

Planning and Zoning Commission Special Called Agenda

Council Chambers – 1209 Fiorella Street
Wednesday, September 24, 2025, 5:30 PM

1. Call to Order: 5:30 pm
2. Roll Call: Marques Fuentes, Valarie Solis, Jim Welch, Priscilla Garrett, Bryan Griffin
Absent Melonie Knous, Council Liaison Houston Marchman
In Attendance: Scott Dixon, City Administrator
3. Citizen Comments: None
4. Discussion:
 - A. Discussion on Development Agreement Policy.
Breana Soto presented an overall picture for discussion on the following:
 - How we got here
 - Development Agreements vs. Chapter 380
 - Importance of a Development Agreement Policy
 - The Path Forward:
 - Identify what matters most to the Commission
 - Define the priorities in clear terms
 - Select the format that best communicates those priorities
 - Adjust the level of detail in the format to match the depth of the Commission's language
 - Key Agenda Points for Workshop:
 - Streamline Process
 - Annexation Considerations
 - Building Material Standards
 - Street Connectivity Requirements
 - Underground Utilities
 - Dark Skies Lighting
 - Upgraded Street Signage
 - Other Standards Regulated in the current Development Agreement
 - UDO Elements.

Summary of P&Z Discussion:

Purpose of Development Agreement Policy is to provide negotiating power with developers in the ETJ since many requirements (annexation, building materials, fiscal analysis, etc.) cannot be mandated by ordinance under Texas law and aims to clarify expectations, ensure orderly growth, and align infrastructure with the city's long-term needs.

Role of P&Z: There was discussion as to whether P&Z should review all Development Agreements or just zoning-related ones. Consensus leaned toward P&Z ensuring consistency with city policy and subdivision/zoning codes but not rewriting legal/financial terms. Transparency and public engagement were emphasized – possibly via town halls or developer-led community meetings.

Key Elements Discussed:

Annexation – Strong consensus this should be required as part of DA negotiations.

Building Materials – Can't regulate by ordinance (due to HB2439), but the policy should set an expectation for "higher quality standards" in both residential and commercial.

Fiscal Stewardship – Important to avoid taking on unsustainable infrastructure. General support for a value statement about fiscal responsibility rather than requiring detailed fiscal productivity studies.

Civic Space – Dedication of at least 2 acres per neighborhood for civic/public use (flexible for schools, fire/police, library, city facility, community use).

Incentives – Keep broad and flexible. City open to negotiating incentives (380s, fee waivers, etc.) but only when tied to clear public benefits.

Connectivity – General agreement on requiring strong neighborhood and street interconnectivity but keep language high-level rather than prescribing block sizes.

Underground Utilities – Strong support to require in new developments, to include duct banks for fiber.

Neighborhood Services/Mixed Use – Encourage inclusion of small scale commercial or services within subdivisions.

Dark Skies Lighting – Need to keep this as part of policy and future code updates.

Upgraded Street Signage – Positive feedback. Should either be standardized citywide or tied to HOA maintenance responsibility.

Landscaping – Encourage native, drought-tolerant plants, tree lined streets and natural buffers instead of walls.

Trails/Green Space - Encourage trails, especially linking unusable open space and floodplains.

Housing Diversity – Mixed feelings but consensus was to avoid mandating diversity quotas but maintain language discouraging cookie-cutter facades.

Format/Next Steps: Policy should be high-level, value-based, ideally a one-pager using broad value statements instead of detailed mandates.
P&Z will refine wording, City Council will review, then adoption.

5. Discussion on Future Agenda Items – None
6. Adjournment at 8:10 pm.

Approved/Reviewed
Jim Welch, Chair

Secretary
Priscilla Garrett