

MINUTES

PLANNING AND ZONING COMMISSION September 3, 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, September 3, 2008, with the following members present to wit:

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

Chair Vandergriff called the meeting to order at 5:32 p.m. Commissioner Moloney gave the invocation and led the Pledge of Allegiance.

The minutes of the August 20, 2008 meeting were approved as submitted.

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

Chair Vandergriff asked if there was anyone wishing to speak on any of the consent agenda items. No one replied. He asked the Commission if anyone wanted to consider any of the items individually.

Motion: Commissioner Gutierrez moved to remove the replat for Forum 303 Crossing, Lots 11A, 14A, and 14B from the consent agenda. Commissioner Reiswig seconded the motion that carried by a vote of 9-0-0.

a) Combination Plat, Arlington Municipal Airport Addition (Zoned "A", "B", "LI", "IM", "BP-B", and "BP-IM"); generally located west of South Collins Street and north of Southeast Green Oaks Boulevard with the approximate addresses being 714 East Interstate 20 Highway; 4544, 4550, 4722, 4900, and 5000 South Collins Street; 1001, 1010, and 1100 Southeast Green Oaks Boulevard; 602, 603, 605, 607, and 609 East Bardin Road.

Motion: Commissioner Ruff moved to approve the combination plat for Arlington Municipal Airport Addition. Commissioner Forbes seconded the motion that carried by a vote of 9-0-0.

APPROVED

PUBLIC HEARINGS

b) Replat, Forum 303 Crossing, Lots 11A, 14A, and 14B (Zoned "IM") At 5:38 p.m. Chair Vandergriff called the public hearing on a replat for Forum 303 Crossing, Lots 11A, 14A, and 14B (Zoned "IM") generally located north of East Arkansas Lane and east of Forum Drive with the approximate addresses being 2241 and 2251 Forum Drive and 3201 East Arkansas Lane.

Douglas Cooper, Planner, presented the case and stated that the applicant is proposing creating three lots by combining Lots 10, 11, and 14 for an office and warehouse facility.

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 Gutierrez moved to approve the replat for Forum 303 Crossing, Lots 11A, 14A, and 14B2 with the stipulation that the ambiguous language be resolved to be more specific regarding the placement of easements. Commissioner Piel seconded the motion that carried by a vote of 9-0-0.

APPROVED

(a) Specific Use Permit SUP08-17 (KISD Drill Site) At 6:02 p.m. Chair Vandergriff called the public hearing on SUP08-17 (KISD Drill Site), a specific use permit for gas drilling on approximately 4.666 acres of land zoned "MF-18" (Multi-family residential at 18 dwelling units per acre); generally located west of U.S. 287 Highway and south of Median Way with an approximate address being 5700 U.S. 287 Highway.

Darren Groth, Planner, presented the case and stated that the Southwest Sector Plan designates this area as high density residential which is a transition between two land uses of significantly different intensities. He mentioned that the 1992 Comp Plan and Southwest Sector Plan do not specifically address gas drilling use, but the applicant does propose to develop the site as a gas drilling and production facility that complies with all Gas Drilling and Production Ordinance requirements. He said that the landscaping, as provided on the submitted plan shows existing trees to remain and new landscaping from the Texas Smartscape List.

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, 301 Commerce, Fort Worth; and Jacob Sumpter, Mycoskie McInnis Associates, 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 SUP08-17. Commissioner Reiswig seconded the motion that carried by the following vote:

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

NAYS: None

ABSTENTIONS: Commissioner Gutierrez

APPROVED 8-0-1

Mr. Payne announced that SUP08-17 will be considered by City Council on October 14, 2008.

b) Ordinance Revision At 5:46 Chair Vandergriff called the public hearing to consider amendments to Section 16-2400, "Political Sign," of Article XVI, "Sign Standards" of the Zoning Ordinance through the amendment of the regulations for political signs.

Kevin Charles, Landscape Administrator, presented the case and said that this will increase the allowed size of political signs from 32 square feet to 36 square feet to bring the City in line with what is already approved by the State of Texas.

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 Ruff moved to approve the ordinance revision. Commissioner Reiswig seconded the motion that carried by a vote of 9-0-0.

APPROVED

Mr. Payne announced that SUP08-17 will be considered by City Council on October 14, 2008.

MISCELLANEOUS

Being no other business to come before the Commission, Chair Vandergriff adjourned the meeting at 5:48 p.m.

Chair

ATTEST:

Secretary to the Commission

APPROVED this 17th day of September 2008