



City of Wilmer Texas

**ACTION MINUTES  
PLANNING & ZONING COMMISSION MEETING  
NOVEMBER 10, 2016 at 7:00PM  
WILMER COMMUNITY CENTER  
101 Davidson Plaza, Wilmer Texas 75172**

The Wilmer Planning & Zoning Commission Members held a Meeting on Thursday, November 10<sup>th</sup>, 2016 at 7:00 pm in the Wilmer Community Center located at 101 Davidson Plaza, Wilmer, Texas 75172.

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

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

**CALL TO ORDER** – Quorum being present, Chairperson Havard called the meeting to order at 7:00 pm.

**INVOCATION AND PLEDGE** - Vice-Chairperson Wood led the invocation.

**1. DISCUSS AND CONSIDER APPROVAL OF MINUTES FOR THE OCTOBER 27, 2016 MEETING.**

There being no meeting on November 24, 2016, due to the Thanksgiving Holiday; Chairperson Havard requested to table the minutes until December 8, 2016.

**2. CONDUCT A PUBLIC HEARING, DISCUSS AND CONSIDER A RECOMMENDATION TO THE CITY COUNCIL ON A ZONING REQUEST INITIATED BY LIBERTY CROSSING TC1 LP/LIBERTY MULTIFAMILY LLC TO AMEND THE PLANNED DEVELOPMENT-GENERAL COMMERCIAL/ MULTIPLE-FAMILY RESIDENTIAL (PD-C2/MF1) ORDINANCE AND CONCEPT PLAN FOR A 107.3+ ACRE PROPERTY THAT IS GENERALLY LOCATED AT THE NORTHEAST CORNER OF INTERSTATE HIGHWAY 45 AND MARS ROAD IN THE CITY OF WILMER, DALLAS COUNTY, TEXAS. Z2016-05**

At 7:03 pm, Chairperson Havard opened the Public Hearing and invited public comments. Chairperson Havard -invited City Planner Sefko, who provided insight on the applicant's request to amend the project concept plan and request permission to build a three story building as opposed to a two-story building.

Becky Jones and Lorrie McDonald spoke in opposition to the project citing improper public notification. Ms. McDonald added that the application was also incomplete.

Chairperson Havard re-invited City Planner Sefko, who provided clarification on the notice requirement, which had clearly been met; as per the Texas Local Government Code, proper notification was advertised in the local newspaper and thirty-six (36) property owners were also notified in accordance to the 200-foot rule. However, no written response had been returned to the city as of November 7, 2016.

City Planner Sefko, recommended tabling this item to the Commission's December 8, 2016 meeting. After a brief discussion amongst the Commissioner's, Chairperson Havard invited a motion.

MOTION: Vice-Chairperson Wood motioned to continue the Public Hearing and table the item to the Commission's December 8, 2016 meeting.

SECOND: Commissioner Slough

VOTE: Motion passed 4-0 (Wood, Slough, Madrigal, Havard)

**3. ADJOURNMENT** – Chairperson Havard thanked those in attendance and adjourned the meeting at 7:45 p.m.

APPROVED

  
Patty Havard, Chairperson

Wilmer Planning & Zoning Commission

ATTEST

  
Elizabeth Lopez, City Secretary

Minutes November 10, 2016