

MINUTES
PLANNING AND ZONING COMMISSION MEETING
SEPTEMBER 12, 2013

CALL TO ORDER – Roll Call and Determination of a Quorum

The Planning and Zoning Commission met on the above date. Vice-Chairperson Lozano called the meeting to order at 7:10 P.M.

Commissioners Present:

Chairperson Wright	X	Commissioner Raney	
VACANT	X	Commissioner Lozano	
X	Commissioner Stanislav		
X	Alternate Jeang	X	Alternate Cassavechia
	Alternate Sutaria		

Vice Chairperson Lozano facilitated the meeting in Chairperson Wright's absence. Alternates Jeang and Cassavechia were appointed as voting members.

Staff Present

X City Administrator Flanigan

PLEDGE OF ALLEGIANCE

The pledges to the American and Texas flags were recited.

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

None

INDIVIDUAL CONSIDERATION ITEMS

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON MEETING MINUTES FOR AUGUST 22, 2013.

Amendment: A letter from Kay Booth was read into the record and is to be noted and attached as exhibit A.

MOTION: Commissioner Jeang moved to approve the minutes as amended. Commissioner Stanislav seconded with Commissioners Cassavechia, Jeang, Raney, Lozano and Stanislav voting for. Motion carried 5-0.

2. PRESENTATION AND DISCUSSION ON A LAND CONCEPT PLAN FOR 48 ACRES IN THE ETJ, GENERALLY LOCATED AT CURTIS RD AND LEWIS LN.

Developer Ron Haynes is proposing a single family residential subdivision with 38 one acre lots. He is requesting one acre lots because all the surrounding subdivisions are one acre. The property is located in Parker's ETJ. The property across Lewis Lane, to the east, is the City of Lucas' ETJ. He would like the property annexed into the City. He has spoken with the homeowners of Southridge Estates about merging the HOA's.

The lots on the farthest west end of the property will be open space with a landscape buffer.

Curtis Lane is shown to be realigned on the City thoroughfare plan. He has considered how to do the realignment with this development. He has a proposed cul-de-sac where Curtis Lane is currently; however, Curtis Lane is a County Road and he will have to work with them. There is a drainage issue with water runoff from Southridge that will need to be addressed.

The property between Southridge and the proposed development is owned by two separate owners and is not for sale.

At this time, he is requesting any suggestions and thoughts on the development. This tract is under contract and before the purchase is made he wants to have open communication and support from the City.

3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON THE CITY THOROUGHFARE MAP.

City Administrator Flanigan reviewed the current thoroughfare plan. He recommended this item be placed on a future agenda and allow City Engineer Birkhoff to review the plan and prepare his professional opinion.

ROUTINE ITEMS

4. FUTURE AGENDA ITEMS

- a. Thoroughfare plan review with City Engineer

5. ADJOURN

Chair Lozano adjourned at 8:11 p.m.



Minutes Approved on 23rd day of January, 2014.

Joseph D. Lozano
Vice Chairman Joe Lozano

Attest:

James R. Stanislav
Commission Secretary Stanislav

Carrie L. Smith
Prepared by City Secretary Carrie L. Smith