

PLANNING AND ZONING COMMISSION DRAFT MINUTES OCTOBER 3, 2016

PUBLIC HEARING CONSENT AGENDA: Item #3– P161001 - Final Plat - Winding Creek Addition, Lot 1, Block A (City Council District 2). Consider a request to approve a final plat to create a one (1) lot multi-family residential subdivision. The 22.98-acre property located north of Sara Jane Parkway and west of Bob Smith Parkway, is zoned Planned Development 353 (PD-353) District and is within the Interstate Highway-20 (I-20) Corridor Overlay District. The applicant is Jeff Crannell, CCM Engineering and the owner is Luciano Bettin, GT Winding Creek LP.

Item #4-P161002 - Preliminary Plat - Victory At Lakeridge, Lots 1, 4-7, Block 1 (City Council District 6). Consider a request to approve a preliminary plat to establish a five (5) lot non-residential subdivision. The 11.30-acre property, zoned Planned Development 283 (PD-283) District, is generally located at the northeast corner of Lake Ridge Parkway and Camp Wisdom Road. The property is also located within the Lake Ridge Corridor Overlay District. The agent is Logan McWhorter, Peloton Land Solutions and the owner is Kris Ramji, Victory at Lake Ridge.

Item #5-P161003 - Final Plat - Prairie Lakes - Southgate Development Addition, Lot 1, Block A & Lot 1, Block B (City Council District 4). Consider a request to approve a final plat to create a two (2) lot non-residential subdivision. The 37.37-acre property generally located south of Ragland Road between State Highway-360 (SH-360) and Day Miar Road, is zone Planned Development-352 (PD-352) District for mixed use development and is within the SH-360 Corridor Overlay District. The applicant is Travis Mondok, Bury-DFW, Inc. and the owner is Charlie Anderson, TA Land Fund I. LP.

Item #6-P161004 - Preliminary Plat - Royal Residence Estates (City Council District 6). Consider a request to approve a preliminary plat to establish a twenty-eight (28) lot residential subdivision. The 7.591-acre property, zoned Planned Development 81 (PD-81) District, is located at the northwest corner of Matthew Road and Camp Wisdom Road. The agent is Jim Dewey Jr., JDJR Engineers & Consultants, Inc., the applicant is Khuzema Mukhi, Burhani Investments LLC, and the owner is Brian Swiggart, TCAL Church dba The Community at Lake Ridge.

Item #7-P161005 - Preliminary Plat - Lake Forest Addition (City Council District 4). Consider a request to approve a preliminary plat to create 33-lot residential subdivision and one open space lot. The 7.10-acre property located at 2901 Doryn Drive, is zoned Planned Development-355 (PD-355) District for single family residential use. The agent is Jim Dewey Jr., JDJR Engineers & Consultants, Inc. and the owner is Mike Nawar.

Item #8-S161001 - Site Plan - Retail at 2210 W Main Street (City Council District 1). Consider a request to approve a Site Plan authorizing the development of a 6,750 sq. ft. retail strip center on 0.635 acres. The subject property, generally located at the northeast corner of NW 23rd Street and W Main Street, is zoned Commercial (C) District and within Central Business District No. (CBD 1). The agent is Julio Santiago and the owner is Arturo Torres.

Item #9-S161003 - Site Plan - Penny Paws Animal Clinic (City Council District 4). Consider a request to approve a site plan for a veterinary clinic use on one lot on 1.174 acres. The 1.174 acre property, is currently zoned Planned Development 250 (PD-250) District for general retail

uses. The property lies within the I-20 Corridor Overlay District. The site is generally located north of Bardin Road and approximately 695 feet east of S. Great Southwest Parkway. More specifically the property is located at 2510 Bardin Road. The agent is Greg Frnka, GPF Architects and the owner is Rob Franklin, Los Cazadores Holdings LLC.

AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item#10- SU161002/S161002 - Specific Use Permit/Site Plan - Murphy Oil and Item #11- S160904 - Site Plan - New Harmony Elementary School.

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 P161101, P161102, RP161101, RP161102, RP161103, RP161104 and RP161105, and approve the minutes of August 29, 2016, approve public hearing consent agenda items, P161001, P161002, P161003, P161004, P161005, S161001 and S161003, and table cases SU161002/S161002 and S160904. The action and vote being recorded as follows:

Motion: Moser

Second: Spare

Ayes: Johnson, Lopez, Moser, Motley, Smith, Spare, and Womack

Nays: None

Approved: 7-0

Motion: **carried.**