



ACTION MINUTES
Wilmer Planning & Zoning Commission Regular Meeting
June 28, 2018 at 7:00 pm

Commissioners Present

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

City Staff Present

Sherry Sefko, City Planner
Cindy Kintz, Com. Dev. Coordinator

Absent

Phyllis Slough, Commissioner

CALL TO ORDER – Chairperson Havard declared a quorum present and called the meeting to order at 7:07 p.m. Members present were Chairperson Havard, Vice-Chairperson Wood, Commissioner Madrigal, and Commissioner Mears. Commissioner Slough was absent.

Vice-Chairperson Wood gave the invocation and the commissioners led in the reciting of the Pledge of Allegiance.

1. Commissioner Mears made a motion, seconded by Vice-Chairperson Wood, to accept the minutes for the May 10, 2018 regular meeting. A vote was cast 3 in favor, 0 against and 1 abstained.
2. Chairperson Havard opened the public hearing at 7:10 p.m. to hear the request of Tomas Rocha, Jr. on a recommendation to the City Council for approval of a Final Plat/Replat of the Rocha Addition, a 0.5± acre property that is generally located on the west side of Little Street, approximately 650± feet north of E. Belt Line Road, and situated in the A.K. Gray Survey, Abstract No. 505, in the City of Wilmer, Texas – the subject property is also cited in Dallas County Appraisal District records as: 225 Little Street/Orig Town Wilmer/Parcel ID #54000500000140000.

City Planner Sherry Sefko presented City Staff's report on the applicant's request.

With there being no one present from the public wishing to speak, Chairperson Havard closed the public hearing at 7:14 p.m.

After a brief discussion, Vice-Chairperson Wood made a motion, seconded by Commissioner Madrigal, to recommend approval of a Final Plat/Replat for the Rocha Addition, Block A, Lots 1 and 2 with the following two conditions:

- a) Approval of the request to defer construction of the required 5' wide sidewalk along the property's Little Street 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

- b) 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 plat at the County.

A vote was cast 4 in favor and 0 against.

- 3. Chairperson Havard opened the public hearing at 7:22 p.m. to hear the request of the City of Wilmer on a recommendation to the City Council for approval of a Final Plat/Replat of the City of Wilmer Municipal Addition, a 3.0± acre property that is generally located on the northeast corner of N. Dallas Avenue and E. Belt Line Road, and situated in the A.K. Gray Survey, Abstract No. 505, in the City of Wilmer, Texas – the subject property is also cited in Dallas County Appraisal District records as:

- a) 128 Dallas Street/JW Johnsons Block 5 Tract 8/Parcel ID #54005500050080000,
- b) 130 Dallas Street/JW Johnsons Block 5 Tract 7/Parcel ID #54005500050070000,
- c) 220 1st Street/JW Johnsons Block 5 Tract 4/Parcel ID #54005500050040000,
- d) 205 E. Beltline Road/JW Johnsons Tract 10/Parcel ID #54005500050100000,
- e) 219 E. Beltline Road/JW Johnsons Block 5 Tract 9/Parcel ID #54005500050090000, and
- f) 225 E. Beltline Road/JW Johnsons Block 5 Tract 6/Parcel ID #54005500050060000.

City Planner Sherry Sefko presented City Staff's report on the applicant's request.

Pam Walsh (city resident) – 230 Green Meadows Road, Wilmer, Texas 75172 – had several questions.

Lorrie McDonald (county resident) – 1826 East Beltline Road, Wilmer, Texas 75172 – spoke in opposition to the request.

Chairperson Havard closed the public hearing at 7:49 p.m.

After a lengthy discussion with City Planner Sefko, Commissioner Mears made a motion, seconded by Commissioner Madrigal, to table until the July 12, 2018 Commission meeting the Commission's recommendation for approval of a Final Plat/Replat of the City of Wilmer Municipal Addition, a 3.0± acre property that is generally located on the northeast corner of N. Dallas Avenue and E. Belt Line Road, and situated in the A.K. Gray Survey, Abstract No. 505, in the City of Wilmer, Texas. A vote was cast 4 in favor and 0 against.

- 4. Without further business to conduct, Chairperson Havard adjourned the meeting at 7:51 p.m.

APPROVE:



PATTY HAVARD
CHAIRPERSON

ATTEST:



CINDY KINTZ
COMMUNITY DEV. COORDINATOR