

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES NOVEMBER 2, 2015**

**PUBLIC HEARING CONSENT AGENDA:** Item #3 – P151001 - Preliminary Plat - 360 Green Oaks Addition (City Council District 1). Consider a request to approve a preliminary plat to create a three-lot-non-residential subdivision. The 12.21-acre property, zoned Multi-Family-2 (MF-2) District, is located at 2150, 2351, and 2375 N. State Highway 360 (SH 360), is within the State Highway 360 (SH 360) Corridor Overlay District. The agent is Martin Schelling, Conifer Real Estate, the applicant is Edward Eckart, Goodwin & Marshall, Inc., and the owner is Dennis Rainosek, Gables Realty LTD.

Item #4-P151002 - Preliminary Plat - Victory @ Lake Ridge (City Council District 6). Consider a request to approve a preliminary plat to create an eight-lot-non-residential subdivision. The 14.14-acre property, zoned Planned Development 283 (PD-283) District, is located at 5100 Lake Ridge Parkway, is within the Lake Ridge Corridor Overlay District. The applicant John Measels, John Thomas Engineering and the owner is Kris Ramji, Victory @ Lake Ridge LLC.

Item #5-P151103 - Preliminary Plat - Westchester East Addition (City Council District 6). Consider approval of a preliminary plat for the Westchester East Addition; creating 5 lots on 9.18 acres. The property is currently addressed as 510 Westchase Dr and is zoned PD-173 for commercial uses. The property is generally located south of I.H. 20 and east of Carrier Pkwy. The agent is John Bezner, Civil Point Engineers and the owner is Wade Strain, IP UTP Grand Prairie, LLC.

Item #6-P151107 - Final Plat - Wildlife Commerce Park, Block 2, Lot 1 and Block 3, Lot 2 (City Council District 1). Consider a request to approve a final plat to create a two-lot-non-residential subdivision. The 81.39-acre property, zoned Planned Development-217C (PD-217C) District, is located at 2000 Beltline Road, 1225 Beltline Road, 601 Wildlife Parkway, 225 Wildlife Parkway, and 618 Palace Parkway, is partially within the Beltline Corridor Overlay District. The agent is Cody Hodge, Halff Associates and the owner is Will Mundinger, Chi Wildlife Park, LP.

Item #7-P151108 - Final Plat - Wildlife Commerce Park, Lot 1, Block 3 (City Council District 1). Consider a request to approve a final plat to create a one-lot-non-residential subdivision. The 12.88-acre property, zoned Planned Development-217C (PD-217C) District, is located west of Lion Country Parkway and south of East Wildlife Parkway. The agent is Cody Hodge, Halff Associates and the owner is Will Mundinger, Chi Wildlife Park, LP.

Item #8-S151102 - Site Plan - Wildlife Commerce Park Building 4 (City Council District 1). Consider a request to approve a site plan to construct a 205,550-square-foot speculative warehouse building. The 12.88-acre property, zoned Planned Development-217C (PD-217C) District, is located west of Lion Country Parkway and south of East Wildlife Parkway. The applicant is Richard Nordyke, O'Brien Architecture and the owner is Will Mundinger, Chi Wildlife Park, LP.

Item #9-S151103 - Site Plan - Wildlife Commerce Park Building 5 (City Council District 1). Consider a request to approve a site plan to construct a 682,240-square-foot speculative warehouse building. The 81.39-acre property, zoned Planned Development-217C (PD-217C) District, is located at 2000 Beltline Road, 1225 Beltline Road, 601 Wildlife Parkway, 225 Wildlife Parkway, and 618 Palace Parkway, is partially within the Beltline Corridor Overlay District. The applicant is Richard Nordyke, O'Brien Architecture and the owner is Will Munding, Chi Wildlife Park, LP.

Item #10-SU140702A - Specific Use Permit Renewal - 521 W Marshall Drive (City Council District 2). Consider a request to renew a Specific Use Permit for Automotive Uses; Tire Sales (New and Used), Car Wash and Detailing, Quick Lube & Tune Services (Oil Change), and Minor Auto Repair. The subject property is located at 521 W. Marshall Dr. and zoned General Retail District (GR). The owner/applicant is Pastor Gomez.

AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item #11-SU120201B - Specific Use Permit - 2735 W Hunter Ferrell Rd., Item #12-Z151101/CP151101 - Zoning Change/Concept Plan - Versailles Estates, Item #13-SU120101B - Specific Use Permit Amendment - 3110 E Main Street, Item #14-Z151102 - Zoning Change - 114 NE 31st Street, Item #15-SU151101 - Specific Use Permit - 2000 E. Pacific Ave., and Item #19-SU151002/S151002 - Specific Use Permit/Site Plan - Gables at Green Oaks.

(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 P141003A, P151201, P151202, P151203, P151204, P151205, P151206, and P151207, approve the minutes of October 5, 2015, and approve consent agenda cases P151001, P151002, P151103, P151107, P151108, S151102, S151103, and SU140702A, and table case SU120201B indefinitely, and postpone cases Z151101/CP151101, SU120101B, Z151102, SU151101, and SU151002/S151002 to the December 15th PZ meeting. The action and vote on the Consent Agenda being recorded as follows:

Motion: Moser

Second: Philipp

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

Nays: None

Approved: **8-0**

Motion: **carried.**