

B. CITIZEN COMMENTS

Chairman Moore asked if anyone would like to address the Commission on an item not posted on the agenda.

Hearing no questions or comments, Chairman Moore closed this agenda item.

C. REGULAR AGENDA ITEMS

- C.1 [19-542](#) **Consider approval of the Attendance Matrix for the Planning and Zoning Commission as presented; and take appropriate action.**

A motion was made by Commissioner Yarbrough, seconded by Commissioner Zavala, that the Attendance Matrix be approved. The motion carried unanimously.

Aye: 7 – Chairman Moore, Commissioner Yarbrough, Commissioner Bertl, Commissioner Zavala, Commissioner Williams, Alternate Commissioner Potraza and Vice Chairman De Los Santos

Absent: 1 – Commissioner Driskill

- C.2 [19-543](#) **Consider approval of the October 28, 2019 Planning and Zoning Commission Minutes; and take appropriate action.**

A motion was made by Commissioner Bertl, seconded by Vice Chairman De Los Santos, that the Minutes be approved. The motion carried unanimously.

Aye: 7 – Chairman Moore, Commissioner Yarbrough, Commissioner Bertl, Commissioner Zavala, Commissioner Williams, Alternate Commissioner Potraza and Vice Chairman De Los Santos

Absent: 1 – Commissioner Driskill

- C.3 [19-558](#) **Consider approval of the October 29, 2019 Planning and Zoning Commission Minutes; and take appropriate action.**

A motion was made by Commissioner Bertl, seconded by Commissioner Yarbrough, that the Minutes be approved. The motion carried unanimously.

Aye: 7 – Chairman Moore, Commissioner Yarbrough, Commissioner Bertl, Commissioner Zavala, Commissioner Williams, Alternate Commissioner Potraza and Vice Chairman De Los Santos

Absent: 1 – Commissioner Driskill

- C.4 [19-SP-15](#) **Consider the request for a Detailed Site Plan amendment for signage for a mixed-use development on a 12.11-acre site located at 4050 McEwen Road; and take appropriate action.**

The applicant, Leeds Real Estate Services, Inc, is proposing an amendment to the approved Detailed Site Plan as it relates to signage for a mixed-use development

consisting of multi-family and non-residential uses. The Detailed Site Plan for this development was originally approved in 2017 by Resolution No. 2017-120. The subject site is zoned Planned Development District No. 90 (PD-90), commonly known as Midway Urban Village, which requires signs to be approved with the Detailed Site Plan. With this proposed Detailed Site Plan amendment, the applicant is requesting two new monument signs, two wall signs, one canopy sign and eight tenant logo signs. Staff recommends approval of this Detailed Site Plan as presented.

Ms. Surupa Sen, Senior Planner, gave a brief presentation regarding the applicant's proposal.

Chairman Moore asked for any questions.

Hearing none, Chairman Moore asked for a motion.

A motion was made by Vice Chairman De Los Santos, seconded by Commissioner Bertl, that this Detailed Site Plan amendment be recommended for approval. The motion carried unanimously.

Aye: 7 – Chairman Moore, Commissioner Yarbrough, Commissioner Bertl, Commissioner Zavala, Commissioner Williams, Alternate Commissioner Potraza and Vice Chairman De Los Santos

Absent: 1 – Commissioner Driskill

Chairman Moore asked when this case would be heard by City Council. Ms. Sen said it would be December 10, 2019.

Commissioner Bertl commented that she liked the applicant's proposal, and asked the applicant if he was leasing office space. Mr. Jason Leeds, the applicant, 17480 Dallas Parkway, Dallas, Texas, said yes.

D. PUBLIC HEARING

D.1 [19-PL-09](#)

Conduct a public hearing and consider the request from Beazer Homes Texas, L.P. for final plat approval of Windermere Addition Lot 1R, Block B, being a replat of Lot 1, Block B of Windermere Addition, addressed 12783 Camden Place; and take appropriate action.

Beazer Homes Texas, L.P. is the sole owner of the 0.017-acre lot located within the Windermere Subdivision at 12783 Camden Place, located generally at the southwest corner of Camden Place and Perrin Lane. The purpose of the Windermere Addition Lot 1R, Block B replat is to dedicate a 31 square foot corner clip at the northwest corner of the property for right-of-way. This additional right-of-way dedication is due to alley pavement that was constructed within the boundary of the lot. This plat is consistent with the detailed site plan approved by City Council on July 11, 2017.

Ms. Tina Firgens, Director of Planning, gave a brief presentation regarding the proposed final plat, and explained that due to a property ownership change and staff not receiving the signed mylars nor a signed application consenting to the proposed replat, staff was now recommending denial of this final plat. Ms. Firgens stated that, per the Subdivision Ordinance, the proposed final plat does not comply with Ordinance No. 3585, Subsection 8(b)(1), due the owners of all the property being replatted not having signed and