

MINUTES
PLANNING AND ZONING COMMISSION MEETING
April 18, 2013

COMMISSIONERS PRESENT

Mr. Andy Lee
Ms. Ann Peters
Dr. Ray Puri
Mr. Steve Reichlin
Mr. Matthew Vander Tuig
Mr. Doug Wheeler

COMMISSIONERS ABSENT

Mr. Rusty Strodman
Mr. Bill Tillotson

II.) APPROVAL OF AGENDA

MR. WHEELER: Short agenda. Everybody in favor, say aye. Opposed, same sign.

(Unanimous voice vote for approval.)

III.) APPROVAL OF MINUTES

MR. WHEELER: Approval of the minutes, April 4th. Is there any corrections needed? Motion for approval? Ms. Peters?

MS. PETERS: So moved.

MR. LEE: (Indicating.)

MR. WHEELER: Mr. Lee. Motion's been made and seconded. Everybody in favor, say aye. Opposed, same sign.

(Unanimous voice vote for approval.)

IV.) SUBDIVISIONS

13-52 A request by C. Stephen Heying (surveyor), on behalf of Bear Creek Properties, LLC (owner), for a three-lot replat to be known as "Landmark Subdivision, Plat 2," and easement vacation and dedication. The 5.46-acre site is located north of Country Club Drive and south of McAlester Street.

MR. WHEELER: I believe we've gotten a request to table this item. May we have a Staff report please -- or what you're going to give us.

MR. LEPKE: Certainly. There's been some discussion about -- there's some technical issues, so the applicant requested tabling to the next Planning Commission meeting. Staff feels that's reasonable at this point. Things are, I think, going to be fine and on track. The easement vacation process will continue. I will send in the Staff report to Council tomorrow for the next Council meeting. So the easement vacation will precede the plat by one meeting cycle before the City Council, which is standard. And that way the plat that will be recorded will not have the old easement on there that's not needed.

MR. WHEELER: And that next meeting is --

MR. LEPKE: Council?

MR. WHEELER: No. Our next meeting.

MR. LEPKE: Oh, ours, the 9th --

MR. WHEELER: So we'd be tabling to the --

MR. LEPKE: -- the 9th of May.

MR. WHEELER: -- May 9th meeting?

MR. LEPKE: Uh-huh.

MR. WHEELER: Okay. Commissioners -- is that it for Staff?

MR. LEPKE: Yes.

MR. WHEELER: All right. Commissioners, I believe we've in the past granted this request.

Any discussion? Somebody want to make a motion? Mr. Reichlin?

MR. REICHLIN: I'll make a motion that in the matter of Case 13-52 that we table this item to the May 9th meeting.

MS. PETERS: Second.

MR. WHEELER: Motion's been made and seconded to table the item to May 9th. Voice vote on these good or do we have to have a roll call vote?

MR. ZENNER: Voice vote will be fine.

MR. WHEELER: Everybody in favor -- or is there any discussion on the motion, I guess? Seeing none, everybody in favor, say aye. Opposed, same sign.

(Unanimous voice vote for approval.)

MR. WHEELER: So that will be tabled to the May 9th meeting. We look forward to that.

V.) PUBLIC HEARINGS

13-49 A request by Allstate Consultants, on behalf of Dennis and Sara Harper (owners), for annexation and permanent City R-1 zoning. The 0.8-acre site is located at 1127 Old Plank Road.

MR. WHEELER: All right. Maybe we have a Staff report, please.

Staff report was given by Mr. Matthew Lepke of the Planning and Development Department. Staff recommends approval of the permanent zoning from A-R to R-1.

MR. WHEELER: Wow. Do we have any questions of Staff? Shortest Staff report I've ever heard. This is a public hearing, so if there's anyone that would like to speak on this item tonight -- we have a very small audience. No? Okay. We'll close the public hearing. Commissioners? Oh, I open --

PUBLIC HEARING OPENED

PUBLIC HEARING CLOSED

MR. WHEELER: -- and close the public hearing. Commissioners? Ms. Peters?

MS. PETERS: I think this is a pretty straightforward case. Not to cut anybody's comments off, but if no one else has any comments, I would move for approval.

MR. WHEELER: Motion's been made. Mr. Lee?

MR. LEE: I'll second.

MR. WHEELER: Motion's been made and seconded.

MR. VANDER TUIG: We have a motion and a second for approval of Case 13-49, A request by Allstate Consultants, on behalf of Dennis and Sara Harper, for annexation and permanent City R-1 zoning.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Lee, Ms. Peters, Dr. Puri, Mr. Reichlin, Mr. Vander Tuig, Mr. Wheeler. Motion carries 6-0.

MR. WHEELER: Recommendation for approval will be forwarded to City Council.

VI.) COMMENTS OF PUBLIC

There were no comments from the public.

VII.) COMMENTS OF STAFF

MR. ZENNER: Your next meeting is May 9th and we have moved forward one item, but you have your regular work session, your regular agenda, 5:00 p.m. and 7:00 p.m., and then you have a meeting on May 23, work session and regular meeting as well. We do have items for the 23rd's agenda at this point. We moved forward the Landmark Subdivision plat here this evening to the May 9th agenda, and then obviously the Barnard Country Meadows Lot 20, this is an annexation and a permanent zoning request back of Country Meadows. Here's your maps: The Landmark case, obviously, we've seen that graphic before, and then the Barnard annexation and the City R-1 zoning request here on the back side of Country Meadows, right up along the MKT trail. This particular property is receiving city sewer. As odd as this may look when you look at it on a regular city map, everything on the interior of this development is in the county and will remain in the county, and everything that is potentially along the exterior that is not built on yet will probably be a little jagged tooth to be annexed in as a result of our City's annexation policy, but that is what this request is all about. They're getting city sewer, therefore they need to have an annexation, and we do have a couple of other examples within the development already that are similar. We don't have anything else for you to discuss this evening. If you have any questions of us, we'll be more than happy to answer them.

MR. WHEELER: Are there any questions of Staff?

VIII.) COMMENTS OF COMMISSIONERS

MR. WHEELER: We're engaged in the Comprehensive Plan and we expect to roll this out for the public here next month. Mr. Zenner outlined a schedule which will be publicized soon, I'm sure, and we encourage the public to come out and engage in the process. With that, we'll adjourn.

IX.) ADJOURNMENT

The meeting adjourned at 7:08 p.m.

(Off the record.)