



MINUTES: Planning & Zoning Commission

April 9, 2018

MEMBERS PRESENT: Jason Collett, Dennis Dillon, Matt Fuller, Phillip Surles, Sherri McCandless, and Sandra Hensley

MEMBERS ABSENT:

OTHERS PRESENT: Director of Economic and Community Development Alina Ciocan, Building Official Ramie Hammonds, Permit Technician Stefani Dodson, Shaeffer Harris, Kenny Zollinger, Daphne Zollinger, Wendy McDowell, Larry Faver, Joe Palmer, Matt Haskin, Matt Price, Tom Pralle, Terry Jones, Kim Hall, Don Hall, Dean Smith, Zack Faver, Mark Dovohue, Chad Hendrecks, and Earl Escobar

1. Call Meeting to Order at 7:00 P.M.

2. Determine Presence of a Quorum.

All board members are present.

3. Pledge.

4. Consider and Possibly Adopt Minutes of the Meeting of February 12, 2018.

Commissioner McCandless made a motion to approve, Commissioner Collett seconded motion and board approved unanimously.

5. Presentation and Discussion on Potential Annexation of Property Located at the South-East Corner of FM 2164 and FM 455.

Shaffer Harris with Allison Engineering spoke to the board briefly about the project. Then asked the property owner to come up. Chad Hendrecks, property owner, spoke about his vision for the property. Commissioner McCandless asked about the zoning and Alina Ciocan answered and also explained that the property is Green Springs water. Commissioner Collett asked multiple questions. Shaffer Harris and Ramie Hammonds answered. Board liked the idea.

- 6. Conduct a Public Hearing Regarding a Request to Amend Planned Development Ordinance #09-29-03 to Extend Boundaries From Lake Ridge Phase I to Include An Approximate Additional 59 Acres and Rezone Said Acreage From A Agricultural to Planned Development. The Property is Generally Located North and East of Lake Ridge Phase I.**

Alina Ciocan speaks briefly and give staff report.

Commissioner Dillon opens Public Hearing at 7:23 P.M.

No one gets up to speak Public Hearing closes at 7:23 P.M.

- 7. Consider, Discuss and Act on Request to Amend Planned Development Ordinance #09-29-03 to Extend Boundaries From Lake Ridge Phase I to Include An Approximate Additional 59 Acres and Rezone Said Acreage From A Agricultural to Planned Development. The Property is Generally Located North and East of Lake Ridge Phase I.**

Commissioner Dillon asked for any thought or questions from the board. The board speaks briefly. Commissioner McCandless made a motion to approve, Commissioner Surles seconded and motion passed unanimously.

- 8. Consider, Discuss and Act on the Preliminary Plat of Lake Ridge Estates Phase 3, Approximately 11.15 Acres of Land Situated in the Reuben Bebee Survey, Abstract No. 29, Generally Located North and East of Lake Ridge Phase I.**

Joe Palmer stands and speaks briefly. Alina Ciocan also speaks briefly and give staff report.

Commissioner Collett made a motion to approve, Commissioner McCandless seconded motion, and motion passes unanimously.

- 9. Consider, Discuss and Act on the Final Plat of Lake Ridge Estates Phase 3, Approximately 11.15 Acres of Land Situated in the Reuben Bebee Survey, Abstract No. 29, Generally Located North and East of Lake Ridge Phase I.**

Alina Ciocan gives staff report and speaks briefly. Matt Haskins and Joe Palmer speak about project.

Commissioner McCandless made a motion to approve, Commissioner Surles seconded motion, and motion passes unanimously.

10. Conduct a Public Hearing Regarding a Request for a Specific Use Permit (SUP) for a Studio Use on Property Zoned I-1 Industrial District 1 Located at 806 A&B, 804 A&B, and 802 Utility Road and Known as Utility Park Blk. 1 Lot 2.

Public Hearing Open @ 7:53 P.M.

Tom Fralle spoke briefly about the property

Wendy McDowell spoke briefly about her concerns and asked questions.

Ramie Hammonds answered her question about what is the definition of studio.

Public Hearing Closes @ 7:59 P.M.

11. Consider, Discuss and Act on a Request for a Specific Use Permit (SUP) for a Studio Use on Property Zoned I-1 Industrial District 1 Located at 806 A&B, 804 A&B, and 802 Utility Road and Known as Utility Park Blk. 1 Lot 2.

Commissioner Surles made a motion to approve, Commissioner Hensley seconded motion, and motion was passed unanimously.

12. Conduct a Public Hearing Regarding a Request to Amend the Comprehensive Plan and Future Land Use Map From Rural Residential to Urban Low Density for Approximately 50.894 Acres Described as A0029R, Bebee Tracts Tr 22, 22A, and A0792A J. Morton, Tr 51, and Generally Located South of FM 455 and North of Union Hill Road.

Open Public hearing at 8:08 P.M.

Alina Ciocan speaks briefly and gives staff report. Board asks a couple of questions and the property owner answers.

Public Hearing Closes at 8:12 P.M.

13. Consider, Discuss and Act on a Request to Amend the Comprehensive Plan and Future Land Use Map From Rural Residential to Urban Low Density for Approximately 50.894 Acres Described as A0029R, Bebee Tracts Tr 22, 22A, and A0792A J. Morton, Tr 51, and Generally Located South of FM 455 and North of Union Hill Road.

Commissioner McCandless makes a motion to approve, Commissioner Hensley seconded, and motion passes unanimously.

14. Conduct a Public Hearing Regarding a Request to Rezone Approximately 50.894 Acres From A Agricultural to Single Family Residential District 3, Described as A0029R, Bebee Tracts Tr 22, 22A, and A0792A J. Morton, Tr 51, and Generally Located South of FM 455 and North of Union Hill Road.

Open Public Hearing at 8:14 P.M.

Don Hall spoke to the board briefly about concerns and questions. Owners of the property answered questions.

Close Public Hearing at 8:17 P.M.

15. Consider, Discuss and Act on a Request to Rezone Approximately 50.894 Acres From A Agricultural to Single Family Residential District 3, Generally Located South of FM 455 and North of Union Hill Road.

Alina Ciocan gave staff report.

Commissioner Surles made a motion to approve, Commissioner Collett seconded, and motion passed unanimously.

16. Consider, Discuss and Act on the Preliminary Plat of the Lois Business Park Addition, Being 39.84 Acres in the R. Bebee Survey, Abst. No 29, Generally Located East of IH-35 and South of Lois Road.

Commissioner Fuller made a motion to approve, Commissioner McCandless seconded, and motion passed unanimously.

17. Consider, Discuss and Act on the Final Replat of the Prairie Ranch Estates Addition Phase 1, Lots 5A & 5B, Block A Being 2.02 Acres in the William Mason Survey Abstract Number 801. Located South of Lois Road and East of Metz Road.

Ramie Hammonds gave staff report and spoke briefly.

Commissioner McCandless made a motion to approve, Commissioner Fuller seconded, and motion passed unanimously.

18. Consider, Discuss and Act on the Final Plat of the Prairie Ranch Estates Addition Phase 2 Being 9.66 Acres in the William Mason Survey Abstract Number 801. Generally located South of Lois Road and East of Metz Road.

Commissioner McCandless made a motion to approve, Commissioner Fuller seconded, and motion passed unanimously.

19. Consider, Discuss and Act on the Final Plat of the Jones Addition Being 17.43 Acres in the Phiney S. Black Survey Abstract Number 103. Generally Located South of FM 455 and West of Creekview Rd.

Terry Jones spoke briefly about plans for the property.

Commissioner McCandless made a motion to approve, Commissioner Hensley seconded, and motion passed unanimously.

20. Adjourn

Meeting adjourned at 8:33 P.M.