
RECORD OF PROCEEDINGS: PLANNING AND ZONING COMMISSION MEETING

ANGUST 3, 2023

ROLL CALL:

Present were:

Chair William Garwood, Commission Member Deborah Spoor, Commission Member Michelle Townsend, Commission Member Henry Munson, and Commission Member Regina Bieri.

Absent were:

Commission Member Ellen Eby, Commission Member Shawn Hogan.

1. **Approval of the July 6, 2023 minutes for the Planning and Zoning Commission meeting.**

Motion was made by Commission Member Henry Munson; Seconded by Commission Member Deborah Spoor.

Action: (5-0 Aye-Vote), The minutes were **unanimously approved**.

REGULAR AGENDA

Agenda Item #6: Discussion and possible action on the revised preliminary plat for Ashland Section 2

Ms. Kandice Haseloff-Bunker, Development Coordinator presented this item: Section 2, Preliminary Plat on 14.26 acres, with 62 lots, 50 ft. by 120 ft. The development is in the ETJ, and is subject to and is in compliance with the development agreement with the city.

All of the City Engineer's comments were previously cleared except for some minor textual changes which were just cleared by the Engineer before the Council hearing. We recommend that Section 2 is approved for consideration by City Council.

Chair Bill Garwood confirmed with Mr. Spriggs that this plat applies to the same stipulations of the Drainage District.

Commission Action:

Commission Member Michelle Townsend made a motion to approve the revised Section 2 preliminary plat for Ashland Development, subject to agreements being reached with all entities that have jurisdiction over the plat, and recommend City Council for final consideration and action they deem appropriate. Motion was seconded by Commission Member Bieri.

Commission Member Bieri: Just a comment: Being a realtor and going into several neighborhoods, Katy Texas overcame the issue on lot sizes and setbacks on your driveways. She explained the scenario of having 4 cars parked in a driveway, basketball goals, and the impact within the street right of way. The City might need to consider this.

DS Director Otis Spriggs commented that the comments are appreciated, and City Council just requested a presentation with Staff to study our neighboring Cities and their setback requirements. We will be aggressively working on updating the code to accommodate everything you just said. Also, we will look at Street right of way widths and cul-de-sac requirements to protect the fire code issues and access questions, recently discussed. A text amendment should be forthcoming.

Roll Call Vote: Chair William Garwood- Aye, Commission Member Deborah Spoor-Nay, Commission Member Michelle Townsend- Aye; and Commission Member Henry Munson-Aye; Commission Member Regina Bieri- Aye.

Action: (4-1 Vote): Section 2 Preliminary Plat was approved.

Planning and Engineering Review:

Note that the Development Agreement has been executed with the City for this development. Per the executed Development Agreement (6/6/2023), the Developer may develop the residential sections to any residential lot size without limitation subject to the terms of and lot sizes set out below. The Developer has agreed to develop traditional single-family lots in at least three different lot sizes as set out in the table below, and the lot sizes for traditional single-family homes will not include any lot size smaller than fifty (50) feet. The Developer will also develop lots for Non-Traditional Homes to provide an additional mix of product types within the community, for which the fifty (50) foot lot minimum does not apply. The Developer agrees that the mix of housing product at ultimate build out will meet the following:

Lot Size/Product Type	Minimum Percentage of Lots
50-54 feet	10%, provided, however, not more than 50% of the number of lots will be within this lot size
55-59 feet	10%
60+ feet (includes 60s,65s, 70s, 75s, 80s)	10%
Non-Traditional Homes	10%

Staff concludes that Section 2 complies with the executed development approved percentages on lot mixes.

The City Engineer has reviewed the plat and submitted comments which have all been cleared by the applicant in the plat attachments. The applicant agrees with the last couple of textual review notes.

Recommendation. The planning and zoning commission and staff recommend approval of the revised Section 2 Preliminary Plat for Ashland Development and recommend it to City Council for final consideration and action.