

Draft Minutes for the July 5, 2017 Planning Commission Regular Meeting

PL-17-051: Public hearing and consideration of the replat of Lots 1A & 1B, Herbelin Ranch Subdivision, establishing Lots 1AR, 1B1, and 1B2, Herbelin Ranch Subdivision, with waivers.

(Applicant: Moeller; Case Manager: M. Simmont)

Waivers

1. To allow a lot with no street frontage.
2. To allow the plat scale at 1 inch = 200 feet.
3. To not require a water availability certification.
4. To not construct public sidewalks.

Mr. Simmont presented the Staff report and recommended approval with the following conditions:

1. Provide any additional utility easements as requested and approved by NBU.
2. Show the dimension for the centerline of Herbelin Road.
3. Correct plat note #10 to include Lot 1AR.
4. The sidewalk plat note is revised in accordance with City Council decision regarding the sidewalk waiver request.
5. Payment of \$600 Parkland Dedication and Development Fees.

Staff did not oppose any of the waiver requests as outlined in the report.

Chair Elrod asked if anyone wished to speak in favor.

No one spoke.

Chair Elrod asked if anyone wished to speak in opposition.

No one spoke.

Motion by Vice Chair Edwards, seconded by Commissioner Tubb, to close the public hearing. The motion carried (9-0-0).

Motion by Vice Chair Edwards, seconded by Commissioner Bearden, to recommend approval to City Council regarding the replat of Lots 1A & 1B, Herbelin Ranch Subdivision, establishing Lots 1AR, 1B1, and 1B2, Herbelin Ranch Subdivision, with Staff requirements and waivers. Motion carried (9-0-0).