



ACTION MINUTES
PLANNING & ZONING COMMISSION MEETING
JUNE 23, 2016 at 7:00PM
101 Davidson Plaza, Wilmer Texas 75172

Call to Order At 7:02 pm by Commission Vice-Chairperson Pam Wood

Commissioners Present: Robert Madrigal, Phyllis Slough, Pam Wood

Commissioners Absent: Chairperson Patricia Havard

Others Present: City Administrator Denny Wheat, City Planner Sherry Sefko, and City Secretary Elizabeth Lopez

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 GENERAL COMMERCIAL (C2) WITH A CONDITIONAL USE PERMIT (CUP) FOR TRUCK/BUS REPAIRS AS THE APPROPRIATE ZONING CLASSIFICATION FOR AN 8.5+ ACRE PROPERTY THAT IS GENERALLY LOCATED ON THE EAST SIDE OF INTERSTATE HIGHWAY 45, APPROXIMATELY 1,000+ FEET NORTH OF COTTONWOOD VALLEY ROAD, IN WILMER, DALLAS COUNTY, TEXAS (LEGAL DESCRIPTION: TRACTS 22 (1.0+ ACRE), 23 (1.0+ ACRE) AND 27 (6.5+ ACRES) IN THE WESLEY W. HARVIN SURVEY, ABSTRACT NO. 602, PAGE 130, IN WILMER, DALLAS COUNTY, TEXAS; SAID LAND PARCELS ARE ALSO CITED AS 4910, 4914, AND 4916 N. IH-45 (RESPECTIVELY) IN DALLAS CENTRAL APPRAISAL DISTRICT RECORDS). APPLICANT: LJM VENTURES, LLC (REPRESENTED BY REDNECK DIESEL PERFORMANCE/RDP, LLC)

OPEN PUBLIC HEARING - At 7:03 pm, Commission Vice-Chairperson Wood opened the public hearing and invited City Planner Sefko who offered insight on the applicants rezoning request. She offered detailed background and factual information on the existing zoning for the property. She added that in November 2015, the City Council had adopted an amendment to the Zoning Ordinance that better defined truck-related uses, and also clarified where such uses may be allowed within the City. She also cautioned that the applicant's zoning classification change would follow the property even if ownership of the property changed in the future.

The Commissioners held a discussion regarding concerns on the use of the Bridge drainage/collection of oil, and hours of operation. City Planner Sefko invited Applicants Todd Stewart and Eric Pinola who addressed the Commissioners' concerns.

Commission Vice-Chairperson Wood invited public comments.

IN OPPOSITION

Joe Aldrich accepted opportunity to speak and stated he was opposed to the project, due to possible environmental impact to drinking water and air pollution.

Mary Phinney spoke in opposition to the project and expressed concern regarding the impact to drinking water and the noise with respect to surrounding residents.

John Phinney addressed the Commission and invited everyone to the 7th Annual Chautauqua Lectures on July 5th - "Humor and its affect and effect on society", July 12th - "Guest Speaker Michelle Andrews, owner of Sugar Ridge Winery in Bristol, Texas", July 19th - "Democratic Party Chair, Carol Donovan", and July 26th - "Republican Party Chair, Mark Montgomery".

Mr. Phinney then spoke in opposition to the project, stating that he liked the idea of their business but not the location and suggested retail business for that site. He recommended 20-25 foot high wall along Goode Road, an ornamental gate, and closing entrance on N. Goode Road to heavy truck use.

Former Council Member Hector Pena addressed the Council and expressed his opposition due to the applicants' failure to meet requirements in the City of Hutchins. He disagreed with the applicants' financial information and expressed concern about their intent of use for the property.

Lorrie McDonald, spoke in opposition due to the noise pollution and impacts on drinking water. She advised the Commission that there had been articles referencing their business and use/of property. She suggested that the City designate an area for these types of business, but not next to residential properties. Ms. McDonald urged the Commission not to approve the applicants' request.

Commission Vice-Chairperson Wood invited Applicant, Todd Stewart, who offered insight on their concerns and his willingness to place a wall and/or landscaping to assist with the noise levels. He welcomed the opportunity to discuss the possibilities suggested by the Commission and recommended by the City Planner.

CLOSE PUBLIC HEARING - At 8:50 pm, Commission Vice-Chairperson Wood closed the Public Hearing.

The Commission held a discussion, which followed with Commission Vice-Chairperson Wood's request for a motion.

MOTION: Commission Member Madrigal motioned to table the aforementioned agenda item to the next Planning & Zoning Commission Meeting scheduled for July 14, 2016.

SECOND: Commission Member Slough

VOTE: Motion passed to table the item until the next P&Z Meeting on July 14, 2016.

2. **ADJOURNMENT** - Commission Vice-Chairperson Wood adjourned the meeting at 8:52 pm.

APPROVED



Pam Wood, Vice-Chairperson

ATTEST



Elizabeth Lopez, City Secretary