

MINUTES

PLANNING AND ZONING COMMISSION August 20, 2008

A regular meeting of the Planning and Zoning Commission of the City of Arlington, Texas, was held in the Council Chamber of the Municipal Building, 101 West Abram Street, Arlington, Texas, on Wednesday, August 20, 2008, with the following members present to wit:

Victor Vandergriff	*	Chair
Connie Ruff	*	
Michael Forbes	*	
Michael Reiswig	*	Commissioners
Edward Gutierrez	*	
Jeff Pokrifcsak	*	
Tim Moloney	*	
Jim Parajon	*	Director, Community Development and Planning
Bruce Payne	*	Assistant Director, Community Development and Planning/Development
Maria Sayas Carbajal	*	Planning Manager/Development
Kathy Zibilich	*	Assistant City Attorney

ABSENT

Stacie Stewart
Andrew Piel

Chair Vandergriff called the meeting to order at 5:43 p.m. Commissioner Reiswig gave the invocation and led the Pledge of Allegiance.

The minutes of the August 6, 2008 meeting were approved as submitted.

Plat Consent Agenda - Approving plats and authorizing the filing thereof where appropriate

Chair Vandergriff commented that there is interest in pulling the replat off the consent agenda and having a public hearing on it. He then asked for a motion to do so.

Motion: Commissioner Ruff moved to remove the replat for Broadmoor Addition, Lot 10R from the consent agenda. Commissioner Gutierrez seconded the motion that carried by a vote of 7-0-0.

a) Replat, Broadmoor Addition, Lot 10R (Zoned "NS"); At 5:55 p.m. Chair Vandergriff called the public hearing on a replat for the Broadmoor Addition, Lot 10R, (Zoned "NS") generally located north of Dugan Street and east of South Collins Street with the approximate address being 219 South Collins Street.

Douglas Cooper, Planner/Development, presented this case and stated that the applicant is proposing the development of one lot by combining Lot 10 with the southern portion of Lot 9 to create Lot 10R on approximately 0.20 acres. He mentioned that there is an existing 1,100 square foot structure on the lot and the applicant is proposing an office use on the site. He said that the applicant is appealing Section 3.08(A.1) of the Subdivision Regulations that states the replat must be signed and acknowledged by only

the owners of the property being replatted. He stated that the plat application does not contain the signatures of all property owners and the replat would result in a lot (remainder of Lot 9) that does not meet the minimum lot area. He mentioned that Section 1.09 stated that the Commission may modify these requirements following the finding of a hardship.

Commissioner Ruff asked if the applicant had received any communication from the owner of the other property.

Proponent's Portion: Present to speak in support of this case were Ruben and Magdalena Villalobos, 1717 Northwood Court. He stated that they sent a certified letter that came back as undeliverable. She mentioned that he lives in Florida and they have spoken with him on the phone. She said that eventually he will have to contact them when he is ready to replat his section.

Opposition Portion: There was no one present to speak in opposition to this case.

Being no one else to speak for or against this case, Chair Vandergriff closed the public hearing.

Motion: Commissioner Ruff moved to approve the replat for Broadmoor Addition, Lot 10R. Commissioner Reiswig seconded the motion that carried by a vote of 7-0-0.

APPROVED

PUBLIC HEARINGS

(a) CONTINUED At 5:55 p.m. Chair Vandergriff called the public hearing on Zoning Case ZA08-12 (Tidwell Addition), a request to change the zoning on approximately 0.6026 acres of land from "A" (Agriculture) to "R" (Single family residential with a minimum lot size of 7,200 square feet); generally located north of West Harris Road and west of Calender Road with the approximate addresses being 7096 and 7100 Calender Road.

Jennifer Ramirez, Planner/Development, presented the case and stated that Southwest Sector Plan designates the subject site as low density residential which supports the "R" zoning. She mentioned that the applicant is proposing demolishing the existing structure to build a new residence.

Proponent's Portion: There was no one present to speak in support of this case.

Present to go on record in support of this case and to answer questions, if necessary, was Kirk Tidwell, 7100 Calender Road.

Opposition Portion: There was no one present to speak in opposition to this case.

Being no one else to speak for or against this case, Chair Vandergriff closed the public hearing.

Motion: Commissioner Gutierrez moved to approve ZA08-12. Commissioner Forbes seconded the motion that carried by a vote of 7-0-0.

APPROVED

(b) Zoning Case PD07-5R1 (Revised Viridian Development Plan) At 5:58 p.m. Chair Vandergriff called the public hearing on Zoning Case PD07-5R1 (Revised Viridian Development Plan), a request to change the zoning on approximately 2,064 acres of

land from "A" (Agriculture) and "PD (Planned Development) for certain institutional uses; certain office uses; certain recreation and entertainment uses; certain residential and lodging uses; certain retail and personal service uses; certain temporary uses; certain utilities, communication, and transportation uses; and the following miscellaneous uses: distribution centers, gas drilling and production, community centers, community homes, libraries, medical clinic or ambulatory surgical centers, boutique hotels, extended care facilities, car washes, custom and craft work, farmers market, gasoline sales, personal services, veterinarian clinic, temporary outdoor sales, and radio, television, or microwave tower, and related accessory uses" to "PD (Planned Development) for certain institutional uses; certain office uses; certain recreation and entertainment uses; certain residential and lodging uses; certain retail and personal service uses; certain temporary uses; certain utilities, communication, and transportation uses; and the following miscellaneous uses: distribution centers, gas drilling and production, community centers, community homes, libraries, medical clinic or ambulatory surgical centers, boutique hotels, extended care facilities, car washes, custom and craft work, farmers market, gasoline sales, personal services, veterinarian clinic, temporary outdoor sales, and radio, television, or microwave tower, and related accessory uses" with concept brief approval; generally located east and west of North Collins Street and north of Northeast Green Oaks Boulevard with the approximate addresses being 3020, 3101, 3105, 3419, 4005, 4101 North Collins Street; 3400, 3410, 3430, 3444, 3450, 3470, 4257, 4259, 4319, 4261, 4477 Euleess South Main Street; and 1775 Northeast Green Oaks Boulevard.

Maria Carbajal, Planning Manager/Development, presented the case and stated that the applicant is requesting to change the zoning from "A" to "PD" and to amend the development plan. She mentioned that the North Sector Plan designates the area as "LI" (Light Industrial), which provides for light industrial uses, as well as supporting business and office uses. She said that as this rezoning is an addition to the Viridian planned development, the proposed mix of residential, commercial, and institutional uses will be more appropriate to the area than the Light Industrial designation that was originally called for in the North Sector Plan. She stated that the amendment is to include temporary manufactured housing that will be used for the administration of the Viridian municipal district. She mentioned that, per the applicant, the temporary manufactured housing shall be removed within two years after it is installed and a maximum of five such units will be permitted on the property.

Proponent's Portion: Present to speak in support of this case was Jeff Williams, Graham Associates, 600 Six Flags Drive Suite 500. He stated that he is the engineer for the applicant. He mentioned that the manufactured housing is for the offices they will need as they develop the property.

Opposition Portion: There was no one present to speak in opposition to this case.

Being no one else to speak for or against this case, Chair Vandergriff closed the public hearing.

Motion: Commissioner Reiswig moved to approve Zoning Case PD07-5R1. Commissioner Pokrifcsak seconded the motion that carried by a vote of 7-0-0.

APPROVED

(c) Specific Use Permit SUP08-14 (Viridian Drill Site) At 6:02 p.m. Chair Vandergriff called the public hearing on SUP08-14 (Viridian Drill Site), a specific use permit for gas drilling on approximately 39.310 acres of land zoned "PD (Planned Development) for certain institutional uses; certain office uses; certain recreation and entertainment uses; certain residential and lodging uses; certain retail and personal service uses; certain temporary uses; certain utilities, communication, and transportation uses; and the following miscellaneous uses: distribution centers, gas drilling and production, community centers, community homes, libraries, medical clinic or ambulatory

surgical centers, boutique hotels, extended care facilities, car washes, custom and craft work, farmers market, gasoline sales, personal services, veterinarian clinic, temporary outdoor sales, and radio, television, or microwave tower, and related accessory uses"; generally located west and east of North Collins Street and north of Northeast Green Oaks Boulevard with the approximate addresses being 3020, 3101, 3105, 4005, 4101 North Collins Street; 3400, 3410, 3450, 3470, 4257, 4259, 4319, 4261, 4477 Euless South Main Street; and 1775 Northeast Green Oaks Boulevard generally located east and west of North Collins Street and north of Northeast Green Oaks Boulevard.

Darren Groth, Planner/Development, presented the case and stated that the planning analysis shows that gas drilling is allowed in the existing "PD" but not specifically addressed in North Sector Plan or 1992 Comprehensive Plan. He mentioned that the proposed gas drilling use will comply with Gas Drilling and Production Ordinance requirements. He said that a landscape plan has been provided with the submitted site plan and includes an eight-foot masonry wall, Post Oak and Rusty Blackhaw trees, and a prairie seed mix all of which will be installed and maintained by the applicant.

Proponent's Portion: There was no one present to speak in support of this case.

Opposition Portion: There was no one present to speak in opposition to this case.

Being no one else to speak for or against this case, Chair Vandergriff closed the public hearing.

Motion: Commissioner Reiswig moved to approve SUP08-14. Commissioner Gutierrez seconded the motion that carried by a vote of 7-0-0.

APPROVED

Mr. Payne announced that the PD07-5R1 and SUP08-14 will be considered by City Council on September 16, 2008.

(d) Zoning Case SUP08-16 (TCC-B Drill Site) At 6:02 p.m. Chair Vandergriff called the public hearing on SUP08-16 (TCC-B Drill Site), a specific use permit for gas drilling on approximately 2.152 acres of land zoned "R" (Single family residential with a minimum lot size of 7,200 square feet); generally located south of Southeast Parkway and east of New York Avenue with the approximate address being 2100 Southeast Parkway.

Darren Groth, Planner/Development, presented the case and stated that the area is designated as "RI-TCJC" (Regional Institutional-Tarrant County Junior College) in Southeast Sector Plan. He mentioned that gas drilling is typically classified as an industrial use; however, it is not specifically addressed in the Southeast Sector Plan or 1992 Comprehensive Plan. He said that the proposed gas drilling use will comply with Gas Drilling and Production Ordinance requirements and, in lieu of providing additional landscaping, the applicant indicated existing trees near the drill site will remain and within 30 days after completion of the final well an eight-foot masonry wall, as required, will be built around the production site.

Proponent's Portion: There was no one present to speak in support of this case.

Present to go on record in support of this case and to answer questions, if necessary, was Heather Barcia, Chesapeake Operating, 301 Commerce Street, Fort Worth; and Jacob Sumpter, MMA, Inc., 200 East Abram Street.

Opposition Portion: There was no one present to speak in opposition to this case.

Being no one else to speak for or against this case, Chair Vandergriff closed the public hearing.

Motion: Commissioner Pokrifcsak moved to approve SUP08-16. Commissioner Reiswig seconded the motion that carried by the following vote:

AYES: Chair Vandergriff and Commissioners Ruff, Forbes, Pokrifcsak, Moloney, and Reiswig

NAYS: None

ABSTENTIONS: Commissioner Gutierrez

APPROVED 6-0-1

MISCELLANEOUS

Being no other business to come before the Commission, Chair Vandergriff adjourned the meeting at 6:08 p.m.

Chair

ATTEST:

Secretary to the Commission

APPROVED this 3rd day of September 2008