

MINUTES

PLANNING AND ZONING COMMISSION MEETING

July 22, 2021

CALL TO ORDER – Roll Call and Determination of a Quorum

The Planning and Zoning Commission met on the above date. Chairperson Wright called the meeting to order at 7:02 p.m. and noted there was a quorum. Chairperson Wright then asked P&Z Alternate Two Commissioner Crutcher to be a voting member for this meeting. Commissioner Crutcher agreed.

Commissioners Present: Use “✓” or “X”, please				
✓	Chairperson Russell Wright			Alternate Marilyn Kittrell
✓	Commissioner Joe Lozano	✓		Alternate Larkin Crutcher
	Commissioner Wei Wei Jeang			Alternate JR Douglas
✓	Commissioner David Leamy			
	Commissioner Jasmat Sutaria			
Staff/Others Present:				
✓	Public Works Director Gary Machado			Interim City Attorney
✓	City Secretary Patti Scott Grey			

APPOINTMENT OF ALTERNATE(S)

Alternate Crutcher served as a voting member for tonight's meeting.

PLEDGE OF ALLEGIANCE

The pledges were recited.

PUBLIC COMMENTS The Commission invites any person with business before the Commission to speak to the Commission. No formal action may be taken on these items at this meeting. Please keep comments to 3 minutes.

No one was present at the meeting for public comments.

INDIVIDUAL CONSIDERATION ITEMS

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION MEETING MINUTES FOR May 12, 2021.

City Secretary Grey noted that the May 12 minutes had the wrong year, 2020, in the Chair's signature block that needs correction to 2021.

MOTION: Commissioner Lozano moved to approve the minutes as corrected. Commissioner Leamy seconded with the remaining Commissioners voting for. Motion carried 4-0.

2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON Parker Ranch Phase 5 Preliminary Plat.

Chairperson Wright asked Public Work Director Machado if there are any outstanding issues with the preliminary plat that need to be discussed. Public Work Director Machado replied in the negative. Commissioner Lozano asked if the line-of-sight at Chaparral Road will be maintained when the road is widened. Public Work Director Machado replied in the affirmative. Alternate Crutcher asked about the average lot size in the development. Matthew Lee with Westwood Professional Services replied that North of Chaparral Road, the average lot size is 1.5 acres, and South of Chaparral Road the average lot size is 2 acres minimum. He indicated that they are also in compliance with the stipulation that there be fewer than 246 lots.

MOTION: Commissioner Leamy moved to recommend the approval of the Parker Ranch Phase 5 Preliminary Plat. Commissioner Lozano seconded the motion with the remaining Commissioners voting for. Motion carried 4-0.

3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON Whitestone Estates Phases 5 and 6 Preliminary Plat.

Chairperson Wright asked Public Works Director Machado if there are any outstanding issues with the preliminary plat that need to be discussed. Mr. Machado replied in the negative. Chairperson Wright asked for the average lot size. Warner Group, Inc., Developer Preston Walhood replied that the average lot size is 1.7 acres. Commissioner Lozano asked how the drainage area at the road (Belvedere Drive) that goes over Dillehay Dr. will be handled. Mr. Walhood replied that a drainage study was done and that multi-box culverts will be used. A discussion ensued about how Belvedere Dr. will tie in with the FM2541 realignment. Commissioner Lozano asked if the engineering was complied with during construction. Public Work Director Machado replied in the affirmative.

MOTION: Commissioner Leamy moved to recommend the approval of the Whitestone Estates Phases 5 and 6 Preliminary Plat. Alternate Crutcher seconded the motion with the remaining Commissioners voting for. Motion carried 4-0.

4. ADJOURN

Chairperson Wright adjourned the meeting at 7:24 p.m.



Minutes Approved on 11th day of November, 2021.

Chairperson Russell Wright

Attest:

Commission Secretary Wei Wei Jeang

Prepared by City Secretary Patti Scott Grey