

**Planning Commission
Regular Meeting Minutes
October 7, 2020**

Members Present

Chair Lee Edwards
Vice Chair Stanley Laskowski
Ron Reaves
Thomas Meyer
Chad Nolte
Jerry Sonier
John Mathis
Shawn Gibson

Staff Present

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

Members Absent

Creighton Tubb

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 Meyer, to approve the regular meeting minutes of September 2, 2020. Motion carried (8-0-0).

4. CITIZENS COMMUNICATION

Temporarily suspended.

5. CONSENT AGENDA

A) FP20-0175 Approval of the final plat for Heatherfield, Unit 3

Applicant: HMT Engineering & Surveying; Owner: Pulte Group

B) FP20-0176 Approval of the final plat for Heatherfield, Unit 4

Applicant: HMT Engineering & Surveying; Owner: HDC NB, LLC

C) FP20-0177 Approval of the final plat for Heatherfield, Unit 5

Applicant: HMT Engineering & Surveying; Owner: Pulte Group

D) FP20-0179 Approval of the final plat for Meyer's Landing, Phase 2

Applicant: Pape-Dawson; Owner: Meritage Homes of Texas, LLC

E) FP20-0180 Approval of the final plat for Arroyo Verde Subdivision, Unit 4

Applicant: Moeller & Associates (James Ingalls, P.E.); Owner: Mike Lancaster

F) FP20-0181 Approval of the final plat for Hidden Springs Subdivision, Unit 1

Applicant: HMT Engineering & Surveying; Owner: Century Land Holdings II

G) FP20-0182 Approval of the final plat for Dauer Ranch Estates Unit 1

Applicant/Owner: Lee Baker III; Engineer: Moeller & Associates (James Ingalls, P.E.)

Motion by Commissioner Sonier, seconded by Commissioner Mathis, to approve the consent agenda with staff recommendations. Motion carried (8-0-0).

6 ITEMS FOR CONSIDERATION

A) PZ20-0168 Public hearing and recommendation to City Council regarding the proposed rezoning of approximately 0.876 of an acre out of the A.M. Esnaurizar Eleven League Grant, Survey No. 1, Abstract No. 1, addressed at 548, 556, 560 & 564 Rusk Street, from “M-2” Heavy Industrial District to “C-O” Commercial Office District. Applicant: James Ingalls; Case Manager: Matthew Simmont.

Mr. Simmont presented. Staff recommended approval.

Chair Edwards asked if there were questions for staff.

Chair Edwards asked if the applicant would like to speak.

James Ingalls, 2021 State Hwy 46, elaborated on the plans for the lots upon rezoning.

Discussion followed for clarification.

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 Commissioner Sonier, seconded by Commissioner Gibson, to approve the proposed rezoning of approximately 0.876 of an acre out of the A.M. Esnaurizar Eleven League Grant, Survey No. 1, Abstract No. 1, addressed at 548, 556, 560 & 564 Rusk Street, from “M-2” Heavy Industrial District to “C-O” Commercial Office District. Motion carried (8-0-0).

B) SUP20-163 Public hearing and recommendation to City Council regarding a proposed rezoning to apply a Special Use Permit to allow up to 10 residential units on a single lot in the R-2 Single and Two-Family District, addressed at 295 S. East Avenue. Applicant/Owner: JP & Colleen Gips; Case Manager: Holly Mullins.

Mrs. Mullins presented. Staff recommended approval with 6 listed conditions.

Chair Edwards asked if there were questions for staff.

Commissioner Meyer inquired on the intent behind the SUP request.

Discussion followed on the code requirements.

Commissioner Sonier inquired about the density and code requirements.

Discussion followed.

Chair Edwards inquired about the style of the development as a type of affordable housing.

Discussion followed.

Chair Edwards asked if the applicant would like to speak.

JP Gips, 541 Magazine Ave, elaborated on the intent behind the request.

Vice Chair Laskowski asked the applicant to address the driveway design and lengthy back-up distance.

Discussion followed for clarification.

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

Jason Chesser, 314 S East Ave, stated opposition to the request.

Adam Silva, 303 Labor Ave, asked if the request will be considered a short term or long term rental, if there will be any associated infrastructure improvements, and if there will be a community pool associated with the development.

Discussion followed for clarification.

Chair Edwards closed the public hearing.

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

Motion by Commissioner Gibson, seconded by Commissioner Mathis, to recommend denial to City Council of the proposed rezoning to apply a Special Use Permit to allow up to 10 residential units on a single lot in the R-2 Single and Two-Family District, addressed at 295 S. East Avenue. Motion carried (8-0-0).

C) SUP20-165 Public hearing and recommendation to City Council regarding a proposed rezoning to apply a Special Use Permit to allow an RV park in the “C-1Br37” General Business District with restrictions, on approximately 6 acres out of the A P Fuquay Survey 35 A-155, located on the northwest corner for FM 306 and Hunter Road. Applicant: Allen Shy; Case Manager: Holly Mullins.

Mrs. Mullins presented. Staff recommended approval with 5 listed conditions.

Chair Edwards asked if there were questions for staff.

Commissioner Gibson inquired on the nature of restricted zoning districts.

Discussion followed on restricted zoning.

Chair Edwards asked if the applicant would like to speak.

Allen Shy, 2686 Black Bear Dr, stated he is the applicant and is available to answer any questions.

Commissioner Gibson asked for clarification on the intent behind the restricted zoning.

Mr. Shy stated he is purchasing the property so he cannot provide insight into the original request.

Discussion followed on the intent of the applicant to purchase with or without approval of the SUP.

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

Ellen Morgan, 1742 Sunny Brook Dr, stated opposition to the request in regard to congestion and safety.

Ken Platta, 1335 Old FM 306, stated opposition to the request.

Kimberley Frienden, 1289 Old FM 306, stated opposition to the request in regard to property values.

Meg Guerra, 1819 Pebble Brook, stated opposition to the request in regard to residential character.

Paul Williams, 1283 Old FM 306, stated opposition to the request.

Ellen Morgan, 1742 Sunny Brook Dr, inquired about the environmental impact of the development.

Chair Edwards stated he would pass these questions on to Engineering.

Baklas Lefter, 1839 Pebble Brook Dr, stated opposition to the request.

David Drastata, 1865 Crystal Springs Rd, stated opposition to the request in regard to historical concerns.

Lance Griffin, 1816 Cypress Rapids Dr, stated opposition to the request.

Case Brown, 1827 Cypress Rapids Dr, stated opposition to the request and inquired about vested interests.

Discussion followed.

Kyle Clark, 1339 FM 306, number 8 on the notification map, stated opposition to the request.

Aaron Schoenfeld, 1819 Cypress Rapids Dr, stated opposition to the request.

Kimberley Frienden, 1289 Old FM 306, asked where traffic concerns can be addressed.

Chair Edwards answered that Engineering concerns are primarily internal, but the issue can be brought up during City Council if the item moves forward.

David Yeats, 1836 Pebble Brook, stated opposition to the request.

Case Brown, 1827 Cypress Rapids, asked where the disclosure agreements can be accessed.

Chair Edwards answered disclosure agreements are only required in the case of a conflict of interest.

Mrs. Mullins stated copies of these agreements can be requested from the City Secretaries office.

Chair Edwards closed the public hearing.

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

Commissioner Meyer asked if the RV parking will be short-term or long-term.

Mrs. Mullins stated she believes the applicant was intending for temporary parking.

Discussion followed on the notification map and responses.

Commissioner Meyer clarified that the board does not make a decision but makes a recommendation to City Council.

Motion by Commissioner Sonier, seconded by Commissioner Mathis, to recommend denial to City Council of the proposed rezoning to apply a Special Use Permit to allow an RV park in the "C-1Br37" General Business District with restrictions, on approximately 6 acres out of the A P Fuquay Survey 35 A-155, located on the northwest corner for FM 306 and Hunter Road. Motion carried (8-0-0).

D) REP20-178 Public hearing and consideration of the replat of Lot 2A-2, Block 1, Oakrun Commercial Reserve 2, Establishing Lots 2A2-1R, 2A2-2R, and 2A2-3R, Block 1, Oakrun Commercial Reserve 2, with a waiver to allow lot without street frontage. Applicant: D. A. Mawyer Land Surveying; Owner: Landmark Property Holdings; Case Manager: Matt Greene

Mr. Greene presented. Staff recommended approval with 6 conditions.

Chair Edwards asked if there were questions for staff.

Commissioner Reaves inquired about access to the lot without street frontage.

Discussion followed for clarification.

Chair Edwards asked if the applicant would like to speak.

Daryl Pawelek, 130 W Jahn St, clarified access to the property through the shared access easement.

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.

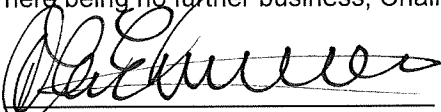
Motion by Vice Chair Laskowski, seconded by Commissioner Meyer, to approve the proposed Replat of Lot 2A-2, Block 1, Oakrun Commercial Reserve 2, Establishing Lots 2A2-1R, 2A2-2R, and 2A2-3R, Block 1, Oakrun Commercial Reserve 2, with a waiver to allow lot without street frontage. Motion carried (8-0-0).

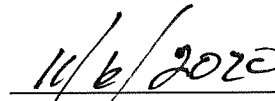
7. STAFF REPORT

N/A

8 ADJOURNMENT

There being no further business, Chair Edwards adjourned the meeting at 7:21 pm.


Chair


Date

