

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF AUGUST 31, 2015

PUBLIC HEARING CONSENT AGENDA: Item #3 – P150901 - Preliminary Plat - Remmington 30 Addition (City Council District 1). Consider a request to approve a preliminary plat to create a three-lot-non-residential subdivision. The 59.24-acre property, zoned Planned Development 39 (PD-29) District, is located at 2701 Beltline Road, 601 E. Wildlife Parkway, and 701 E. Wildlife Parkway. The agent is Bob Rice, Ironwood Interests, LLC, the applicant is Benjamin McGahey, Halff Associates, Inc., and the owner is Stan Graff.

Item #4 - P150902 - Final Plat - Remmington 30 Addition (City Council District 1). Consider a request to approve a preliminary plat to create a three-lot-non-residential subdivision. The 59.11-acre property, zoned Planned Development 39 (PD-29) District, is located at 2701 Beltline Road, 601 E. Wildlife Parkway, and 701 E. Wildlife Parkway. The agent is Bob Rice, Ironwood Interests, LLC, the applicant is Benjamin McGahey, Halff Associates, Inc., and the owner is Stan Graff.

Item #5 - P150903 - Preliminary Plat - Bardin Road Addition (City Council District 6). Consider approval for a preliminary plat of 28.4 acres of the M. Hunt Survey Abstract, creating four (4) non-residential lots. The subject property is located within multiple non-residential zoning districts; PD-250, PD-55, PD-30, and is within the I.H. 20 Corridor Overlay District. The property is generally located south of I.H. 20. and west of Matthew Rd. The owner is Gary Horn, Mohr Acquisitions LLC.

Item #6 - P150904 - Final Plat - Bardin Road Addition (City Council District 6). Consider approval of a Final Plat creating one (1) non-residential lot on 22.069 acres out of the M. Hunt Survey Abstract. The subject property is located within two non-residential zoning districts: PD-55 and PD-30, and is within the I.H. 20 Corridor Overlay District. The property is generally located south of I- 20 and west of Matthew Rd. The agent is Vanessa McElroy, RLG Engineering Inc. and the owner is Gary Horn, Mohr Acquisitions LLC.

Item #7 - P150906 – Preliminary Plat - Dominguez Addition (City Council District 3). Consider approval for a Preliminary Plat of 4.75 acres of the Mercer Fain Abstract, creating one (1) residential lot. This property is addressed 1510 S. Belt Line Rd and is zoned Single Family-Four (SF-4) Residential District. The agent is Lubula Kanyinda, 3251 Matlock Rd. and the owner is Arnold Reyes.

Item #8 - P150907 - Final Plat - Grand Lakes Business Park, Phase 4 (City Council District 5). Consider approval for a Final Plat of 15.08 acres of the James McLaughlin Survey Abstract, creating one (1) nonresidential lot. The property is generally located south of I.H. 30 and east of Grand Lakes Blvd and is zoned Light Industrial (LI) District within the I.H. 30 Corridor Overlay District. The applicant is Bruce Thacker, The Wallace Group, Inc. and the owner is Tim Forst, Transform Real Estate LLC.

Item #9 - S150901 - Site Plan - Grand Lakes, Phase 4 (City Council District 5). Consider approval of a site plan for a 15 acre warehouse/office development. The property is generally located south of I.H. 30 and east of Grand Lakes Blvd and is zoned Light Industrial (LI) District

within the I.H. 30 Corridor Overlay District. The applicant is Bruce Thacker, The Wallace Group, Inc. and the owner is Tim Forst, Transform Real Estate LLC.

Item #10 - S150902 - Site Plan - Graff Building 1 (City Council District 1). Consider a request to approve a site plan to construct a 243,230-square-foot industrial building. The 13.66-acre property, located at 701 E. Wildlife Pkwy., is zoned Planned Development-39 (PD-39) for retail, office, service, light industrial, special amusement and entertainment uses. The agent is Bob Rice, Ironwood Interests, LLC, the applicant is Chris Bruck, Alliance Architects, Inc., and the owner is Stan Graff.

City Council Action: September 15, 2015

Item #11 - S150904A - Site Plan Amendment - 702 N. Belt Line Rd (City Council District 5). Consider a request to approve a site plan amendment to change building materials and partially remodel an existing convenience store. The 16.00-acre property, located at 702 N. Beltline Rd., is zoned Planned Development No. 217 (PD-217) District, and is within the Interstate Highway 30 (IH 30) and Beltline Corridor Overlay Districts. The agent is David Bond, Spiars Engineering, the applicant is Adam Caracci, RaceTrac Petroleum, and the owner is Brian Thornton, Mountainprize Inc.

AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item #12- SU141002/S141003 - Specific Use Permit/Site Plan - 4125 E Jefferson Street (City Council District 5).

(The above items are not public hearing items).

Motion was made to approve the consent agenda items regarding the Disapproval of Plats without Prejudice pending completion of the City's review process and submittal of corrections by the applicants for cases P151001, P151002, P151003, P151004, P151005, RP151001, RP151002, RP151003 and RP151004, approve the minutes of August 3, 2015, and approve consent agenda cases P150901, P150902, P150903, P150904, P150906, P150907, S150901, S150902, and S150904A and postponed case SU141002/S141003. The action and vote on the Consent Agenda being recorded as follows:

Motion: Moser

Second: Spare

Ayes: Garrett, Johnson, Lopez, Dr. Perez, Philipp, Moser, Motley, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried.**