



ACTION MINUTES
PLANNING & ZONING COMMISSION MEETING
OCTOBER 27, 2016 at 7:00PM
WILMER COMMUNITY CENTER
101 Davidson Plaza, Wilmer Texas 75172

The Wilmer Planning & Zoning Commission Members held a Meeting on October 27, 2016 at 7:00 pm in the Wilmer Community Center located at 101 Davidson Plaza, Wilmer, Texas 75172.

Commission Members Present: Pam Wood, Vice-Chairperson
Robert Madrigal, Commissioner
Phyllis Slough, Commissioner

Commission Member Absent: Patricia Havard, Chairperson

Others Present: City Administrator Wheat, City Planner Sefko, and City Secretary Lopez.

CALL TO ORDER - At 7:02 pm, by Vice-Chairperson Wood called the meeting to order.

INVOCATION AND PLEDGE - Vice-Chairperson Wood led the invocation and the Pledge of Allegiance.

1. DISCUSS AND CONSIDER APPROVAL OF MINUTES FOR THE SEPTEMBER 8, 2016 MEETING.

After a brief discussion, Vice-Chairperson Wood requested a motion.

MOTION: Commissioner Madrigal motioned to approve the minutes.

SECOND: Commissioner Slough

VOTE: Motion passed 3-0; 4 Aye's (Madrigal, Slough, Wood)

2. DISCUSS AND CONSIDER A RECOMMENDATION TO THE CITY COUNCIL ON A PRELIMINARY PLAT FOR DFW INLAND PORT, A 15.6± ACRE PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF INTERSTATE HIGHWAY 45 AND PATRICK PIKE ROAD, IN DALLAS COUNTY, TEXAS. APPLICANT: COURTLAND DFW IP, LP & DFW INLAND PORT NO. 2, LLC

Vice-Chairperson Wood invited City Planner Sefko who provided insight on the applicant's request. She thanked City Planner Sefko and applicant Jon Napper who was present to answer questions regarding their request. The Commission held a brief discussion, which followed with Vice-Chairman's request for a motion.

MOTION: Commissioner Madrigal motioned to recommend approval of the preliminary plat for DFW Inland Port, a 15.6± acre property generally located at the northwest corner of Interstate Highway 45 and Patrick Pike Road, in Dallas County, by the City Council, subject to the following:

1. Decision by the City Council as to whether, or not, the City will allow connection onto its water and/or wastewater utility systems without annexation into the City's limits for the proposed industrial manufacturing development;
2. Submission, and City Engineering approval of, additional road condition/capacity analysis (such as a TIA) for Millers Road verifying that such roadway can accommodate the anticipated increase in truck-traffic generated by this development without traffic problems or undue damage to the roadway, prior to preliminary plat approval by the City Council; and
3. City engineering verification that the City's existing utility systems are adequate to accommodate anticipated water consumption by, and wastewater discharges by, this development, and prior to preliminary plat approval by the City Council.

4. Approval of the 5' width for the required sidewalks along IH-45, Patrick Pike Road and Millers Ferry Road frontages in lieu of the City's required 8' width;
5. The property be platted as only one lot (not two), so that its associated detention pond remains the responsibility of the building owner;
6. Finalization of the purpose, location and/or configuration of required on-site easements, and acquisition of any necessary off-site easements, as may be deemed necessary by the City, prior to release for site construction; and
7. Any additions or modifications to the engineering/construction plans as may be deemed necessary by the City's Engineer prior to release for site construction.

SECOND: Commissioner Slough

VOTE: Motion passed 3-0 (Madrigal, Slough, Wood)

3. CONDUCT A PUBLIC HEARING, DISCUSS AND CONSIDER A RECOMMENDATION TO THE CITY COUNCIL ON A PRELIMINARY REPLAT FOR SUNRIDGE BUSINESS PARK, BLOCK G, LOT 3, A 24.3± ACRE PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF INTERSTATE HIGHWAY 45, APPROXIMATELY 1,200± FEET SOUTH OF FULGHUMROAD, IN THE CITY OF WILMER, TEXAS. APPLICANT: INTERPOINT DISTRIBUTION CENTER/SKYHAWK PARTNERS, LLC

At 7:35 pm, Vice-Chairperson Wood opened the Public Hearing.

Vice-Chairperson Wood invited City Planner Sefko who provided insight on the applicants' request. Pacheco Koch Engineer Clayton Stolle, addressed the Commission and requested their recommendation for approval.

At 7:45 pm, Vice-Chairperson Wood closed the Public Hearing. After a brief discussion, Vice-Chairman Wood requested a motion.

MOTION: Commissioner Slough motioned to recommend approval on a Preliminary Replat for Sunridge Business Park, Block G, Lot 3, A 24.3± acre property generally located on the east side of Interstate Highway 45, approximately 1,200± feet south of Fulghum Road, in the City of Wilmer, Texas, by the City Council, subject to the following:

1. Finalization of the purpose, location and/or configuration of required easements, as may be deemed necessary by the City, prior to release for site construction; and
2. Any additions or modifications to the engineering/construction plans as may be deemed necessary by the City's Engineer prior to release for site construction.

SECOND: Commissioner Madrigal

VOTE: Motion passed 3-0 (Slough, Madrigal, Wood)

4. ADJOURNMENT – At 7:50 pm, Vice-Chairperson Wood adjourned the meeting.

APPROVED



Pam Wood, Vice-Chairperson

ATTEST



Elizabeth Lopez, City Secretary