

Planning Commission Minutes
July 22, 2019

1. **ROLL CALL** – Meeting was called to order by Chairman Robert Mann. A quorum was present.

PRESENT

Robert Mann, Chair
Chad Ball
Toni Lindsey
Gerry Harris
Judy Horne
Bobby Wilson
Jay Moore

ABSENT

Howard Carter

City Employees Present: Mayor Ernie Penn;
Melissa McCarville, City Business Manager; Steve
Tennant, City Attorney

2. **Approval of Minutes:** June 24, 2019 Minutes were approved as written. Jay Moore and Bobby Wilson abstained, having been absent from that meeting.

3. **Comments from Citizens:** Melissa advised the Commission that new legislation has been enacted and all meetings must be videotaped in addition to the audio recording. Everyone must speak directly into the microphones to ensure the voice recording is audible.

NOTE: Before attending to Agenda Items in Public Hearing portion of the agenda, all Commissioners voted unanimously to allow 4B. Variance for the Property line adjustment on Parcel #760-02391-000 at 433 Goosecreek to be addressed first, with consideration of PUD zoning to follow.

PUBLIC HEARING

4B. Variance: Property line adjustment on Parcel #760-02391-000:

Property owner Chelsea Mahaffey explained that they wish to divide their A-1 zoned property into two separate lots. The way this needs to be done due to flooding issues and fencing for their cattle will prevent the lots from meeting the two-acre minimum requirement for A-1. Therefore, a variance is being requested.

Chad Ball noted that there were two entryways to one lot. Only one will be used.

Other commissioners were in agreement that this variance appeared to actually improve the land use at this particular site.

Public Comment: None.

Upon roll call, the Planning Commission passed the Variance request unanimously.

4A. Review of the proposed amendment to the zoning ordinance to include PUD (Planned Unit Development):

Melissa opened the discussion addressing concerns from Rick Brammall, City Inspector and Chris Brackett, City Engineer. It was determined that the City will keep the stipulation that permits will be

issued after the Final Plat has been approved. Even if the PUD has a multi-use area, Single Family has to be final platted before they issue permits. Melissa had talked with planners in another city and for a PUD they are required to go through flood and final plat if dealing with Single Family areas.

Chad Ball asked if the \$1,000 review fee would be refunded or kept if the PUD doesn't go through. The fee is non-refundable.

Chad was also concerned about the City's status if fees run high. Melissa explained that engineering fees are billed every month to the development company.

Jay Moore asked about recourse for not paying the Engineering fees for a huge development. It was explained that if that happens, the City will stop the development from progressing to the next stages until they are paid in full.

Commissioners thanked Chad Ball for his work in expediting the proposed PUD addition to the Zoning Ordinance.

The Planning Commission voted unanimously to forward the proposed Planned Unit Development Zone, with the amended, to the City Council for their consideration at the August 12, 2019 meeting. Upon roll call, the motion to send to City Council passed unanimously.

Other Business:

In other business, it was noted that some type of work is being done at the corner of Bethel Blacktop Road and Little Elm Road (an area that had previously been considered for a sports athletic complex) but had been denied by Planning Commission.

6. Adjournment: Having no further business the Planning Commission meeting was adjourned.



Judy Horne - Secretary



Robert Mann - Chair