

**Planning and Zoning Commission
Meeting Minutes
Monday, January 28, 2019**

Members present: Travis Mondok, Scott Ohman, Chance Lindsey, Fernando Gutierrez, Jeanie Marten, Bill Thrash, Teddy Kinzer

1. Call to Order

Chairman Lindsey opened the meeting of the Planning and Zoning Commission at 6:35 p.m. and declared a quorum.

2. Invocation and Pledge of the Allegiance to the U.S. and Texas Flags.

Commissioner Ohman led the pledges. Commissioner Gutierrez offered the invocation.

3. Consider approval of the January 14, 2019 meeting minutes.

Motion by Jeanie Marten, second by Bill Thrash.

Final Resolution: Motion Carries

Yes: Scott Ohman, Chance Lindsey, Fernando Gutierrez, Jeanie Marten, Bill Thrash, Teddy Kinzer

4. Conduct a public hearing to consider and act on a request by Permitted Development to amend the Future Land Use Plan (FLUP) of the 2017 Comprehensive Plan to re-categorize approximately 17.74 acres of land from Public to Low Density Residential, and to rezone approximately 17.74 acres of land from Residential 8.4 (R 8.4) to Planned Development District (PD), to modify development standards and allow for a single-family detached residential subdivision, generally located along Rosewood Lane and Hudson Drive.

Staff recommends approval of the request.

Matt Robinson, Development Services Director, made a presentation. He stated that the subject property is zoned R-8.4 that allows single family dwellings in addition to related recreation, religious and educational facilities. He said the subject property was owned by Garland ISD, but has since been sold. He explained the FLUP does not support the zoning request and state law require zoning decisions, "must be adopted in accordance with a Comprehensive Plan" Staff is recommending the approval of the amendment to the FLUP and the rezoning request. He stated that the subject property is contiguous and compatible with surrounding single family uses. Audrey Buckley, applicant representative, explained that this would be basically an extension to Jackson Hills zoning. She said she would be available to answer any questions and concerns. Chairman Lindsey opened the public hearing. Tim Holt, 3710 Valley Forge, spoke in opposition and said it was nice to have green space and that a public use space would serve the area better. He stated that this would be counterproductive to the land use map. Neil Anderson, 3313 Sweetgum, was concerned with drainage. He would like to see no impact to existing drainage or preferably an improvement to the current drainage. He would like to see the tree line be preserved. Bill Adcock, 3609 Hudson Drive, was concerned about the twenty-five foot elevation changes. He was concerned how construction would impact the area, with the dirt, trash and heavy equipment. He said he would like to know who will be building in the development. Bart Sawyer, 3812 Hudson, wanted to know who is going to pay to repave the streets and was concerns about the impact on the school with additional homes. Jose Delgado, 3703 Stampede Dr., was told that no development would be taking place in the area and that it would remain open space. He was also concerned about drainage and increased traffic. Chairman Lindsey closed the public hearing at 6:52 p.m. Robinson addressed the questions that were brought up during the public hearing. He stated that drainage concerns would be address during the platting process. He stated that Hudson Drive is a city right of way and would be maintained by the city. He stated that the property was sold by the school and was not intended to be open space. Audrey Buckley, applicants representative, said they would preserve as many trees as possible. Scott Caruthers, applicant's engineer, stated that Jackson Hills Phase 3b storm drain design are large enough to take run off of future development of the site. He said they would be extending the storm drain where there is currently a bar ditch.

Motion by Teddy Kinzer, second by Jeanie Marten.

Final Resolution: Motion Carries

Yes: Travis Mondok, Scott Ohman, Chance Lindsey, Fernando Gutierrez, Jeanie Marten, Bill Thrash, Teddy Kinzer

5. Discussion of future agenda items, update on Council actions, training topics, and requests for new business consideration.

Robinson updated the commission. He stated that the CBD oil ordinance was approved by Council. He also suggested an earlier start time to the Planning and Zoning Commission meetings. The commission seemed to be in agreement

on a 6:00 p.m. start time.

6. Adjournment.

Lindsey adjourned the meeting at 7:36 p.m.

Chloe Lindsey
Charlotte Youngblood