



ACTION MINUTES
PLANNING & ZONING COMMISSION MEETING
JULY 14, 2016 at 7:00PM
101 Davidson Plaza, Wilmer Texas 75172

Call to Order At 7:00 pm by Chairperson Patricia Havard
Commissioners Present: Patricia Havard, Robert Madrigal, Pam Wood
Commissioners Absent: Phyllis Slough
Others Present: City Administrator Denny Wheat, City Planner Sherry Sefko, and City Secretary Elizabeth Lopez

Invocation and Pledge Planning & Zoning Commission Members

- 1. 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 REPAIR 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)**

Chairperson Havard requested a motion to remove from the table.

MOTION: Commission Pam Wood motioned to move the previously tabled item at the Planning and Zoning Meeting on June 23, 2016; for discussion and consideration.

SECOND: Commission Member Madrigal

VOTE: Motion passed 3-0; to move agenda item from the table for discussion and consideration.

Chairperson Havard invited City Planner Sefko, who addressed the Commission and reaffirmed that rezoning the subject property to General Commercial (C2) with a CUP for Truck/Bus Repair uses is appropriate for recommendation to the City Council and subject to stipulations outlined for their consideration.

The Commissioners held a discussion that included clarification by Applicant Todd Stewart. The Commissioners continued their discussion, which followed with Chairperson Havard's request for a motion.

MOTION: Commission Vice-Chairperson Wood motioned to recommend denial of rezoning the property to General Commercial (C2) with a Conditional Use Permit (CUP) for Truck/Bus Repair Uses.

Chairperson Havard acknowledged the motioned failed due to a lack of a second and requested a motion.

MOTION: Commission Member Madrigal motioned to recommend approval of rezoning the property to General Commercial (C2) with a Conditional Use Permit (CUP) for Truck/Bus Repair Uses as presented herein, and subject to additional requirements/safeguards as may be deemed appropriate by the Commission, City Planner and/or City Engineer. Stipulations as follows:

- 1 – In general: all site layout/design features to be in conformance with the City's Zoning Ordinance (as amended) including, but not limited to, the following:

- a. Landscape buffers/setbacks: minimum 20' width along IH-45, and minimum 10' width along Goode Road [per Zoning Ordinance Section 4(60)];
 - b. Street trees/landscaping along IH-45 and Goode Road: one tree, minimum 4" caliper, for each 30 linear feet of frontage [per Zoning Ordinance Section 21.A(6)(c)], plus minimum 3' tall landscaped hedge and three additional ornamental trees for each 50 linear feet of frontage [per Ordinance No. 15-1119A], 100% coverage by an automatic underground irrigation system with freeze-/moisture-sensors;
 - c. Perimeter/security fences along IH-45 and Goode Road: 40' setback along IH-45 and 10' along Goode Road [per Ordinance No. 14-0605 and Zoning Ordinance Section 20.E], decorative metal (not chain link or R-panel), at least 75% open/nonopaque, maximum 8' height, sliding gates at entries;
 - d. Entry gate(s) on IH-45: subject to TxDOT approval, and minimum 100' setback into property [per Ordinance No. 15-1119A];
 - e. Entry gate on Goode Road: minimum 100' setback into property [per Ordinance No. 15-1119A], employee egress and emergency use only (no trucks, deliveries, customers, etc.);
 - f. Parking/maneuvering areas: all surfaces paved with an all-weather surface [per Ordinance No. 15-1119A], screened from view of adjacent residential properties by minimum 6' tall screening wall, fence and/or landscape hedge [per Zoning Ordinance Section 21.A(4)]; "asphalt shavings & rock base" if approved by City Engineer.
 - g. Sidewalks along IH-45 and Goode Road: 5' minimum width with barrier-free ramps at all driveways [per Subdivision Ordinance];
2. Building exterior materials: façades facing IH-45 and Goode Road to be constructed of at least eighty percent (80%) color-intrinsic masonry (i.e., brick, stone, split-face concrete block, stucco, architectural brick/stone veneer, highly textured tilt-up concrete, etc.);
 - a. to allow for tree vegetation on the North, East, and South sides, R-panels on the west and all within the specified setback.
 3. Outdoor storage: no materials, tools, equipment, parts, etc. to be stored outside of a structure; and
 4. Hours of operation: 7:00am to 7:00pm Monday through Saturday.

SECOND: Chairperson Havard seconded the motion, after consulting and obtaining approval from the City Administrator Denny Wheat.

VOTE: Motion passed by majority vote 2 Aye (Madrigal / Havard) and 1 Nay (Wood)

2. ADJOURNMENT – Chairperson Havard adjourned the meeting at 8:33 pm.

APPROVED

Patricia Havard, Chairperson

ATTEST

Elizabeth Lopez, City Secretary