



MINUTES

Wilmer Planning & Zoning Commission Regular Meeting
September 26, 2019 at 7:00 pm

Commissioners Present

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

Commissioners Absent

Allison Mears, Commissioner

City Staff Present

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

Call to Order

Chairperson Havard declared a quorum present and called the meeting to order at 7:05 p.m.

Vice-Chairperson Wood gave the invocation and the Commissioners led the Pledge of Allegiance.

- 1. Conduct a public hearing, discuss and consider a recommendation to the City Council on a request to approve a Preliminary Replat of Sunridge Business Park, Block B, Lot 4R-1, a 24.4+ acre property that is generally located on the south side of E. Pleasant Run Road, between Goode Road and Sunridge Boulevard, situated in the Robert Sloan Survey, Abstract No. 1271, in the City of Wilmer, Texas.
Applicant: Makita USA, Inc.**

Chairperson Havard opened the public hearing at 7:07 p.m.

City Planner Consultant Sefko provided staff comments.

There were no speakers. Chairperson Havard closed the public hearing at 7:10 p.m.

MOTION: Vice-Chairperson Wood made a motion, seconded by Commissioner Madrigal to approve item 1 with all 3 recommendations. The vote was cast 3 for, 0 against [Mears absent]. The motion carried unanimously.

- 2. Conduct a public hearing, discuss and consider a recommendation to the City Council on a request to rezone a 73.7+ acre portion of an existing 95.8+ acre Planned Development-Light Industrial (PD-1) zoning district, as such**

**district was originally established by Ordinance No. 08-0904B, from its current zoning of PD-1 to a new Planned Development-Mixed Residential (PD-SF2/MF1) zoning district. The subject property is generally located on the north side of Belt Line Road, approximately 500+ feet west of Summers Street (legal description: Tract 17 A.K. Gray Survey, Abstract No. 505, in the City of Wilmer, Dallas County, Texas).
Applicant: XT Beltline 45 LP**

Chairperson Havard opened the public hearing at 7:12 p.m.

City Planner Consultant Sefko provided staff comments.

William Shannon, a business partner to the applicant XT Beltline, provided a presentation.

Dan Grant, civil engineer for Kimley Horn, spoke on behalf of traffic impact for Belt Line Road. Shared information on the grading work plan in order to improve the drainage issue for the property and surrounding properties.

Chairperson Havard closed the public hearing at 7:15 p.m.

Vice-Chairperson Wood motioned for the recommendation Option #1, approve the zoning change to Planned Development-Mixed Residential (PD-SF2/MF1) as requested by the applicant.

MOTION: Vice-Chairperson Wood made a motion, seconded by Commissioner Madrigal to approve the zoning request to Planned Development-Mixed Residential (PD-SF2/MF1). The vote was cast 3 for, 0 against [Mears absent]. The motion carried unanimously.

ADJOURNMENT

There being no further business, Chairperson Havard adjourned the regular session at 8:05 p.m.

ATTEST:



Terry Capehart, Board Secretary

APPROVE:



Pam Wood, Chairperson