

**Planning Commission
Regular Meeting Minutes
July 6, 2021**

Members Present

Chair Lee Edwards
Vice Chair Stanley Laskowski
Ron Reaves
Shaun Gibson
Chad Nolte
Jerry Sonier
John Mathis
Creighton Tubb
Kurt Andersen-Vie

Staff Present

Christopher J. Looney, Planning Director
Frank Onion, Assistant City Attorney
Stacy Snell, Planning Manager
Garry Ford, Assistant Public Works
Director/City Engineer
Holly Mullins, Senior Planner
Matthew Simmont, Planner
Matt Greene, Planner
Sam Hunter, Planning Technician
Kendall Vela, Sanitarian I

Members Absent

None.

1. The above meeting was called to order by Chair Edwards at 6:00 p.m.

2. ROLL CALL

Roll was called, and a quorum was declared.

3. APPROVAL OF MINUTES

Motion by Vice Chair Laskowski, seconded by Commissioner Sonier, to approve the regular meeting minutes of June 1, 2021 as presented. Motion carried (9-0-0).

4. CITIZENS COMMUNICATION

Johnathan Junkin spoke on the postponed Truck Stop case SUP21-123

David Gonzales spoke on the postponed Truck Stop case SUP21-123.

William Mcright spoke on the postponed Truck Stop case SUP21-123.

Sherrie Barbee spoke on the postponed Truck Stop case SUP21-123.

Yvonne Vasquez spoke on the postponed Truck Stop case SUP21-123.

Nikki Dinnel spoke on the postponed Truck Stop case SUP21-123.

Matt Kohls spoke on the postponed Truck Stop case SUP21-123.

Bryan Nichols spoke on the postponed Truck Stop case SUP21-123.

James Holster spoke on diversity and housing.

5. BRIEFINGS

A) ORD21-231 Briefing with no action on proposed updates to Chapters 62, Health and Sanitation, and Chapter 144, Zoning, regarding temporary mobile food vendors and mobile food courts to streamline permitting processes and bring into compliance with forthcoming new state statutes. Kendall Vela, Sanitarian I; and Sam Hunter, Planning Technician

Ms. Hunter & Mr. Vela presented on the proposed ordinance changes.

Discussion followed for clarification.

6. CONSENT AGENDA

A) PP21-0202 Approval of the preliminary plat for Long Creek North with conditions.

Applicant: WGI, Inc.; Owner: Daniel Pedrotti, Jr.

B) FP21-0201 Approval of the final plat for Spring Valley Subdivision Unit 1B with conditions.

Applicant: INK Civil (James Ingalls, P.E.); Owner: Rausch Coleman (Stephen Lieux)

C) FP21-0205 Approval of the final plat for Solms Senior Living with conditions.

Applicant: HMT Engineering & Surveying; Owner: Solms Landing Development, LLC

D) FP21-0206 Approval of the final plat for Heatherfield, Unit 6, with conditions.

Applicant: HMT Engineering and Surveying (Tim Gorena, P.E.); Owner: HBC NB, LLC (Paul Powell)

E) FP21-0207 Approval of the final plat for Morningside Hills Unit 2 with conditions.

Applicant: Pape Dawson Engineers (Jim Welch, P.E.); Owner: SA Given to Fly, LLC - Mosaic Land Development (Blake Yantis)

F) FP21-0208 Approval of the final plat for Morningside Hills Unit 1 with conditions.

Applicant: Pape Dawson Engineers (Jim Welch, P.E.); Owner: SA Given to Fly, LLC - Mosaic Land Development (Blake Yantis)

Motion by Vice Chair Laskowski, seconded by Commissioner Sonier, to approve the consent agenda with staff recommendations. Motion carried (9-0-0).

7. ITEMS FOR CONSIDERATION

A) PZ21-0197 Public hearing and recommendation to City Council regarding the proposed rezoning of approximately 105 acres out of the A. M. Esnaurizar A-20 Survey, addressed at 1621 FM 758, from "APD AH" Agricultural/Pre-Development, Airport Hazard Overlay District to "ZH-A AH" Zero Lot Line, Airport Hazard Overlay District. Applicant: Caroline Brown, Brown & Ortiz, PC; Owner: Carole Bartram, et al; Case Manager: Holly Mullins.

Mrs. Mullins summarized the request and recommended approval.

Chair Edwards asked if there were any questions for staff.

Chair Edwards asked if the applicant would like to speak.

James McKnight presented the request and stated they are present to answer any questions.

Chair Edwards opened the public hearing and asked if anyone wished to speak.

Karen Davis stated concerns regarding traffic and drainage.

Jimmy Sisak stated concerns in line with the previous speaker.

Kathy Meurin stated concerns in line with the previous speaker.

Discussion followed on ZH-A zoning.

Chair Edwards closed the public hearing.

Chair Edwards asked if there were any further questions or a motion.

Motion by Commissioner Gibson to recommend denial to City Council of the proposed rezoning of approximately 105 acres out of the A. M. Esnaurizar A-20 Survey, addressed at 1621 FM 758, from "APD AH" Agricultural/Pre-Development, Airport Hazard Overlay District to "ZH-A AH" Zero Lot Line, Airport

Hazard Overlay District. The motion failed due to lack of a second.

Motion by Commissioner Tubb, seconded by Commissioner Nolte, to recommend approval to City Council of the proposed rezoning of approximately 105 acres out of the A. M. Esnaurizar A-20 Survey, addressed at 1621 FM 758, from "APD AH" Agricultural/Pre-Development, Airport Hazard Overlay District to "ZH-A AH" Zero Lot Line, Airport Hazard Overlay District. Motion carried (5-4-0) with Vice Chair Laskowski, Commissioner Gibson, Commissioner Mathis, and Commissioner Sonier in opposition.

B) PZ21-0198 Public hearing and recommendation to City Council regarding a proposed rezoning of approximately 2.0 acres out of the Orilla Russell Survey No. 2, A-485 address at 696 Orion Drive, from "APD AH" Agricultural/Pre-Development Airport Hazard Overlay District to "ZH-A AH" Zero Lot Line Home Airport Hazard Overlay District. *Applicant: James Ingalls, P.E., Ink Civil; Owner: Rexford & Sally Michie; Case Manager: Matthew Simmont.*

Mr. Simmont presented and recommended approval.

Chair Edwards asked if there were any questions for staff.

Chair Edwards asked if the applicant would like to speak.

James Ingalls stated they are present to answer any questions for staff.

Discussion followed on access.

Chair Edwards opened the public hearing and asked if anyone wished to speak.

No one spoke.

Chair Edwards closed the public hearing.

Chair Edwards asked if there were any further questions or a motion.

Motion by Vice Chair Laskowski, seconded by Commissioner Mathis, to recommend approval to City Council of the proposed rezoning of approximately 2.0 acres out of the Orilla Russell Survey No. 2, A-485 address at 696 Orion Drive, from "APD AH" Agricultural/Pre-Development Airport Hazard Overlay District to "ZH-A AH" Zero Lot Line Home Airport Hazard Overlay District. Motion carried (9-0-0).

C) REP21-204 Public hearing and consideration of the replat of Lot 276, Sungate Unit 8 and Lot 277, Sungate Unit 7B, establishing Lot 277R, Sungate Subdivision with conditions. *Applicant: Tri-Tech Engineering; Owner: Koby & Priscilla Harding; Case Manager: Holly Mullins.*

Mrs. Mullins presented and recommended approval with conditions as stated in staff report.

Chair Edwards asked if there were questions for staff.

Chair Edwards asked if the applicant would like to speak.

Koby Harding, owner, stated the intent behind the request.

Kaili Partin, provided further clarification behind the request.

Chair Edwards opened the public hearing and asked if anyone would like to speak.

Chair Edwards asked if there were further discussion or a motion.

Motion by Commissioner Reaves, seconded by Commissioner Sonier, to approve the proposed replat of

Lot 276, Sungate Unit 8 and Lot 277, Sungate Unit 7B, establishing Lot 277R, Sungate Subdivision with conditions. Motion carried (9-0-0).

8. STAFF REPORT

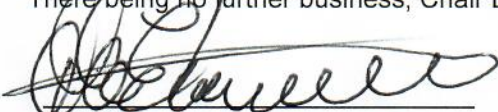
A) Legislative update

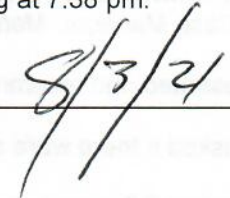
Mr. Looney presented on the upcoming UDC update.

Discussion followed for clarification.

9 ADJOURNMENT

There being no further business, Chair Edwards adjourned the meeting at 7:38 pm.


Chair


Date