



City of Wilmer Texas

**ACTION MINUTES**  
**PLANNING & ZONING COMMISSION MEETING**  
**APRIL 28, 2016 at 7:00PM**  
**101 Davidson Plaza, Wilmer Texas 75172**

**Call to Order** At 7:05 pm by Chairperson Patricia Havard  
*Commissioners Present:* Patty Havard, Robert Madrigal, Phyllis Slough  
*Commissioners Absent:* Pam Wood  
*Others Present:* City Administrator Denny Wheat, City Planner Sherry Sefko, City Secretary Elizabeth Lopez, Mike Rader, Misty Ventura and Carroll Estes.

**Invocation and Pledge** Planning & Zoning Commission Members

- 1. CONDUCT A PUBLIC HEARING, DISCUSS AND CONSIDER A RECOMMENDATION TO CITY COUNCIL ON A REQUEST TO ESTABLISH PLANNED DEVELOPMENT-LIGHT INDUSTRIAL (PD-I1) AS THE APPROPRIATE ZONING CLASSIFICATION FOR A 46.2+ ACRE PROPERTY THAT IS GENERALLY LOCATED ON THE SOUTH SIDE OF FULGHUM ROAD, APPROXIMATEY 500+ FEET EAST OF INTERSTATE HIGHWAY 45, IN WILMER, TEXAS APPLICANT: PRIME RAIL INTERESTS/MIKE RADER**

OPEN PUBLIC HEARING - At 7:07 pm, Chairperson Havard invited speakers in favor or/in opposition to the applicants zoning classification.

IN FAVOR – Applicant Mike Rader offered insight on the project and requested the Council's approval of the request.

OPPOSITION – No comments.

TESTIMONY – Chairperson Havard invited City Planner Sefko, provided testimony on behalf of applicant and advised them that only two (2) written comments had been received from citizens/property owners within the 200-feet of the aforementioned property; one(1) was in favor and one (1) was in opposition.

CLOSE PUBLIC HEARING - At 7:24 pm, Chairperson Havard closed the Public Hearing.

MOTION: Commission Member Madrigal motioned to recommend approval of the Planned Development-Light Industrial (PD-I1) zoning on the property, as requested by the applicant and as presented herein.

SECOND: Commission Member Slough

VOTE: Motion passed unanimously; Aye 3 / Nay 0

- 2. DISCUSS AND CONSIDER A RECOMMENDATION TO CITY COUNCIL ON A PRELIMINARY PLAT FOR SUNRIDGE BUSINESS PARK. BLOCK G, LOTS 1-4, AN 85.7+ ACRE PROPERTY THAT IS GENERALLY LOCATED ON THE SOUTH SIDE OF FULGHUM ROAD, APPROXIAMTELY 500+ FEET EAST OF INTERSTATE HIGHWAY 45, IN WILMER, TEXAS. APPLICANT: WILMER FULGHUM 161 LP**

Commission Members held a discussion, which followed with Chairperson Havard's request for a motion.

MOTION: Commission Member Madrigal motioned to approve recommendation to the City Council on all three recommendations of a preliminary plat for Sunridge Business Park. Block G, Lots 1-4, an 85+ acre property that is generally located on the south side of Fulghum Road, approximately 500+ feet east of Interstate Highway 45, in Wilmer, Texas. Subject to the following:

1. Approval of the 5' width for the required sidewalks along Fulghum Road and IH-45 frontages in lieu of the 8' width, as requested by the applicant; and
2. Finalization of the purpose, location and/or configuration of required easements, as may be deemed necessary by the City, prior to release for construction on each lot, prior to City approval of the final plat for each lot, and prior to the filing of each lot's final plat for record at the County; and
3. Any additions or modifications to the engineering/construction plans for each lot as may be deemed necessary by the City's Engineer prior to release for construction on each lot (and prior to any construction/land disturbing activities on Lot 4).

SECOND: Commission Member Slough

VOTE: Motion passed unanimously; Aye 3 / Nay 0

3. **DISCUSS AND CONSIDER A RECOMMENDATION TO CITY COUNCIL ON A FINAL PLAT FOR ESTES ENTERPRISE GROUP, BLOCK 1, LOT 1, A 15.0+ ACRE PROPERTY THAT IS GENERALLY LOCATED ON THE NORTHWEST SIDE OF E. BELTLINE ROAD APPROXIMATELY 1,000+ FEET SOUTHWEST OF GELLER ROAD, IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF WILMER, TEXAS. APPLICANT: ESTES DALLAS, LP**

After a discussion by the Commission Members, Chairperson Havard requested a motion.

MOTION: Commission Member Slough motioned to approve recommendation to the City Council on a 11x17 final plat for Estes Enterprise Group, Block 1, Lot 1, A 15.0+ acre property that is generally located on the northwest side of E. Beltline Road approximately 1,000+ feet southwest of Geller Road, in the extraterritorial jurisdiction of the City of Wilmer, Texas. Applicant: Estes Dallas, LP

SECOND: Commission Member Madrigal


VOTE: Motion passed unanimously; Aye 3 / Nay 0

4. **ADJOURNMENT** – Chairperson Havard thanked all those present and adjourned the meeting at 7:38 pm.

APPROVED

  
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Patricia Havard, Chairperson

ATTEST

  
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Elizabeth Lopez, City Secretary