



JULIE LEONARD, PLACE 1
DEJA HILL, PLACE 2
RAUL HERNANDEZ, VICE-CHAIR, PLACE 3
CHARLES RUSSELL JR., PLACE 4
LIAN STUTSMAN, PLACE 5
KEITH MILLER, PLACE 6
BILL MYERS, CHAIRPERSON, PLACE 7

PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

WEDNESDAY, JULY 12, 2017

6:30 P.M.

CITY COUNCIL CHAMBERS, 105 E. EGGLESTON ST.

COMMISSIONERS

PRESENT:

Place 1: Julie Leonard

Place 2: Deja Hill

Place 3: Raul Hernandez, Vice-Chair

Place 4: Charles Russell Jr.

Place 5: Lian Stutsman

Place 6: Keith Miller

Place 7: Bill Myers, Chairperson

CITY STAFF PRESENT:

Scott Dunlop, Planning Coordinator

CALL REGULAR SESSION TO ORDER

Chairperson Myers announced a quorum and called the meeting to order at 6:30 PM

PRESENTATIONS

PUBLIC COMMENTS

Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three minutes per person. Comments on specific agenda items must be made when the item comes before the Commission. To address the Planning Commission please register on the speaker sign-in sheet at least five-minutes prior to the scheduled meeting time. NO ACTION MAY BE TAKEN BY THE PLANNING COMMISSION DURING PUBLIC COMMENTS.

CONSENT AGENDA

The following Items will be enacted by one motion. There will be no separate discussion of these items unless requested by a Commission Member; in which event, the item will be removed from the consent agenda and considered separately.

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| 1. Consideration, discussion, and possible action on a Preliminary Plan for Lagos Phases 2 – 4, three hundred and fifty-three (353) single family lot, multi-family, and commercial lots on 96.06 acres more or less, located near the intersection of South Lexington and East Brenham Street. Owner: 706 Investment Partnership, LTD. Applicant: Kimley-Horn and Associates | Scott Dunlop
Planning Coordinator |
| 2. Consideration, discussion, and possible action on a Final Plat for Shadowglen Phase 16, eighty-six (86) single family lots on 33.71 acres more or less, located near Shadowglen Trace and Arbor Hill Cove. Owner: SG Land Holdings, LLC. Applicant: Kimley-Horn and Associates | Scott Dunlop
Planning Coordinator |
| 3. Consideration, discussion, and possible action on a Final Plat for Shadowglen Phase 24B, sixty-three (63) single family lots on 11.27 acres more or less, located near Shadowglen Trace and Pecangate Way. Owner: SG Land Holding, LLC. Applicant: Stantec | Scott Dunlop
Planning Coordinator |
| 4. Consideration, discussion, and possible action on a Preliminary Plat for Sky Village South, two hundred and seventy-one (271) single family lots on 127.22 acres more or less, located near Bois D'Arc Road and Tower Road. Owner: Sky Village Kimbro Estates, LLC. Applicant: Kimley-Horn and Associates | Scott Dunlop
Planning Coordinator |
| 5. Consideration, discussion, and possible action on a Short Form Final Plat for the Ramirez Addition, 4 lots on 5 acres more or less, located at 13800 Rector Loop. Owner: Francisco Reyes Ramirez. Applicant: Moncada Enterprises, LLC. | Scott Dunlop
Planning Coordinator |

Motion to approve the denial as submitted of consent agenda items 1 – 5 by Commissioner Hill, seconded by Commissioner Stutsman. 7 – 0 to approve the denial as submitted.

REGULAR AGENDA

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| 6. Consideration, discussion, and possible action on the June 14, 2016 Planning and Zoning Commission Minutes. | Scott Dunlop
Planning Coordinator |
| Motion to approve the June 14 Planning and Zoning Commission minutes by Commissioner Miller, seconded by Commissioner Leonard. 7 – 0 to approve. | |
| 7. Consideration, discussion, and possible action on a setback waiver for Lot 13, Block 13 Town of Manor, locally known as 215 East Burton Street to allow for a 10 foot rear setback and 20 foot front setback. Owner: Ralph Reyes Sr & Antonia Reyes Falcon | Scott Dunlop
Planning Coordinator |
| Motion to approve by Commissioner Leonard, seconded by Commissioner Miller. 7 – 0 to approve. | |
| 8. Consideration, discussion, and possible action on Final Plat for Stonewater Resubdivision of Lot 132, Block H, Phase 2, ten (10) single family lots on 1.7 acres more less, located near Stoneridge Gap Lane and Almodine Road. Owner: Continental Homes of Texas. Applicant: Doucet and Associates, Inc. | Scott Dunlop
Planning Coordinator |
| Motion to approve by Commissioner Russell, seconded by Commissioner Stutsman. 7 – 0 to approve. | |

9. Consideration, discussion, and possible action on Final Plat for Stonewater Phase 8, seventy-four (74) single family lots on 12.50 acres more or less, located near Jaime Drive and Strata Road. Owner: Continental Homes of Texas. Applicant: Doucet and Associates, Inc.

Scott Dunlop
Planning Coordinator

Motion to approve by Commissioner Hill, seconded by Commissioner Miller. 7 – 0 to approve.

10. Consideration, discussion, and possible action on a Preliminary Plan for Presidential Heights Phases 3 – 6, four hundred and seventeen (417) single family lots on 112.80 acres more or less, located near Bois D’Arc Road and Tower Road. Owner: Presidential Glen, LTD. Applicant: Kimley-Horn and Associates

Scott Dunlop
Planning Coordinator

Thom McInnis, a Stonewater resident, spoke in opposition to the connection between Presidential Heights and Stonewater citing the increased traffic through Stonewater, the reduced sight lines because of parks cars, and narrow roads making travel difficult.

Danny Burnett, developer, spoke that the connection is due in part for fire access requiring two points of entry but the majority of the traffic will be direct to Tower Road and Bois D’Arc Road.

Motion to approve contingent on a traffic study for proposed Phase 5 connection to Jaime Drive in Stonewater before Final Platting by Commissioner Russell, seconded by Commissioner Stutsman. 7 – 0 to approve with traffic study.

ADJOURNMENT

Motion to adjourn at 7:05 PM by Commissioner Stutsman, seconded by Commissioner Russell. 7 – 0 to adjourn.



Bill Myers
Chairperson