

Minutes



Planning and Zoning Commission Regular Meeting

Council Chamber
101 W. Abram St.

**June 17, 2009
5:30 P.M.**

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on June 17, 2009, at 5:30 p.m. in the Council Chamber of the Municipal Building, 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:

Victor Vandergriff	*	Chair
Edward Gutierrez	*	
Stacie Stewart	*	
Jeff Pokrifcsak	*	Commissioners
Michael Forbes	*	
Tim Moloney	*	
Jim Parajon	*	Director, Community Development and Planning/Development
Bruce Payne	*	Assistant Director, Community Development and Planning/Development
Kathy Zibilich	*	Assistant City Attorney

Absent:

Andrew Piel
Connie Ruff

- I. Call to Order at 5:33 p.m.
- II. Invocation and Pledge – Commissioner Gutierrez
- III. Minutes of the June 3, 2009, Planning and Zoning Regular Session were approved as submitted.
- IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR REPLATS
Approving plats and authorizing the filing thereof where appropriate

Edward Gutierrez requested that the replat for Original Town of Arlington Addition be removed from the Plat Consent Agenda.

- A. Preliminary Plat, Old Well Place Addition, Lots 1-11, Block 1 (Zoned "O", "PD", and "D"); generally located north of West Abram Street and west of Davis Drive with the approximate addresses being 1201, 1205, 1211, 1301, 1303 West Abram Street and 108 North Davis Drive
- B. Replat, Central Park Office Complex Addition, Lots A2R1-A2R4, Block 17 (Zoned "O" and "MF18"); generally located north of

East Mayfield Road and east of South Center Street with the approximate address being 3101 South Center Street

- D. Replat, Arlington Highlands Addition, Lots 1R and 2, Block B (Zoned "BP-B" and "BP-O"); generally located south of West Arbrook Boulevard and east of Matlock Road with the approximate address being 400 West Arbrook Boulevard

Jeff Pokrifcsak made a motion to approve the PLAT CONSENT AGENDA for Preliminary Plat, Old Well Place Addition, Lots 1-11, Block 1; Replat Central Park Office Complex Addition, Lots A2R1-A2R4, Block 17; and Replat, Arlington Highlands Addition, Lots 1R and 2, Block B. Seconded by Edward Gutierrez, the motion carried with a vote of 6-0-0.

APPROVED

- C. Replat, Original Town of Arlington Addition, Lots 1R and 2R, Block 2 (Zoned "DB" and "DN-B"); generally located south of West Division Street and west of North Center Street with the approximate addresses being 101 West Front Street; 224 and 228 North Center Street; 100 West Division Street; and 203, 205, 207, and 209 North Pecan Street

Sharon Hurd, Planning Project Manager I, presented this case.

Present to speak in support of this case was David McCarver, Graham Associates, Inc., 600 Six Flags Drive Suite 500.

Edward Gutierrez made a motion to approve Replat, Original Town of Arlington Addition, Lots 1R and 2R, Block 2 (Zoned "DB" and "DN-B") subject to the following conditions: 1) remove the aerial easement from the plat and process it by way of a separate instrument, and 2) that the specific easements and elements within the limits of the plat be verified insofar as closures and location dimensions to more accurately represent to the public what is being delineated within the limits of the plat. Seconded by Michael Forbes, the motion carried with a vote of 6-0-0.

APPROVED with Stipulations

V. PUBLIC HEARING FOR ZONING CASES

- A. **CONTINUED (from 5-20-08)** Consider amendments to Article II, Interpretations and Definitions; Article IX, Special Purpose District Regulations; Article XI, Building Setback, Area, Bulk and Design Requirements; Article XIII, Residential Adjacency Standards and General Fence Requirements; Article XIV, Landscape and Screening Standards; Article XV, Off-Street Parking and Loading Requirements of the Zoning Ordinance to incorporate design standards for single-family dwelling units, accessory structures, and developments including building and lot design and materials, streetscape, landscaping, open space, and fencing, and other miscellaneous minor changes.

Gincy Thoppil, Planning Project Manager II, presented this case.

Edward Gutierrez made a motion to approve amendments to Article II, Interpretations and Definitions; Article IX, Special Purpose District Regulations; Article XI, Building Setback, Area, Bulk and Design Requirements; Article XIII, Residential Adjacency Standards and General Fence Requirements; Article XIV, Landscape and Screening Standards;

Article XV, Off-Street Parking and Loading Requirements of the Zoning Ordinance to incorporate design standards for single-family dwelling units, accessory structures, and developments including building and lot design and materials, streetscape, landscaping, open space, and fencing, and other miscellaneous minor changes. Seconded by Tim Moloney, the motion carried with a vote of 6-0-0.

APPROVED

- B. Consider revisions to the Thoroughfare Development Plan to include the following:

Remove:

1. Missy Cain from Collins Street/FM 157 to the northern limits of the City of Arlington.
2. Blue Lake from Collins Street/FM 157 to the eastern limits of the City of Arlington.
3. Ballpark Way from the southern limits of the Viridian development to the northern limits of the City of Arlington.

Alicia Winkelblech, Planning Manager/Transportation, presented this case.

Present to speak in opposition to this case was Barney Baker, 6609 Townlake Circle; and Mojoy Haddad, 2500 Northeast Green Oaks Boulevard.

Jeff Pokrifcsak made a motion to approve revisions to the Thoroughfare Development Plan as requested. Motion failed for lack of a second.

Edward Gutierrez made a motion to table revisions to the Thoroughfare Development Plan. Seconded by Michael Forbes, the motion carried with the following vote:

AYES: Edward Gutierrez, Stacie Stewart, Michael Forbes, and Tim Moloney

NAYS: Victor Vandergriff and Jeff Pokrifcsak

ABSTAIN: None

TABLED to the July 15, 2009 Meeting

- C. Zoning Case ZA09-3
(Dental Office – 1500 Hillcrest Drive)

Application to change the zoning on approximately 0.3 acres from "R" (Single-family residential with a minimum lot size of 7,200 square feet) to "O" (Office); generally located south of East Park Row Drive and west of Hillcrest Drive with the approximate address being 1500 Hillcrest Drive.

Douglas Cooper, Graduate Planner, presented this case.

Present to speak in support of this case was Mike Sehat, 2429 North Cooper Street.

Tim Moloney made a motion to approve Zoning Case ZA09-3. Seconded by Edward Gutierrez, the motion carried with the following vote:

AYES: Victor Vandergriff, Edward Gutierrez, Stacie Stewart, Michael Forbes, and Tim Moloney

NAYS: Jeff Pokrifcsak

ABSTAIN: None

APPROVED 5-1-0

Being no other business to come before the Commission, Chair Vandergriff adjourned the meeting at 6:32 p.m.

ATTEST:

Chair

Secretary to the Commission
APPROVED this 15th day of July 2009