residential Single-Family-7.2 (RS-7.2), with a Development Plan; and generally located north of Mansfield-Webb Road and east of South Collins Street.

**CONTINUED**

C. Specific Use Permit SUP18-8  
(Service First Automotive Center – 5331 West Sublett Road)

Application for approval of a Specific Use Permit for an Auto Service Center on approximately 1.787 acres zoned General Commercial (GC); and generally located west of US Highway 287 and north of West Sublett Road.

Present to speak in support of this case was Douglas Cooper, 519 E. Border Street, Arlington, Texas, 76010. Also present in support of this case were Walt McMennamy, 4336 Marsh Ridge, Carrollton, Texas, 75010, Cliff MyCoskie, 515 E. Border Street, Arlington, Texas, 76010, and Dorothy Parks, 7001 Preston Road, Suite #410, Dallas, Texas, 75302.

Commissioner Atkins moved to approve Specific Use Permit SUP18-8. Seconded by Commissioner Cotter, the motion was approved by a vote of 8-0-0.

**APPROVED**

D. Zoning Case PD18-19  
(Mayfield Road Baptist Church Tower – 1701 E. Mayfield Road Tower)

Application to change the zoning on approximately 0.44 acres from Community Commercial (CC) to Planned Development (PD) for CC uses, limited to a Telecommunications Facilities Tower over 75 feet, with a Development Plan; and generally located north of East Mayfield Road and west of New York Avenue.

Present to speak in support of this case was Peter Kavanagh, 1620 Handley Drive, Suite A, Dallas, Texas, 75208. Also present in support was Ronald Gozon, 7663 Warren Parkway, Frisco, Texas, 75034.

Commissioner Atkins moved to approve Zoning Case PD18-19 with the following stipulations:

- A. Provide for the required perimeter landscape setback trees and shrubs;
- B. Provide evergreen screening shrubs that are a minimum of four feet in height at installation around the required masonry enclosure;
- C. Provide documentation that details the engineered design of the tower, to include the intent to provide for scoring of the tower; and
- D. Along the eastern property line, provide the required Level Three six-foot tall masonry fence.

Seconded by Commissioner Nunez, the motion was approved by a vote of 8-0-0.

**APPROVED**

E. Zoning Case PD18-10  
(800 E. Park Row Duplex)

Application to change the zoning on approximately 0.245 acres from Residential Single-Family 7.2 (RS-7.2) to Planned Development (PD) for RS-7.2 uses plus 'Dwelling, duplex', with a Development Plan; and generally located south of East Park Row and east of Meadow Lane.

Present to speak in support of this case was Kevin Khorrami, 7860 Skylake Drive, Fort Worth, Texas, 76179. Also present in support of this case were Ferry Kharrami, 7860 Skylake Drive, Fort Worth, Texas, 76179, Rebecca Boxall, 2028 Mill Creek Drive, Arlington, Texas, 76010, and Barbara Salser, 1819 Brookview Drive, Arlington, Texas, 76010.

Commissioner Nunez moved to approve Zoning Case PD18-10. Seconded by Commissioner Gibson, the motion was denied by a vote of 4-4-0.

**DENIED**

F. Specific Use Permit SUP10-28R1  
(White Drill Site Drill Zone - 1899 Turner Way)

Application to amend a Specific Use Permit (SUP) for gas drilling by establishing the location of a drill zone on 6.237 acres zoned Residential Estate (RE); and generally located west of South Cooper Street and south of West Harris Road.

Present to speak in support of this case was Cliff MyCoskie, 515 E. Border Street, Arlington, Texas, 76010 and Kevin Strawser, 301 Commerce Street, Fort Worth, Texas, 76102. Also present in support of this case were Douglas Cooper, 519 E. Border Street, Arlington, Texas, 76010, Jordan Foster, 7703 Frio River Road, Arlington, Texas, 76001, Julie Jones, 301 Commerce Street, Fort Worth, Texas, 76102, and Greg Stephenson, 10317 Roosevelt Gap Court, Fort Worth, Texas, 76140.

Commissioner Cotter moved to approve Specific Use Permit SUP10-28R1 with the following stipulations:

- A. Any drilling stage commencement will be coordinated with other operators at other gas drill sites that utilize Cooper Street as the major arterial so that the activities do not occur simultaneously.
- B. Sixteen-foot tall sound wall shall be required during work-over operations along the west, northwest, and southwest boundaries of the drill site.
- C. Notification to all residents within a quarter mile prior to work-over operations shall be provided by the operator.
- D. Change existing compressor to electric compressor on site.
- E. Only electric rig shall be utilized.


Seconded by Commissioner Brady, the motion was approved by a vote of 8-0-0.

**APPROVED**

Being no other business to come before the Commission, Chair McCurdy adjourned the meeting at 8:22 p.m.

  
Chair

ATTEST:

  
Secretary to the Commission  
APPROVED this 5th day of December 2018