



MINUTES: PLANNING AND ZONING COMMISSION  
January 12, 2015

MEMBERS

PRESENT: Dennis Dillon, Sandra Hensley, Justin Allen, Kelly Morgan, Lee Allison

MEMBERS

ABSENT: Sherri McCandless

OTHERS

PRESENT: Director of Development Services Joseph Iliff, Administrative Assistant Jennifer Shumate

1. Meeting called to order at 7:00 pm.
2. Determination that a quorum was present and no seating of an alternate was necessary.
3. Approve minutes of the November 10, 2014 meeting.
  - Motion to approve minutes as presented was given by Lee Allison with a second by Dennis Dillon. Motion carried unanimously.
4. Consider, Discuss, and Possibly Take Action on the Replat of Lots 1A-8A, Block A, Marion Point Acres Addition, 24.77 Acres of Land Located on the East Side of Marion Road, North of FM 455.
  - This Replat is outside of the City Limits but is in the ETJ and we do have subdivision control. Replat was sent to Denton County for any comments or recommendations and they had no changes. Staff recommends approval.
  - Currently plat is one large property. The replat dedicates roads, etc. No City Improvements are needed for this property and developer will work with City regarding deferred road improvements at a later time.
  - A motion was made by Lee Allison to approve subject to any county comments that may arise with a second made by Justin Allen. Motion carried.
5. Consider, Discuss, and Possibly Take Action on the Final Plat of Lots 28-31, Block 1, and Lots 11-14, Block 2, Sanger Circle Addition Phase 3, 2.01 Acres of Land Located West of Marion Road and North of FM 455.
  - Staff recommends approval. All requirements for Final Plat have been met.
  - Rick Horn and Ed McBurney both spoke regarding an old road that is showing up on areal map. Road will be removed as subdivision expands.
  - Motion made to approve by Sandra Hensley with a second by Kelly Morgan. Motion carried unanimously.

6. Consider, Discuss, and Possibly Approve an Amendment to the Zoning Ordinance for Section 24 B-3 Central Business District, Changing the Approval Body for Major Development Projects to the Planning & Zoning Commission.
  - A brief history was given regarding the B-3 Central Business District and the downtown area.
  - Approval of the B-3 Central Business District was given by the Historic Preservation Commission, however due to lack of regular building the Historic Preservation Commission does not meet regularly.
  - Mr. Iliff would like to move approval of major buildings from the Historic Preservation Commission to the Planning and Zoning Commission, with the knowledge that once an approval is made it is final.
  - Justin Allen made a motion to recommend this change to the City Council with a second by Sandra Hensley. Motion carried.
  
7. Consider, Discuss, and Possibly Approve Site Plan and Building Elevations for Proposed New Office Building at the Southeast Corner of 5<sup>th</sup> Street and Pecan Street.
  - Donnie Mack presented new building plan to Commission highlighting features that will add to the historic look of the building to meet the historic districts guidelines.
  - Several questions were asked by Board and answered by either Mr. Mack or Mr. Iliff regarding design of building, building materials, and other concerns.
  - Justin Allen made a motion to recommend provisional approval (pending City Council's approval of Planning and Zoning Commission ability to accept designs rather than the Historic Preservation Commission) with the following requirements: Landscaping on the left side of the building as well as two (2) shutters also put on left side of building. Motion was seconded by Sandra Hensley. Motion carried with approval from Justin Allen, Sandra Hensley, Dennis Dillon, and Lee Allison.
  - Kelly Morgan voted to deny request.
  
8. Consider, Discuss, and Possibly Approve Amendments to the Thoroughfare Plan.
  - Thoroughfare Plan was reviewed with both the past plan and the new proposed plan being reviewed.
  - A motion to accept the Amendments to the Thoroughfare Plan was made by Dennis Dillon with a second by Justin Allen. Motion carried unanimously.
  
9. Consider Discuss, and Give Direction on Possible Amendments to the Zoning Ordinance Concerning the Creation of a new Commercial District, the Consolidation of Residential Districts, and Adding Unlisted Uses to the Land Use Table.
  - Tabled until future meeting.
  
10. Adjourn.