

Minutes



Planning and Zoning Commission Regular Meeting

Council Chamber
101 W. Abram St.

October 21, 2009
5:30 P.M.

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on October 21, 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	*	Vice Chair
Edward Gutierrez		
Andrew Piel	*	
Jeff Pokrifcsak	*	
Connie Ruff	*	Commissioners
Michael Forbes	*	
Kevin McGlaun	*	
Jim Parajon	*	Director, Community Development and Planning
Bruce Payne	*	Assistant Director, Community Development and Planning /Development
Robert Fugate	*	Assistant City Attorney

Absent:

Stacie Stewart
Charla Hawkes Vinyard

- I. Call to Order at 5:38 p.m.
- II. Pledge of Allegiance
- III. Minutes of the October 7, 2009, Planning and Zoning Regular Session were approved as submitted.
- IV. PUBLIC HEARING FOR ZONING CASES
 - A. **(Continued from 10/07/09)** Zoning Case PD08-19 (Lincoln Square – 1322, 1400, 1608 North Collins Street; 1500, 1504 North Center Street; 105, 109, 121, 141 West Road to Six Flags Street; and 780, 800 East Road to Six Flags Street)

Application for approval of a development plan on approximately 59.18 acres currently zoned "ED-CS" (Entertainment District Overlay-Community Service); 1322, 1400, 1608 North Collins Street; 1500, 1504 North Center Street; 105, 109, 121, 141 West Road to Six Flags Street; and 780, 800 East Road to Six

Flags Street; generally located south of Interstate 30 Highway frontage road and west of South Collins Street.

Bruce Payne, Assistant Director, Community Development and Planning/Development presented this case.

Present to speak in support of this case was Barry Knight, 5400 Renaissance Tower, Dallas.

Present to go on record in support of this case was Ric Nelson, Transwestern Development, 1912 Gardengrove Court, Plano; and Richard Nordyke, O'Brien Architects, 5310 Harvest Hill Road Suite 136, Dallas.

Connie Ruff made a motion to approve Zoning Case PD08-19 with the following stipulations:

1. Tract I: include landscaping as presented on page 9 of 22 of the Development Plan on the west side of the entrance located just east of the existing bank on the southwest corner of Tract I; and
2. Tract I: the undeveloped vacant property south of the existing Ross building shall incorporate landscaping and building articulation on the south and west sides of any future structures as shown on page 17 of 22 of the Development Plan; and
3. Tract III: the refuse enclosure located in the northeast corner of the property shall incorporate screening along all sides and the top of the enclosure.

Seconded by Edward Gutierrez, the motion carried with a vote of 7-0-0.

APPROVED

- B. Zoning Cases ZA08-18 and SUP08-33
(Titan Randol Mill – 2798 Northwest Green Oaks Boulevard)

Application to change the zoning on approximately 2.53 acres from "PD (Planned Development) for "O" (Office) uses to "R" (Single-family residential with a minimum lot size of 7,200 square feet) and for approval of a Specific Use Permit for gas drilling; 2798 Northwest Green Oaks Boulevard; generally located north of West Randol Mill Road and east of Northwest Green Oaks Boulevard.

Jennifer Ramirez, Planner, presented this case.

Present to speak in support of this case was Cliff Mycoskie, MMA, Inc., 200 East Abram Street.

Also present to speak in support of this case was Chris Hammack, Titan Operating, 111 West 4th Street, Fort Worth.

Also present to speak in support of this case was Dave Horger, 1605 Lieschen Court.

Also present to speak in support of this case was Scott Bradshaw, 1709 Spring Lake Drive.

Also present to speak in support of this case was Glenn Troutman, 3600 Yachtclub Drive representing WeCan, West Citizen Action Network.

Also present to speak in support of this case was George Schlemeyer, 1604 Oakwood Lane.

Present to go on record in support of this case was Aric Head, Jacobs Engineering Group, 777 Main Street, Fort Worth; Jacob Sumpter, MMA, Inc., 200 East Abram Street; Vicki McCall, 2118 Greencove Drive; Stephen Hines, 2133 Oakwood Lane; Arthur Manning, 1617 Grandview Drive; Lisa Hines, 2133 Oakwood Lane; Miriam Delevante, 2006 Fair Meadow Drive; Harvey McLean, 1605 Northridge Drive; Carolyn Brown, 1706 Brooks Drive; Ron Mullins, 2004 Deer Path Drive; Suzanne Counts, 1715 Brooks Drive; Patsy Stocking, 1606 Northridge Drive; Cardine Syatt, 1611 Northridge Drive; Elizabeth McLean, 1605 Northridge Drive; Sharon Sturgis, 1708 Brooks Drive; Carolyn Shaffer, 2130 Fleur De Lis Court; Virginia Orchard, 1612 Grandview Drive; Penny Bradshaw, 1709 Spring Lake Drive; Larry and Kathy Meng, 1714 Sylvan Drive; Eual Garrett, 1714 Chip n Dale Drive; C.F. Machala, 2013 Irongate Drive; Helen Machala, 2001 Lake Country Drive; Linda Raymer, 1600 Celeste Court; Sally Mycoskie, 1409 Woodbine Court; Jan Barry, 2408 Southbrook Court; Judy Ross, 1612 Oakwood Lane; Glenna Leighton, 2211 Oakwood Lane; Frank and Sue Perkins, 2010 Arborcrest Drive; William and June McGee, 1700 Spring Lake Drive; Redi and Selene Karameto, 2217 Oakwood Lane; Paul and Beverly Windsor, 2007 Arborcrest Drive; William and Donna Smith, 1506 Creekford Drive; Moe and Debbie Holland, 1604 Celeste Court; Billy and Dot Stewart, 2012 Greencove Drive; Richard and Alice Johnson, 1729 Spring Lake Drive; Jon, Deidre, and Joanne Stewart, 2004 Elmridge Drive; Thomas and Linda Reed, 1600 Craighton Court.

Present to speak in opposition to this case was Jeff Journey, 1508 Creekford Drive. He stated that what you can't see in all the pictures is the elevation of the site. He mentioned that when he looks at this he wonders if this is the highest and best use of this site. He said that there is a lot of frontage along Green Oaks and Randol Mill, so when people are leaving Arlington along Randol Mill, they will look over that brick wall and see the site. He stated that the corner is a backdoor to the City that people will be using to come especially to attend the sports venues.

Also present to speak in opposition to this case was Charles Frankland, 2708 Augusta Lane. He stated that he is opposed to changing the zoning of the site to "Residential." He mentioned that "Office" is a better use of the land. He said that there is a lot of traffic on that road and that he feels that this site will look bad for quite some time. He stated that he feels this will be a detriment to the neighborhood.

Also present to speak in opposition to this case was Kimberly Frankland, 2708 Augusta Lane. She stated that gas wells and dollars have clouded the vision of the City. She mentioned that this is one of the gateways to the City, and those exiting Interstate 30 at Eastchase to come into Arlington on Randol Mill will be greeted by a heavy industrial site. She stated that across the street is the bike trail that leads to River Legacy Park.

Also present to speak in opposition to this case was Jack DeMott, 2709 Augusta Lane. He stated that this is a money issue and has nothing to do with how the neighborhood will fare. He mentioned that all the people attending are there about money, royalties, and not how it will affect the area and property values. He said that they would like a continuance because the homeowners nearest the site have not had enough time to learn about what will be happening.

Also present to speak in opposition to this case was Delores Burton, 2801 Augusta Lane. She stated that she agrees with the others who have spoken in opposition. She mentioned that she did get a letter telling her that she is within 200 feet and is very concerned. She said that she prepared a letter to the Commission with her concerns and that her one question is, "Would you want this behind your home?"

Also present to speak in opposition to this case was Rose Maddock, 1416 Creekford Drive. She stated that she did want to disclose that she is an employee of the City of Arlington. She mentioned that one of the streets is an ingress/egress to the neighborhood to get to I-30 and she is concerned with the traffic patterns. She said they already have the sewer treatment plant and its odors, so that adding the gas wells would increase the negative impact.

Present to go on record in opposition to this case was Edmund McGuinness, 2810 Augusta Lane.

Rebuttal: Mr. Mycoskie stated that the overall visual impact will be reduced by the trees that will be planted at the onset of drilling. He mentioned that they are over two miles from any of the other drill sites. He said that they will abide by all the ordinances. He stated that the drilling mechanism will only be visible during the 30-day time period. He mentioned that they are sensitive to the effect of urban drilling.

Edward Gutierrez made a motion to approve Zoning Cases ZA08-18 and SUP08-33. Seconded by Andrew Piel, the motion failed with the following vote:

AYES: Edward Gutierrez, Andrew Piel, and Kevin McGlaun

NAYS: Victor Vandergriff, Connie Ruff, and Michael Forbes

ABSTAIN: Jeff Pokrifcsak

FAILED 3-3-1

V. ADJOURN

Being no other business to come before the Commission, Chair Vandergriff adjourned the meeting at 6:54 p.m.

ATTEST:

Chair

Secretary to the Commission
APPROVED this 11th day of November 2009