

**PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, MARCH 1, 2022**

Commissioners Present:

Jamie WilsonChairman
Michael Hennigan. Vice Chairman
George Mortimer. Commissioner
MaQuettia Ledet..... Commissioner
Robert Vigil..... Commissioner

Commissioners Absent:

Tiffany Bell..... Commissioner
Daryl Cowart..... Commissioner

City Council Members Present:

Larry Spears, Jr.
Mary McKenna
Caroline Hennigan
David Bailey
Paul Burch

City Council Members Absent:

Terrie Salter
Brad Childs

Staff Present:

Kelvin Knauf, Director of Planning & Community Development
Wendy Lloyd, Planning Secretary
Jennifer Krummel, Deputy City Secretary
Patricia Anderson, City Secretary

Chairman Wilson called the Planning & Zoning meeting to order at 5:30 p.m.

CITIZEN COMMENTS

None

PUBLIC HEARING

None

PLANNING & ZONING COMMISSION DISCUSSION/ACTION ITEMS

- a. **Case No. 22:03. Consider and possible action on a replat of Lot 4 & Lot 5, Block 4, West Lawn Addition into Lots 4A, 4B, 5A and 5B, West Lawn Addition submitted by Heather Oldbury.**

Mr. Knauf stated this replat is actually out in the extra territorial jurisdiction so there is no zoning on the property. This came before the planning and zoning commission back in June of 2020 and the planning and zoning commission at that time voted 3 to 2 to recommend approval. Well, after the planning and zoning commission meeting, the applicant, Ms.

Oldbury requested to withdraw the replat. So not they've decided they would like to continue with it. This is a replat to take 1 lot and divide it into 4 smaller lots. It meets all of the ordinance requirements. The city attorney is advising the best course of action is for the planning and zoning commission just to ratify the decision that was made in 2020 since it has been so long since it was last heard by the planning and zoning commission and before it moves to the city council.

Chairman Wilson stated so we do not have anything in place with a timeframe. Mr. Knauf stated no, that is probably something we need to look at. We are currently looking at a whole comprehensive rewrite of the subdivision ordinance and that's probably one thing we want to look at in the new ordinance so to establish some kind of a time frame or what happens when somebody withdraws in the middle of the process. That will probably be coming to you hopefully sometime this year. Chairman Wilson stated can you refresh our memory on what she wanted to do originally with the property. I mean is it housing, is that what she's doing with it? Mr. Knauf stated we have Corey Oldbury here. I think that was the plan to sell those lots. There is no zoning out there so they can put whatever they want.

Corey Oldbury – Orange, TX: Mr. Oldbury stated yeah originally we were going to put some rental units. In fact, there's one trailer house on the 3rd lot from the left. We were going to put one on each lot and use it as rentals like duplexes, but we've since moved from that. I'm going to build spec houses. Chairman Wilson stated we did this by phone is that correct. Mr. Knauf stated that's right it was a Zoom meeting. Chairman Wilson stated only because we were trying to do the best that we could during those times. I just needed a refresher on what we were doing.

Commissioner Ledet stated and it's 2 lots to 4 not 1 to 4, right. Mr. Oldbury stated yes 2 to 4.

Commissioner Mortimer stated but it does meet all the requirements of the subdivision ordinance. Mr. Knauf stated yes.

Commissioner Ledet motioned to recommend approval to ratify P&Z decision from June 2020
Vice Chair Hennigan 2nd

Vote: 5 – 0

Motion Carries

Mr. Oldbury stated as a sidebar, the county engineers are also working on some changes to the subdivision regulations, and I'd like to get with Mr. Knauf on that. Mr. Knauf stated right, and we will run the subdivision ordinance by the county and the drainage district as well because they review plats out in the ETJ.

PLANNING & ZONING APPROVAL OF MINUTES

a. Approval of February 1, 2022, Planning and Zoning Commission regular meeting minutes

Commissioner Ledet motioned to approve
Vice Chair Hennigan 2nd

Vote: 5 – 0

Motion Carries

Chairman Wilson adjourned the Planning and Zoning Commission meeting at 5:36 p.m.