



# PLANNING & ZONING COMMISSION AGENDA

**MARCH 14, 2019, 7:00PM  
WILMER COMMUNITY CENTER  
101 DAVIDSON PLAZA  
WILMER, TEXAS 75172**

Notice is hereby given that the Planning and Zoning Commission of the City of Wilmer will meet at 7:00 P.M. on March 14, 2019 in the regular meeting place at 101 Davidson Plaza, Wilmer, Texas for the purpose of considering the following:

## **Call to Order**

1. Discuss and consider approval of Minutes for the November 26, 2018 meeting.
2. Discuss and consider approval of Minutes for the January 10, 2019 joint meeting with City Council.
3. Discuss and consider a recommendation to the City Council on a request to approve a preliminary plat for Wilmer Elementary School Addition, a 31± acre property that is generally located at the southwest corner of E. Belt Line Road and S. Goode Road, within the City of Wilmer, Dallas County, Texas (legal description: Tracts 12 and 27 in the C.A. Warfield Survey, Abstract No. 1612, Page 065, and also Tract 1 in the Jeff Weatherford Survey, Abstract No. 1536, Page 170, in Dallas County, Texas).  
*Applicant: Dallas Independent School District*
4. Conduct a public hearing, discuss and consider a recommendation to the City Council on a request to approve a preliminary replat for Lots 1R and 2 in Block D of Sunridge Business Park, a 60.0± acre property that is generally located on the north side of E. Pleasant Run Road, approximately 2,500± feet east of Interstate Highway 45, within the City of Wilmer, Dallas County, Texas (legal description: Tracts 12 and 27 in the C.A. Warfield Survey, Abstract No. 1612, Page 065, and also Tract 1 in the Jeff Weatherford Survey, Abstract No. 1536, Page 170, in Dallas County, Texas).  
*Applicant: Centerpoint Properties Trust*

## **Adjournment**

- As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.



*Persons with disabilities who plan to attend this public meeting and who may need special arrangements are requested to contact the City Secretary's office at least 48 hours in advance of this meeting at (972) 441-6373 so that reasonable accommodations can be made to meet your needs.*

CERTIFICATION

I, the undersigned authority, do hereby certify that the attached meeting agenda of the Wilmer Planning & Zoning Commission is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board at the City of Wilmer City Hall, a place readily accessible to the general public at all times, and said Notice was posted on the 11<sup>th</sup> day of March 2019 by 5:00 p.m., and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting, in accordance with Chapter 551 of the Texas Government Code.

\_\_\_\_\_  
Patsy Patten, City Secretary

I certify that the attached agenda of items to be considered by the Wilmer Planning & Zoning Commission was removed by me from the bulletin board at the City of Wilmer City Hall on the \_\_\_\_\_ day of \_\_\_\_\_, 2019 at \_\_\_\_\_ a.m./p.m.

\_\_\_\_\_

Title: \_\_\_\_\_



**ACTION MINUTES**  
**Wilmer Planning & Zoning Commission Special Meeting**  
**November 26, 2018 at 7:00 pm**

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Commissioners Present

*Patty Havard, Chairperson*  
*Phyllis Slough, Commissioner*  
*Robert Madrigal, Commissioner*  
*Allison Mears, Commissioner*

City Staff Present

*Sherry Sefko, City Planner*  
*Patsy Patten, City Secretary*

Absent

*Pam Wood, Vice-Chair*

**CALL TO ORDER** – Chairperson Havard declared a quorum present and called the meeting to order at 7:04 p.m. Members present were Chairperson Havard, Commissioner Slough, Commissioner Madrigal and Commissioner Mears. Vice-Chair Wood was absent.

Chairperson Havard gave the invocation and the Commissioners led in the reciting of the Pledge of Allegiance.

1. Conduct a public hearing, discuss and consider a recommendation to the City Council on a request to approve a final plat/replat for Lots 3R and 5R in Block 2 of the Joe L. Cartwright Addition, said 1.1± acre property being generally located on the south side of Highview Drive, approximately 150± feet west of Wanda Drive, and situated in the W.C. Shelton Survey, Abstract No. 1285, in the City of Wilmer, Texas (the subject property, is also cited as addresses 3, 4, 1013 and 6 Highview Drive in Dallas County Appraisal District records).  
*Applicant: Yadira Calderon with C & R Homes*

Chairperson Havard opened the Public Hearing at 7:06 p.m.

City Planner Sherry Sefko explained the applicant's request for approval of the proposed replat that would combine four existing lots into two larger-sized lots to build two new homes. The applicant is also requesting a deferral from the Subdivision Ordinance requirement to construct sidewalks along the property's Highview frontage at this time.

City staff recommended approval of the replat, by the City Council, subject to the following:

1. Approval of the request to defer construction of the required 5' wide sidewalk along the property's Highview Drive frontage until such time that more sidewalk "segments" are constructed along the street (by the City or by others on neighboring properties), as requested by the applicant; and

2. Minor scrivener corrections to the final plat/replat, including finalization of plat languages and addition of possible easements as may be deemed necessary by the City, prior to recordation of the replat at the County.

Those who spoke in favor:

Chris Madrigal is in favor (trying to replace a previous duplex that burned down)  
Yadira Calderon is in favor

Those who spoke in opposition:

None

Chairperson Havard closed the Public Hearing at 7:11 p.m.  
Robert Madrigal recused himself from voting.

Chairperson Havard called for a motion.

Commissioner Mears moved to recommend approval of the final plat/replat with the stipulations #1 and #2 cited above.

Commissioner Slough seconded the motion.

Motion passed unanimously 3-0 with Commissioner Madrigal abstaining.

2. Conduct a public hearing, discuss and consider a recommendation to the City Council on a request to establish Planned Development-Mixed-Use (PD) as the appropriate zoning classification (pending annexation proceedings) for a 101.6± acre property that is generally located at the northwest corner of Patrick Pike Road and N. Roberts Road, Dallas County, Texas (legal description: Tracts 1 and 1.1 in the Charles Neely Survey, Abstract No. 1083, in Dallas County, Texas).  
*Applicant: El Alasan Yel Rosillo, LLC*

Chairperson Havard opened the Public Hearing at 7:14 p.m.

City Planner Sherry Sefko explained that this is a mixed-use Planned Development zoning request at Patrick Pike and Roberts Road (referred to as Ray Ranch), and that this item is one of two zoning requests because there are two parcels of land that are separated by Roberts Road. This subject property is part of a master-planned development of 312 acres in total, and is located at the northwest corner of Patrick Pike and Roberts Roads (also reference Agenda Item #3). At this time the subject property is not annexed into the City's corporate limits, and is currently undergoing the annexation process per State law. The developer is willing to bring the City's water and sewer out to the area as those utility services do not currently exist in this geographic area. The developer also knows that certain road improvements will be necessary to develop the property and to accommodate increased anticipated vehicular traffic volumes.

Bill Olsen (representative for the development, Ray Ranch) gave a short powerpoint presentation to show the types of development he is proposing for the overall 312-acre property including single-family homes, multi-family homes, manufactured homes, commercial/retail, self-storage facilities, employment businesses, etc.

There were a lot of questions during Mr. Olsen's presentation so Chairperson Havard allowed the audience to have an open Q&A dialogue with the applicant during the Public Hearing portion.

Chairperson Havard temporarily suspended the public hearing at 7:35 p.m. for general Q&A.

Those who spoke or asked questions were:

Greg Mears  
Mary Phinney  
Laura Jacob  
Hector Pena  
Mary Coleman  
Arthur Allen  
Gene Reese  
Arthur Allen  
Lorrie McDonald

Chairperson Havard resumed the public hearing at 9:38 p.m.

Those who spoke against the proposed PD zoning:

Ann Hester  
Arthur Allen  
Mary Coleman  
Angela Dawson  
Audrey Wood  
Hector Pena  
Rachel Keeten  
Gene Reeves  
Hector Lopez  
Laura Jacobs  
Lorrie McDonald

Chairperson Havard closed the public hearing at 9:43 p.m.

Chairperson Havard called for a motion.

Commissioner Mears moved to table the item until the Commission's meeting on December 13<sup>th</sup>, second by Commissioner Madrigal.

Motion passed unanimously 4-0.

3. Conduct a public hearing, discuss and consider a recommendation to the City Council on a request to establish Planned Development-Mixed-Use (PD) as the appropriate zoning classification (pending annexation proceedings) for a 211 ± acre property that is generally located at the northeast corner of Patrick Pike Road and N. Roberts Road, and also at the northwest corner of Patrick Pike Road and Cook Road, in Dallas County, Texas (legal description: Tract 5 in the Charles Neely Survey, Abstract No. 1083, in the D.W. Wright Survey, Abstract No. 1532, and in the

John Little Survey, Abstract No. 811, and also Tract 1 in the John Little Survey, Abstract No. 811, in Dallas County, Texas).

*Applicant: Mars Road Partners, Ltd.*

Chairperson Havard opened the public hearing at 9:45 p.m.

Those who spoke against the proposed PD zoning:

Hector Pena (referred to codes 211.002 & 211.004)

Arthur Allen

Mary Coleman

Lorrie McDonald

Chairperson Havard closed the public hearing at 9:54 p.m.

Chairperson Havard called for a motion.

Commissioner Mears moved to table the item until the Commission's meeting on December 13<sup>th</sup>, second by Commissioner Madrigal.

Motion passed unanimously 4-0.

Without further business to conduct, Chairperson Havard adjourned the meeting at 9:55 p.m.

APPROVE:

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PATTY HAVARD  
Planning & Zoning Commission Chairperson

ATTEST:

\_\_\_\_\_  
PATSY PATTEN  
City Secretary



**ACTION MINUTES**  
**Joint Workshop with Wilmer City Council and**  
**Planning & Zoning Commission**  
**January 10, 2019 at 7:00 pm**

Council Present

*Emmanuel Wealthy-Williams, Mayor*  
*Sheila Petta, Mayor Pro Tem*  
*Sergio Campos, Councilmember*  
*Melissa Ramirez, Councilmember*  
*John Eggen, Councilmember*  
*Candy Madrigal, Councilmember*

City Staff Present

*John Hubbard, Interim City Administrator*  
*Patsy Patten, City Secretary*  
*Missie Schwab, Finance Director*

Planning & Zoning Present

*Patty Havard, Chair*  
*Pam Wood, Vice Chair*  
*Allison Mears*  
*Robert Madrigal*

**CALL TO ORDER** The meeting was called to order at 6:39 pm.

Bill Olsen gave a presentation on his proposed Ray Ranch Mixed-Use Development. During the discussion, the Council requested he remove the manufactured housing. Councilmember Eggen recommended the concept of "tiny houses." Mr. Olsen said he would re-work his design and bring back a new development idea.

**ADJOURN** There being no further business, Mayor Wealthy-Williams and Chairperson Havard adjourned the joint meeting at 7:50 p.m.

APPROVE

ATTEST

  
Emmanuel Wealthy-Williams, Mayor

  
Patsy Patten, City Secretary

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Patty Havard, P&Z Chair

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Patsy Patten, City Secretary



