

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF JANUARY 12, 2023**

APPROVED

APPROVAL OF MINUTES

- 1. Consider approval of the following Planning and Zoning Commission meeting minutes:**

December 8, 2022 Regular Meeting

Motion: Commissioner Otto made a motion to approve the meeting minutes of December 8, 2022, correct as written. Commissioner Henderson seconded the motion, and the vote was as follows:

Ayes: 7, Nays: 0, Abstention: 0

Motion approved 7-0-0. Chairman Emery declared the minutes approved.

PUBLIC HEARINGS

- 2. Conduct a public hearing and consider approval of a replat of Lot 2R Block 1 within Saint Vincent's Addition being a replat of Lot 2 Block 1 within the Saint Vincent's Addition. The 3.7 acres site is located northeast of Schumac Lane and Forest Ridge Drive and commonly known as 1717 Schumac Lane. (PZ-RP-2022-50050)**

Chairman Emery recognized Jose Saenz, Planner.

Jose presented and provided a review of Zoning Case PZ-RP-2022-50050 – a replat of Lot 2R Block 1 within Saint Vincent's Addition being a replat of Lot 2 Block 1 within the Saint Vincent's Addition. In 2021, a Specific Use Permit was approved for the subject property to allow the expansion of a religious facility. Due to that expansion, a need for additional utility easements is required to serve the expansion. The purpose of this replat is to add a twenty (20) foot water line easement, private drainage easement and fire lanes, typically easements can be filed directly at the County without City approval, however a condition was placed on the original plat approval that required City approval for the addition of utility easements. There are currently two churches on these sites. The plat meets all the requirements of the City's Subdivision Code and the Texas Local Government Code and Staff recommends approval.

Chairman Emery asked a question in regards to the drainage easement that is located on the east side of this property and if this is going to involve any excavation and tie into something else. Chairman Emery also asked what does the underground detention facility mean for educational purposes. Jose referred to Wes Morrison, Community Development Director, to answer these questions. Wes informed the Commissioners that the LinQ project did something similar since they didn't have the surface area to provide a detention area so the private engineers worked with the City's Engineering Department to develop an underground detention system to slowly release the excess water into the storm sewer system. During high rain events, there can be standing water that accumulates along Schumac so an underground storage was proposed for this project so that it can slowly detain into the storm sewer system.

Commissioner Emery thanked Staff for answering their questions.

Chairman Emery opened the Public Hearing at 6:08 pm.

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There were no questions from the Commission, Staff and there were no members in the audience.

Chairman Emery closed the Public Hearing at 6:08 pm.

There were no more questions or discussion from the Commission.

There being no further discussion, a motion was made.

Motion: Commissioner Gallenstein made a motion to approve the Zoning Case (PZ-RP-2022-50050) as submitted:

Commissioner Barlow seconded the motion and the vote was as follows:

Motion approved 6-0-1. The vote was as follows:

Ayes: Chairman Emery, Commissioners Henderson, Jacobsen, Barlow, Stellrecht and Gallenstein

Nays: 0

Abstention: Commissioner Otto

Commissioner Otto abstained from this vote since he indicated that he attends one of the churches at this location.

3. 2023 Planning and Zoning Commission Meeting Schedule Update and Discussion

Chairman Emery recognized Jose Saenz, Planner.

Jose presented the 2023 Planning and Zoning Commission Meeting Schedule to the Commission as an item for individual consideration. Jose also indicated that this schedule and item is more for informational purposes only for the Commission and asked the Commissioners if they have any questions.

Chairman Emery asked when the joint meeting with City Council is going to take place and Wes Morrison indicated that they are still in the process of finalizing that.

Commissioner Otto inquired about the opening event of the Center located at the Boy's Ranch in regards if there may be a quorum there and Wes indicated that he will check with the City Secretary's Office and see how they will handle that.

UPDATE ON PLANNING PROJECTS

Wes Morrison provided the Commission with a written update on cases that have come before the Planning and Zoning Commission this calendar year. Wes indicated that the only things that have changed since the last meeting was the Clubhouse for Special Needs is working on their Certificate of Occupancy (CO) to be issued, Combat Arcade just had their CO issued to them, and the LinQ infrastructure plans have been approved. The two Agenda items that were in the last Planning and Zoning Commission meeting were both approved by the City Council.

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ADJOURNMENT

Motion: Commissioner Henderson made a motion to adjourn. Commissioner Gallenstein seconded the motion, and the vote was as follows:

Ayes: 7, Nays: 0, Abstention: 0

The Planning and Zoning Commission meeting adjourned at 6:19 p.m.

**Chairman Emery
Planning and Zoning Commission**

ATTEST:

**Wes Morrison
Community Development Manager**