



# Prince George's County Council

County Administration  
Building  
14741 Governor Oden  
Bowie Drive  
Upper Marlboro,  
Maryland  
20772-3050

## Zoning Minutes - Final Sitting as the District Council

*Calvin S. Hawkins, II, Chair, At-Large*

*Monique Anderson-Walker, District 8*

*Derrick Leon Davis, District 6*

*Thomas E. Dernoga, District 1*

*Mel Franklin, At-Large*

*Dannielle M. Glaros, District 3*

*Sydney J. Harrison, District 9*

*Jolene Ivey, District 5*

*Rodney C. Streeter, District 7*

*Deni L. Taveras, Vice Chair, District 2*

*Todd M. Turner, District 4*

*Robert J. Williams, Jr., Council Administrator*

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Tuesday, April 13, 2021

10:45 AM

VIRTUAL MEETING

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### ADDITIONS TO THE AGENDA

### CONVENE DISTRICT COUNCIL

*Pursuant to the provisions of Sections 27-131 and 27-132(a) of the Zoning Ordinance, the District Council meeting was convened virtually by Council Chair Hawkins at 10:46 a.m. with ten members present at roll call. Council Member Franklin arrived at 10:49 a.m.*

**Present:** 11 - Chair Calvin S. Hawkins  
Council Member Monique Anderson-Walker  
Council Member Derrick Davis  
Council Member Thomas Dernoga  
Council Member Mel Franklin  
Council Member Dannielle Glaros  
Council Member Sydney Harrison  
Council Member Jolene Ivey  
Council Member Rodney Streeter  
Vice Chair Deni Taveras  
Council Member Todd Turner

*Also Present: Stan Brown, People's Zoning Counsel*  
*Robert J. Williams, Jr., Council Administrator*  
*William M. Hunt, Deputy Council Administrator*  
*Colette R. Gresham, Associate Council Administrator*  
*Rajesh Kumar, Principal Counsel to the District Council*  
*Donna J. Brown, Clerk of the Council*  
*Leonard Moses, Zoning Assistant, Office of the Clerk*  
*James Walker-Bey, Zoning Reference Aide, Office of the Clerk*  
*Theresa Myers, Legislative Assistant, Office of the Clerk*  
*Dinora Hernandez, Legislative Officer*  
*Ellis Watson, Legislative Officer*

**REFERRED FOR DOCUMENT**

[DSP-19062](#)

**Westphalia Town Center North**

**Companion Case(s):** CSP-07004-01 Amended

**Applicant(s):** D.R. Horton

**Location:** Located at the intersection of MD 4 (Pennsylvania Avenue) and Melwood Road, approximately 800 feet north of Woodyard Road (88.06 Acres; Zones M-X-T / M-I-O).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for construction of 34 single-family detached dwelling units and 605 single-family attached (townhouse) dwelling units, including 133 on condominium parcels and 472 on fee-simple lots.

**Council District:** 6

**Appeal by Date:** 3/4/2021

**Review by Date:** 3/4/2021

**Action by Date:** 4/23/2021

**History:**

*Council adopted the prepared order of approval, with conditions (Vote: 11-0).*

**A motion was made by Council Member Davis, seconded by Council Member Streeter, that this Detailed Site Plan be approved with conditions. The motion carried by the following vote:**

**Aye:** 11 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

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- Attachment(s):**     [DSP-19062 Zoning Agenda Item Summary](#)  
                                 [DSP-19062 Planning Board Resolution](#)  
                                 DSP-19062 PORL  
                                 [DSP-19062 Technical Staff Report](#)  
                                 [DSP-19062 Presentation Slides](#)  
                                 [DSP-19062 Planning Board Record](#)  
                                 [DSP-19062 \(CSP-07004-01 AMENDED\)](#)  
                                 [Transcripts 01-21-21](#)

[CSP-07004-01](#)**Westphalia Center (Amended)**[Amended](#)**Companion Case(s):** DSP-19062**Applicant(s):** Evangel Cathedral**Location:** Located on the north side of Pennsylvania Avenue (MD 4), west of Melwood Road, and east of the interchange of Suitland Parkway and Pennsylvania Avenue (530 Acres; M-X-T Zone).**Request:** Requesting approval of a Conceptual Site Plan (CSP) revises Conditions 15, 16, 24, and 25 regarding the special-purpose detailed site plan, and Conditions 30 and 31 regarding phasing and the restriction on development of attached dwelling units. These changes will allow the development of the Moore Property to proceed prior to other portions of Westphalia. Development on the Moore Property would be a maximum of 505 attached dwelling units, 135 multifamily units, and 3,000 square feet of community/retail land use.**Council District:** 6**Appeal by Date:** 3/4/2021**Review by Date:** 3/4/2021**Action by Date:** 4/23/2021**History:**

*Council took no action on this item since the Council order for DSP-19062 amended CSP-07004-01.*

**This Conceptual Site Plan was not acted on.****Attachment(s):** [CSP-07004-01 Zoning Agenda Item Summary](#)  
[CSP-07004-01 Amended Presentation Slides](#)  
[CSP-07004-01 Planning Board Resolution](#)  
[CSP-07004-01\\_PORL](#)  
[CSP-07004-01 Technical Staff Report](#)  
[DSP-19062 \(CSP-07004-01 AMENDED\)](#)  
[Transcripts 01-21-21](#)  
[DSP-19062 \(CSP-07004-01 AMENDED\)](#)  
[Planning Board Record](#)

[ADJ16-21](#)

**ADJOURN**

***History:***

*The District Council meeting was adjourned at 10:53 a.m. (Vote: 11-0).*

**This meeting was adjourned.**

Prepared by:

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Leonard Moses, Zoning Assistant

Submitted by:

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Donna J. Brown, Clerk of the Council