



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
MARCH 6, 2017**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Bill Moser, Commissioners Charlie Womack, Joshua Spare, John Lopez, Shawn Connor. Cheryl Smith

COMMISSIONERS ABSENT: Kurt Johnson and Dr. Juan Perez

CITY STAFF PRESENT: Bill Crolley, Assistant City Manager, Steve Norwood Director of Development Services, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Colby Collins, Planner, Megan Mahan, Assistant City Attorney, Daon Stephens, Transportation Planner, and Chris Hartmann, Executive Assistant

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:34 p.m.

Chairperson Motley gave the invocation, and Commissioner Spare led the pledge of allegiance to the US Flag, and Commissioner Moser led the pledge of allegiance to the Texas Flag.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following Consent agenda Items – P1701401- Final Plat – Prairie Ridge Phase I, P170402 – Preliminary Plat – Gull Addition, Lot 1, Block 1, P170403 – Preliminary Plat – Smith I-20 Addition, Lots 1-2, Block A, P170404 – Final Plat – Riverside Place, Lot 1, Block A, RP170401 – Replat – Kohl's Grand Prairie Addition, Lot 1R-1, and 1R-2, Block 1, RP170402 – Replat- Burbank Gardens Addition First Unit Revised, Lots 1R-1, 2-R, 3-R, and 4-R, Block 1, and RP170403 – Replat – Sharpston Heights Addition No. 2, Lot 11R-1, Block 1.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of February 6, 2017.

PUBLIC HEARING CONSENT AGENDA: Item #3– P170301 - Final Plat - Victory @ Lakeridge Addition, Lot 5, Block 1 (City Council District 6). Approval of a Final Plat creating one non-residential lot on 2.751 acres. The subject property is located on the northeast corner of W. Camp Wisdom Road and Lake Ridge Parkway, zoned Planned Development 283 (PD-283) District, and within the Lakeridge Overlay District. The agent is Logan McWhorter, Peloton Land Solutions and the owner is Kris Ramji, Victory at Lake Ridge.

Item #4-P170302 - Final Plat - GSW Bardin Addition (City Council District 6). A request to approve a Final Plat for full service car wash on 1.34 acres. The property is generally located west of S. Great Southwest Parkway and approximately 320 feet south of Bardin Road. The

property is zoned Planned Development -45 District (PD-45) and lies within the Interstate 20 Corridor Overlay District (I-20). The agent is Gary Hardin, Hardin Surveying and the owner is Viran Nana, 4100 GSW Pkwy. LLC.

Item #5-RP170302 - Replat - Lake Ridge Section 10-II, Lot 497-R, Block 1 (City Council District 6). Approve a Final Plat of Lot 497-R, Block 1, of Lake Ridge Section 10-II, to create a single lot out of two lots within the existing residential subdivision. The 1.419-acre tract is zoned Planned Development-220 (PD-220) District and addressed as 839 Bentwater Pkwy and 835 Bentwater Pkwy. The owner is Norvis and Jacquetta Haygood and the surveyor is Luke Keeton, Keeton Surveying Co.

Item #6-RP170303 - Replat - Lodge Realty Addition, No. 2, Lots 1B, 2B, and 3, Block 1 (City Council District 4). Approval of a Final Plat of Lot 1B, 2B, and 3, Block 1, of Lodge Realty Addition. The 6.773-acre tract is zoned Planned Development-140 (PD-140) for commercial uses and addressed as 4330 S. State Hwy 360. The agent is Michael Salcedo, Salcedo Group, Inc. and the owner is Todd Amsell, Amsdell Storage Ventures XXI, LLC.

Item #7-RP170304 - Replat - RCCG Tower of Love Addition, Lot 1, Block A (City Council District 5). Approval a Final Plat of Lot 1, Block A, of Kathryn-Gene Addition, to create a single lot out of three lots. The 1.353-acre tract is zoned Single Family-Four (SF-4) District and General Retail (GR) and addressed as 320-322 N. Beltline Road and 805 Oak St. The applicant is Javier Cortez, Arthur Surveying Co., Inc. and the owner is Dr. Chyrss Okonofua, RCCG: Tower of Love.

Item #8-S170301 - Site Plan - Arise and Build Christian Church (City Council District 5). Approve a site plan for a new 3,250 sf sanctuary building addition to an existing church campus on one lot on 1.19 acres. The 1.19 acre property is generally located at the southeast corner of N.W. 17th Street and Cain Lane (518 N.W. 17th Street). The property is zoned Single Family 4 (SF-4) District and is within the State Highway 161 Overlay Corridor District (SH-161). The applicant is James Buford, Arise and Build Church.

Item #9-S170302 - Site Plan - Murco Warehouse Facility (City Council District 5). Approve a site plan for a new single story, 7,800 sf office/showroom-warehouse facility on one lot on 0.51 acres. The 0.51 acre property is generally located at the southwest corner of East Main Street and S.E. 19th Street (1825 E. Main Street). The property is zoned Light Industrial (LI) District and is within the Central Business District Overlay Corridor District, Section 3 (CDB-3). The agent is Jim Snyder, Bennett Building System and the owner is Juan Benton, FJM Legacy Property Mgmt.

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 P170401, P170402, P170403, P170404, RP170401, RP170402, and RP170403 and approve the minutes of February 6, 2017, and approve public hearing consent agenda items P170301, P170302, RP170302, RP170303, RP170304, S170301, and S170302. The action and vote being recorded as follows:

Motion: Moser

Second: Spare

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

Nays: None

Approved: 7-0

Motion: **carried.**