



**MINUTES:** Planning & Zoning Commission

April 8<sup>th</sup>, 2019

**MEMBERS PRESENT:** Matt Fuller, Sally Amendola, Bo Cooper, Phillip Surlis, Jackie Turner, Allen McAllister

**MEMBERS ABSENT:**

**OTHERS PRESENT:** City Planner Muzaib Riaz, Building Official Ramie Hammonds, Permit Technician Stefani Dodson, Engineer Tracey LaPiene, Lee Allison, Chris Frerich, Amandeep Rai, Sukhdeep Rai, Prudence Stump, Don Stump, Sandra Howard, Paul Cunningham, Patty Falls, Joe Falls, Maria Falls, Schaeffer Harris, Kristi Cryer

**1. Call Planning & Zoning Commission Meeting to Order.**

7:03 PM

**2. Determine Presence of a Quorum.**

**3. Pledge.**

**4. Consider and Possibly Adopt Minutes of the Meeting of April 8, 2019.**

Commissioner Amendola made a motion to approve minutes. Commissioner Cooper seconded. Motion passes unanimously.

**5. Conduct a Public Hearing Regarding an Amendment of the Future Land Use Map from Industrial to Commercial for Proposed 4.1 Acres tract, Described as A0029A R. Beebe, TR 109, OLD DCAD SHT 3, TR 12, and Generally Located South-East of the Intersection of Lois Road East and IH-35.**

Muzaib speaks briefly and goes over the staff report.

**Open Public Hearing; 7:06 PM**

Chris Frerich stands to speak a little about the project. He lets them know that they are wanting to turn this in to the Sportsman 2. It will cater more to the 18 wheeler trucks however it will not allow them to stay overnight.

Amandeep Rai says that they are wanting a new store that will allow the big trucks to fuel up but not stay overnight.

**Close Public Hearing: 7:08 PM**

- 6. Consider, Discuss and Act on an Amendment of the Future Land Use Map from Industrial to Commercial for Proposed 4.1 Acres tract, Described as A0029A R. Beebe, TR 109, OLD DCAD SHT 3, TR 12, and Generally Located South-East of the Intersection of Lois Road East and IH-35.**

Commissioner Amendola asks what staff's recommendation is.

Muzaib said staff recommends approval.

Commissioner McAllister asks about signage.

Ramie said they will have to follow the signage ordinance.

Commissioner Turner states the only concern she sees is the higher traffic.

Commissioner Surles makes a motion to approve. Commissioner McAllister seconded. Motion passes unanimously.

- 7. Conduct a Public Hearing Regarding a Zoning Change From A Agricultural District to B-2 Business 2 District for 4.1 Acres of Land, Described as Abstract A0029A R. Beebe, TR 109, OLD DCAD SHT 3, TR 12, and Generally Located South-East of the Intersection of Lois Road East and IH-35.**

Muzaib explains that this is the same project.

Open Public Hearing: 7:12 PM

Close Public Hearing: 7:13 PM

- 8. Consider, Discuss and Act on a Zoning Change From A Agricultural District to B-2 Business 2 District for 4.1 Acres of Land, Described as Abstract A0029A R. Beebe, TR 109, OLD DCAD SHT 3, TR 12, and Generally Located South-East of the Intersection of Lois Road East and IH-35.**

Commissioner Fuller made a motion to approve. Commissioner Cooper seconded. Motion passes unanimously.

- 9. Conduct a Public Hearing Regarding a Replat of Lot 16R, Block E, of Ranger Creek Estates Phase 2, Being a Replat of Lot 16 and Lot 17, Block E, of Ranger Creek Estates Phase 2, Being Approximately 0.369 Acres, and Generally Located North-West of the Intersection of La Paloma Road and Eastridge Park Road.**

Muzaib speaks briefly and goes over the staff report. He explains this Sub division is in a PD.

### **Open Public Hearing 7:16 PM**

Joe Falls stands to speak. He states that he is one of the owners and has owned this land for over 40 years to develop. He made a mistake because the corner lots are too small and people can't build something they are proud of on that small of a lot.

Sandra Howard stands to speak. She states she is a builder here in town and has a couple that would like to buy both lots and build a 2800-3000 sq. ft. one story home on the lots. She gives a little background on the family.

Paul Cunningham stands to speak. He says he has no doubt that Sandra Howard would build a great home. He thinks it will increase the value of the homes in the neighborhood and likes the idea of the two lots being one.

### **Close Public Hearing: 7:22 PM**

- 10. Consider, Discuss and Act on a Replat of Lot 16R, Block E, of Ranger Creek Estates Phase 2, Being a Replat of Lot 16 and Lot 17, Block E, of Ranger Creek Estates Phase 2, Being Approximately 0.369 Acres, and Generally Located North-West of the Intersection of La Paloma Road and Eastridge Park Road.**

Motion made to approve by Commissioner Amendola. Seconded by Commissioner Surles.  
Motion passes unanimously.

- 11. Consider, Discuss, and Act on a Final Plat of Lots 1-39, Block A, and Lots 1-39, Block B, of Lake Country Estates Addition, Being 50.337 Acres of Land, and Generally Located South of FM 455, North of Union Hill Road, and Approximately 2500 Feet East of the Intersection of FM 455 and Union Hill Road.**

Muzaib speaks briefly and recommends approval with conditions all staff comments are done before Council on June 3<sup>rd</sup>.

Customer state they have not received any comments from the engineer.

Tracy says he has the first round and will hopefully have the second round by tomorrow.

They request that all comments are done by 05/29/19.

Motion made to approve by Commissioner Surles with the condition all comments are done by 05/29/19. Seconded by Commissioner McAllister and passes unanimously.

**12. Consider, Discuss, and Act on a Final Plat of Lot 3, Block B, Lois Business Park Addition, Being 4.28 Acres of Land, and Generally Located South of Lois Road East and Approximately 1000 Feet East of the Intersection of Loid Road East and IH-35.**

Muzaib speaks briefly and goes over the staff report.

Tracey stands to speak and states we haven't received the Civil Engineer plans yet. He states she tries to get them back out within two weeks.

Motion made to approve by Commissioner Fuller with the condition all comments are addressed by 05/24/19.

Seconded by Commissioner McAllester. Motion passes unanimously.

**13. Consider, Discuss, and Act on a Preliminary Plat of Sable Creek Addition Phase 4, Being 12.697 Acres, and Sable Creek Addition Phase 5, Being 17.886 Acres, Generally Located East of Railroad Line, South of FM 455 and North of East Willow Street.**

Muzaib speaks briefly about project and goes over the staff report. Staff recommends approval with condition all Engineer comments are done by 05/24/19.

Tracey stands to speak about the flood zone.

Commissioner McAllester asks what open spaces are.

Commissioner Fuller brings up that the West side is in the Flood Plain.

Tracey states they will have retaining walls.

Lee Allison stands to speak and he shows the board a map with the phases. It has a park dedication of 11.9 acres. He goes over that they may be interested in giving back to the City for Trails. He says retaining walls in Phase 4 and 5. We are on our 2<sup>nd</sup> submittal before Tracy was here so they are not expecting many comments.

Commissioner McAllester asks what does he think about

Commissioner Surles made a motion to approve with the condition all comments are done by 05/24/19.

Seconded by Commissioner McAllester. Motion passes unanimously.

**14. Consider, Discuss, and Act on the Final Plat of Sanger Circle Park, Lot 1, Block A, Being 4.96 Acres of Land, and Generally Located at the North-West Corner of Lakepark Drive, South of Avion Drive and West of Bridle Path.**

Muzaib speaks briefly about the project and goes over the staff report.

Motion made by Commissioner Cooper to approve with the condition all engineered comments are done. Seconded by Commissioner Amendola. Motion passes unanimously.

**15. Adjourn**

8:07 PM