



ACTION MINUTES
Wilmer Planning & Zoning Commission Regular Meeting
July 27, 2017 at 7:00 pm

Commissioners Present

Patty Havard, Chairperson
Phyllis Slough, Commissioner
Robert Madrigal, Commissioner

City Staff Present

Denny Wheat, City Administrator
Sherry Sefko, City Planner
Cindy Kintz, Com. Dev. Coordinator

Absent

Pam Wood, Vice-Chairperson

CALL TO ORDER – Chairperson Havard declared a quorum present and called the meeting to order at 7:00 p.m. Members present were Chairperson Havard, Commissioner Slough and Commissioner Madrigal. Absent was Vice-Chairperson Wood.

Chairperson Havard gave the invocation and the commissioners led the Pledge of Allegiance.

1&2. Commissioner Slough made a motion, seconded by Commissioner Madrigal, to approve the minutes for the regular meetings held on April 13, 2017 and April 27, 2017 with the following amendment to both sets of minutes:

a) Under the attesting signature block, change the City Secretary name from Elizabeth Lopez to Patsy Patten.

A vote was cast 2 in favor, 0 against and 1 abstained.

3. Chairperson Havard opened the public hearing at 7:04 p.m. to hear a request from Kelly Harris representing Allen National Investments, LLC to approve a preliminary/final replat for the Walter Thompson Addition being Block 2, Lot 10R of the Kissell Dale Fourth Addition, a 0.9± acre parcel generally located on the northwest corner of Interstate Highway 45 and Anderson Street more commonly known as 905 North Interstate Highway 45 in the City of Wilmer, Texas. City Planner Sefko presented the request to the Commission. Speaking in favor of the request was Kelly Harris (applicant's representative) – 1026 F.M. 660, Ferris, Texas 75125. There was no one present to speak in opposition to the request. Chairperson Havard closed the public hearing at 7:16 p.m.

After a brief discussion, Commissioner Madrigal made a motion, seconded by Commissioner Slough, to recommend approval of a preliminary/final replat for the Walter Thompson Addition being Block 2, Lot 10R of the Kissell Dale Fourth Addition, a 0.9± acre parcel generally located on the northwest corner of Interstate Highway 45 and Anderson Street more commonly known as 905 North

Interstate Highway 45 in the City of Wilmer, Texas to the City Council with the following conditions:

- a) Approval of the 5' width for the required sidewalk along the IH-45 service road and along Anderson Street in lieu of the 8' width, as requested by the applicant;
- b) Approval of the configuration of the landscaped areas and the placement of required street trees as shown on the Landscape Plan, as requested by the applicant;
- c) Minor scrivener corrections to the 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; and
- d) Any additions or modifications to the engineering/construction plans as may be deemed necessary by the City's Engineer prior to full release for construction.

A vote was cast 3 in favor and 0 against.

- 4. The meeting was adjourned at 7:21 p.m.

APPROVE:



PATTY HAVARD
CHAIRPERSON

ATTEST:



CINDY KINTZ
COMMUNITY DEV. COORDINATOR