

**PLANNING AND ZONING COMMISSION/CITY COUNCIL  
JOINT MEETING MINUTES  
TUESDAY, JANUARY 5, 2021**

**Commissioners Present:**

Weldon Smith... Chairman  
Jamie Wilson . . . . . Vice Chairman  
George Mortimer. . . . . Commissioner  
MaQuettia Ledet . . . . . Commissioner  
Michael Hennigan. . . . . Commissioner  
Robert Vigil..... Commissioner

**Commissioners Absent:**

Gordon Worlow . . . . . Commissioner

**City Council Members Present:**

Larry Spears, Jr.  
Paul Burch  
Brad Childs  
Mary McKenna  
Caroline Hennigan

**City Council Members Absent:**

Terrie Salter  
Patrick Pullen

**Staff Present:**

Kelvin Knauf, Director of Planning & Community Development  
Wendy Lloyd, Planning Secretary  
Mike Kunst, City Manager  
Jay Trahan, Assistant City Manager & Director of Economic Development  
Guy Goodson, City Attorney

Mayor Spears called the City Council meeting to order at 5:30 p.m.  
Chairman Smith called the Planning & Zoning meeting to order at 5:30 p.m.

**CITIZEN COMMENTS**

Chairman Smith asked if there were any comments. None were made.

**PUBLIC HEARING**

- a. **Case No. 21:01. Conduct a public hearing on a final plat submitted Sam Peveto for the Cypress Shadows Estates Phase II subdivision.**

Public hearing opened at 5:31 p.m.

Mr. Knauf stated before you is the final plat submitted for the Cypress Shadows Estates Phase II subdivision. This is located adjacent to the city limits. It's actually out in the extra territorial jurisdiction. This is 30 lots. They would all be residential lots. There's a looped city street. The street is actually being constructed. This final plat contains the same variances as were granted in the preliminary plat and those variances are a variance to the requirement for fire hydrants, a variance to the requirement for streetlights, a variance to the requirement for sidewalks, allowing open drainage ditches, waiving the requirement that a lot be no longer than 1200 linear feet and then finally waiving the requirement for water and sewer mains. The property will be served by water wells and septic tanks. The street is actually being constructed. That's the only public improvement that was required to be constructed before for the final plat was submitted. The final plat meets all the ordinance requirements except for those variances that I mentioned, and those variances were granted in the preliminary plat. So, this is an opportunity for the public to make any public comments.

Chairman Smith asked for any comments. None were made.

Public hearing closed at 5:32

#### **PLANNING & ZONING DISCUSSION/ACTION ITEMS**

- a. **Case No. 21:01. Consider a final plat submitted by Sam Peveto for the Cypress Shadows Estates Phase II subdivision.**

Mr. Knauf stated I might add in our inspection of the street this morning, there are some cracks in the concrete, some of the joints need to be redone out there. They're not holding the joint material. The backfill is needed alongside the street so that you don't have a drop off from the side of the street but those aren't ordinance requirements. Those are other extenuating type activities. Our recommendation is that you approve the final plat because it meets all the ordinance requirements except for those variances but that were previously granted. We would not file the final plat until these other areas have been corrected and this also requires approval by the Orange County Drainage District and the County of Orange as well.

Chairman Smith stated so for our consideration, everything is met, and we have nothing else that we would require them to do. Mr. Knauf stated that is correct.

Vice Chair Wilson motioned to recommend to City Council to accept approval of final plat  
Commissioner Hennigan 2<sup>nd</sup>

**Vote: 6 – 0**  
**Motion Carries**

**PLANNING & ZONING APPROVAL OF MINUTES**

- a. Approval of the October 13, 2020 Planning and Zoning Commission special call meeting minutes**

Vice Chair Wilson motioned to approve  
Commissioner Mortimer 2<sup>nd</sup>

**Vote: 6 – 0**  
**Motion Carries**

- b. Approval of the November 10, 2020 Planning and Zoning Commission workshop minutes**

Commissioner Mortimer motioned to approve  
Vice Chair 2<sup>nd</sup>

**Vote: 6 – 0**  
**Motion Carries**

**Chairman Smith adjourned the Planning and Zoning Commission meeting at 5:34 p.m.**

**CITY COUNCIL DISCUSSION/ACTION ITEMS**

- a. Consider a resolution approving a final plat submitted by Sam Peveto for the Cypress Shadows Estates Phase II subdivision.**

**Mayor Spears asked for any comments. None were made.**

Mr. Knauf stated you are approving the plat, but we will withhold filing it until these other extenuating things have been resolved.

Mr. Goodson stated you can approve the final plat, but the recording of the final plat won't be done until these other items are taken care of.

Mr. Knauf stated I just wanted to make sure Council understands just by approving the final plat there's still some things to be done and you won't sign the final plat until these things are done.

Mayor Pro Tem Burch motioned  
Council Member McKenna 2<sup>nd</sup>

**Council Members voting aye: Mary McKenna, Paul Burch, Brad Childs, Caroline Hennigan, Larry Spears**

**Council Members voting nay: none**

**Motion Carries**

Council Member Hennigan motioned to adjourn

Council Childs 2<sup>nd</sup>

**Mayor Spears adjourned the City Council meeting at 5:36 p.m.**