nylars

P+Z Agenda

JPH - 2 zone changes
Worksession w/ Parks - 2 PUDS

Regular P+Z

	① Autumn Lakes	Dannen.	Amd.
✓	② Villa D'Este	Century	Amd.
	③ Worden Estates	CL Davis	Final
	④ Waterbury Est Sec 3	Jones N Car	Final
	⑤ Pearland Farms Sec 1	Lentz	Final
✓	⑥ Savannah Com Res No 2	Brown N Gray	Prel
✓	⑦ Savannah BCMUD 21 (water Plant Site)	Brown N Gray	Prel
✓	⑧ Shadow Creek Ranch - Kirby - fees	LJA	Prel
	⑨ Power Center	Jones N Car	Prel

LJA-

JPH - Helen Beckman
Woody Owens
Mayor Reid
Mayor Pro-Tem Klaus Seeger
Larry Marcott

P+Z
(all but Russ Solomon)

316 I. Call to Order 6:35

II. Purpose
Charles Read -
Jobin - surr. prop

N is com. Self Stor facility
SW is Sub Dev (Single Fam Hom
E. is Sub. (Single Family)
far west is MH.

sent out 23 forms. none in returned.
CP does rec low density. staff rec. approval
-showed slides

III. "For"
NONE

IV. Against
NONE

V. Staff Discu.
Richard - what size lot?
Mr. Salazar 66x22
Marcott - same ques. is sq. ft meet R-2 &
is this frontage correct? It may have to go down

a zoning. did an R-3 further down. drove by & seems rather small.

VI. Adj. 6:40PM

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970 (SD) - (R-1)

I. Call to Order 6:41

II. Purpose
Charles Read.
Robin - N is vacant
SD Single fam
E is large metal bldgs.

received no pub comment forms.
CP does rec low density. staff rec app.
- slides

III. "For"
Yolanda Bg. bld a home. support.

IV. "Against"
NONE

V. Staff
None

VI. Adj: 6:47PM

I. Call to Order: Reg. P+Z 6:54

VI. New Business
a. Zoning App No. 970 (SD) - (R-1)
Emil mot to app; Rich 2nd
Richard wld like to know the frontage.
Mrs. Bej: width 67.83

Tobin - is appropriate.

Charles wld like Emil to rescend
Rich - can you go down on the zoning?
Tobin - upon going to a more restrictive zoning.

Charles - applied for an R-1. shld have applied for an R-3.

Rich - she just wants to bld a house. the square footage is right, the width isn't.
Emil withdrew.
Emil mot to app contingent to the R-1 classification be verified. Rich 2nd.

Passed 5 to 0 (1 abst) Randy.

B. 316 (SD) - (R-2)

Emil mot to forw ; Todd 2nd.
Rich what is wdth on lot?
Tobin - don't have plat on file &
GIS is down.

Rich - suggest we do the same thing.

Emil w/draw motion.

Donald mot to app. cont. upon lot size
being cont up wdth meeting R-2.

5 to 0. (1 abs)
Raney

Adjourned at 7:08 PM.

~~[illegible]~~ Call to Order : 7:10 PM

II. Worksession
Tobin - exp. developers are req. to come
to Planning Comm for feedback. decided
to do Joint w/ Parks so the developer
may receive feedback from both parties

a. John Taylor - developer
prev devel: Crystal Lake, Autumn Lake.
intersection of Oiler + P. Pkway.
sides w/ Indep. Park.

have a closed village environment.
not interfering w/ Shadycrest.
wld like to put a major blvd (will permit emergency traffic)

4 villages..
~~are~~ 2 large lakes.
green trails
walking areas.
pocket parks for each vill.
large park for whole dev. w/ pool.

gated. private commun. private streets.

designated trail area around subd. will be open for public, + will have 6' rod iron fencing along back lot line of houses.

size lots differently. put a lot of green. do not think they ~~#~~ economically have all R-1's. by doing entire proj as a PUD you'll have an idea of what it'll look like.

~~wld like in exchange~~

Tetens - perimeter fence along Shadycrest will be wood?

John T - Yes. front wld be solid brick.

Todd - purpose of 20' ~~ditch~~ green along Shady crest.
John - open ditch. have ~~to~~ an agreement w/ BDD#4.

~~Ed Anderson~~ Ed - wholl main. landscaping.

John - Streets & Landscaping will be maintained by HOA. (+ parks)
Ed - concrete trail?
agreed to bld trail as cty wld like it

Randy - no variances. will comply w/R1?

John - gave copy of deed restr. to Tobin.

Tobin - states he will ask no variances on Lot Setbacks.

B. Village Grove R-2 PUD

Robin (get notes)
- verification for R.O.W for
- entrance ,

- TIA will be required.

Jamie Cornelius, Stowell.
2 prop Clear Creek Park; Parks at Walnut Bend.

N of FM 518. bet Hatfield & O'dog.
Houston Tubular Steel is on East side.
Used to be Catfish Farm to the North.

chosen R-2.
prop. is flat. no trees. currently cattle pasture.
prop is influenced by flood plain & flood way. Hickory Slough makes a 90° turn north of prop.
~~trying to get Residential~~
~~trying~~ Sawyers Pond is to the South.

Most prop. to West are Single Families.
70' lots on cul-de-sacs. trying to keep lots larger.

no trade offs w/ Parks.
185 lots will fall under the fee method.
will be some variances.

Richard - comment on front setbacks. 25' requirement.

Janie - why I'm doing a PUD.

~~Richard -~~
Janie - a design benefit for the lots.

Janie - can live w/ 25', its just a design benefit.

Parks - met w/ staff?

Janie - NO. need to.

Discussion on Parks. (potential Detention areas used for Public use. Soccer?)

Ed - wld not be in lieu of land/fees.

Ed - Mr. Cornelius is working w/ Parks Dept.

wld like feedback
Janie - setback

Randy - taking advantage of a

concerned about setbacks. defenitly
not 20 or 15'.

7.5 on sideyards is OK.

Janie - be more
looking for stagger.
Randy - give 20' to cul-de sac.

Emil - looks better.

Todd - hear from staff on setbacks.
no feelin either way.
Robin - having stagger

Charles - ~~not to st~~ like the staggered look.
Don fine w/ 25.

III. Parks Adj: 8:00

IV. Adj into Reg. 8:01

V. Approval of minutes:

Rich mot to app; Donald 2nd.
Passed 5 to 0. (1 abs)
Todd

VI.

C. Autumn Lake Sec 1 Amd.
JWH - error on final plat as far as relationship of property line. changed position of inset "E".

Donald mot to app; Todd 2nd
Passed 6 to 0.

D. Villa D'Este Sec 1 Amd.
JWH - final plat been rec...
N end adjac. to Green Tee Sec 8.
elevation difference between back lots 2, 3, & 4
adds a 10' d.e. to maintain seq. curity of swail & pads.

Rich mot to app; Todd 2nd
Passed 6 to 0.

E. Worden Estates Final
JWH - 10' ue. on back lot be chgd to 14.
app. as submitted.

Todd - ques on Prel plat on sidewalks,
or
JWH - see note 11

Charles - staff rec app. JWH yes.

Rich mot to app w/ direc by staff;
Todd 2nd.
Passed 6 to 0.

~~Todd ques.~~

F. Waterbury Est Sec 3 @ SL (Final)
JWH - rec app as presented. eng will have to correct commissioner & update plat.

Rich - ~~council~~ is this one of sub were supposed to accept 5' sideyard setbacks. from const of C.C?

Todd - yes.

Donald mot to app w/ variances, Emil 2nd.

Randy - don't feel like we have to be obligated. C.C. shld ~~to~~ just overruled.

Tobin - prob. is that it's a plat. if its denied it wont go to C.C.

Rich - that's why ccouncil has instructed.

Todd - your saying only giving us the ability to grant on this section

Charles..

Tobin - please remember. you have final approval. you do have authority to grant a variance. you govern out there in ETJ.

cld be either a blanket variance, or ~~to~~ a ~~8~~ lot by lot.

You do have authority.

Randy -

Passed 4 to 2 (Todd & Randy).

G. Pearland Farms Sec One - FINAL
MOH - staff rec app.
C.e. will withhold sign. until
* ~~a couple of calls~~ correct the dimensions on the drawings to agree w/ dimens called in the meets & bounds.
? * 10' U.S.E. be removed from far north part of plat because its outside boundaries.

Todd Mot to app; Rich 2nd.

Passed 6 to 0.

H. Savannah Com Res No 2 - Prel.
comment
1 - eng to provide NAD 83 coordinates on final
2 - final needs to have Hold Harmless cl
3 - TIA needs to be subm.
4 - change curve C-1 from 25 to 35'.

Todd mot to app w/staff; Rich 2nd

Passed 6 to 0.

I. BC MUD 21 Water Plt Site Prel.

JWH - rec. app w/ comm for final.

1. ext 8' ue has to be shown on final by seperate inst
2. ETJ in vic. map be correc
3. TBM be added.

Rich mot to app: Todd 2nd

Randy - put a ques. reserve in like this -

JWH - can't go to a broader reserve

Passed 6 to 0.

J. ROW plat. Kirby Dr.
JOH - very pleased w/ LSA. & their work.
(approval. final plat.

Write Kirby Dr on vicinity map

Richard mot to app; Todd 2nd.
Passed 6 to 0.

K. Silverlake Power Center - Prel.
JOH - rec. app w/ comments for

① — Temp. Ben Mar be shown
② add Note all reserves have mutt. access to each other

Emil mot to app; Donald 2nd.
Todd - all Commercial reserves?
Cathy - Yes. exp how CK 94 will be owned & maintained by owner.

Passed 6 to 0.

L. Mission Statement.

Charles read into minutes.

Todd mot to app; Rich 2nd

VII. March 5.

VIII. Adjourn