



## MINUTES

Wilmer Planning & Zoning Commission Regular Meeting  
February 13, 2020 at 7:00 pm

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### Commissioners Present

Patty Havard, Chairperson  
Pam Wood, Vice-Chairperson  
Robert Madrigal, Commissioner

### Commissioners Absent

Allison Mears, Commissioner

### City Staff

Joe Flores, Community Development Director  
Sherry Sefko, City Planner  
Valerie Jones, Board Secretary  
Mayra A. Ortiz, City Secretary

### Call to Order

With a quorum present, of the Wilmer City Planning and Zoning Commission Meeting was called to order by Chairperson Patty Havard at 7:07 p.m. Thursday, February 13, 2020 in the Wilmer Community Center, 101 Davidson Plaza, Wilmer, Texas.

### Invocation

Vice-Chairperson Pam Wood gave the invocation.

### **PUBLIC HEARING:**

- 1. Conduct a public hearing, to discuss and consider a recommendation to the City Council on a request to amend applicable sections of the text of the City's Zoning Ordinance, Ordinance No. 12.6.88, as amended, to better define and classify which zoning districts are appropriate for Travel Center uses and to consider adding special development standards for Travel Centers.**

Chairperson Havard opened the public hearing.

City Planner Sefko spoke on item 1 and to rewriting the city's current definition of a "Travel Center" to better fit the property in question, 103 S I45. The existing property is currently zoned as General Commercial (C2), where the use of a travel center is currently not allowed.

Lorrie McDonald, 1826 E. Beltline Road, spoke on definition of CUP and in opposition of option #1, recommending approval of amendments to the Zoning Ordinance pertaining to Travel Center uses, as suggested by staff.

Laura Jacobs, 306 N. Dallas Avenue, expressed her concerns with the entrances and expressed concerns with drivers needs for rest/breaks. She also spoke to later discuss a sound barrier before the development is approved.

Tony Drake, 113 Cumberland Drive, Ovilla, Texas, the original architect of Tri-Gaz, spoke on the definition of a travel center and added that no additional parking will be added to the Shell. He expressed that the existing parking right now will be conformed in a way to make it easier on drivers to get in and out of the business. He also spoke on adding 3 additional fuel lanes and recommended the conditional use permit.

Commissioner Madrigal motioned to close the public hearing at 7:37 p.m. Chairperson Havard seconded.

**MOTION:** Commissioner Madrigal made a motion for Option #3, recommend not amending the Zoning Ordinance at this time. The motion failed.

**MOTION:** Vice-Chairperson Wood, motioned for Option #1, seconded by Chairperson Havard, with the zoning considerations: General Commercial (C2), May be allowed by CUP, Light Industrial (I1) Allowed by right, Heavy Industrial (I2) Allowed by right. The vote was cast 3-0. The motion carried unanimously. (Mears Absent).

A brief recess took place, at 7:42 p.m. and reconvened into open session at 7:46 p.m.

**Public Hearing:**

- 2. Conduct a public hearing, discuss and consider a recommendation to the City Council on a request to amend the current General Commercial (C2) zoning by adding a Conditional Use Permit (CUP) for a Travel Center on a 4.1 acre property that is generally located at the northwest corner of Interstate 45 and Belt Line Road (legal description: Tract 3 and a portion of Tract 2 in the C.A. Warfield Survey, Abstract No. 1612, Page 065, and also Tract 17 in the A.K. Gray Survey, Abstract No. 505, Page 155, in the City of Wilmer, Dallas County, Texas.**

Chairperson Havard opened the public hearing.

Lorrie McDonald, 1826 E. Beltline Road, spoke on the expansion of the parking behind the existing Denny's and is against amending the existing zoning.

Laura Jacobs, 306 N. Dallas Avenue, spoke on her concern for safety with the parking too near the neighboring bank and apartment complex. Ms. Jacobs also explained her concern with the rear truck exit being located by the Denny's. She also expressed the lack of information that was made available to the public prior to the meeting.

Tony Drake, 113 Cumberland Drive, Ovilla, Texas, recommended a CUP for the additional 3 diesel fuel lanes ONLY.

Mary Perez, 224 Wilmer Heights, expressed her concern with the potential rear truck exit, at Denny's, being too close to the southbound I45 exit ramp.

Chairperson Havard motioned to close the public hearing at 8:09 p.m. and the motion was seconded by Commissioner Madrigal.

City Planner Sefko, spoke after public hearing on the truck exit and clarified that TXDOT would need to approve the exit before it takes place. She also said that truck traffic would be redirected to the Beltline entrance.

Tony Drake, clarified the parking movement and the addition of the 3 fuel lanes.

**MOTION:** Vice-Chairperson Wood motioned for Option #1, seconded by Commissioner Madrigal, recommend approval of adding a Conditional Use Permit (CUP) for a Travel Center to the existing General Commercial (C2) zoning on the property, as requested by the applicant and as presented. The vote was cast 3-0. The motion carried unanimously. (Mears Absent).

**ADJOURNMENT**

There being no further business, Chairperson Havard adjourned the P&Z meeting at 8:24 p.m.

**ATTEST:**

  
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Terry Capenart, Board Secretary

**APPROVED:**

  
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Pam Wood, Chairperson