

Minutes of the Tuesday, June 22th, 2021 Planning and Zoning Commission Meeting

The June 22th, 2021 Regular Planning and Zoning Commission meeting was called to order at 6:00 p.m.

Roll Call. The Following commissioners were present: Streit, Ward, Inman, Broderick, and Hoifeldt. Commissioner Koshy and Conley were absent. City staff in attendance: Andy Kass and Kathryn Purvis.

Agenda Approval. A motion was made by Commissioner Broderick, and seconded by Commissioner Hoifeldt, to approve the agenda for the June 22th, 2021, Planning and Zoning Commission meeting. Ayes: Streit, Ward, Inman, Broderick, and Hoifeldt. Nays: None. Motion Carries.

Approval of the June 8th, 2021 Regular Meeting Minutes. A motion was made by Commissioner Streit, and seconded by Commissioner Ward, to approve the minutes of the June 8th, 2021 regular Planning and Zoning Commission meeting as written. Ayes: Streit, Ward, Inman, Broderick, and Hoifeldt. Nays: None. Motion Carries.

Open Forum: None

Approval of a Plat for Ashworth West Plat 1

Planning Coordinator, Andy Kass, introduced the request for approval of a final plat related to a commercial development as submitted by the applicant AP GPP, LLC. The subject property is generally located south of Ashworth Road and west of Grand Prairie Parkway, containing approximately 19.15 acres. The subject property is located within the Kettlestone District and was rezoned in 2019.

Mr. Kass advised that the final plat identifies two lots ranging in size from 201 acres to 2.67 acres intended for commercial development. No specific user has been identified at this time. Outlot Z is 13.95 acres in area and is intended for future development. Access to the lots will be provided off of SE Kettlestone Boulevard via a shared access located between the lots which will function as a full access point until future development occurs to the west, in which, this access may be turned into a right-in/right-out only point. An additional access is provided in the northeast corner of Lot 1 which will be a right-in/right-out access off of Grand Prairie Parkway. A 10 foot wide trail is identified on the south side of SE Kettlestone Boulevard and sidewalks will be provided internal to the site. All public utilities have been extended to serve the lots and a regional pond to the north of the lots will provide storm water management. The pond is intended to be owned and maintained by the owners association of the development.

At this time staff would recommend approval subject to any remaining staff comments.

- Commissioner Streit verified that the access to the north would be constructed with future development. Mr. Kass advised that was correct.
- Paul Claussen of Civil Engineering Consultants, and representative for the applicant, added for the record that there is a portion of Lot A that is being deeded to the City.

Commissioner Broderick moved to approve the Final Plat for Ashworth West Plat 1 subject to any remaining staff comments. Commissioner Hoifeldt seconded the motion. Ayes: Streit, Ward, Inman, Broderick, and Hoifeldt. Nays: None. Motion Carries.

Approval of a Site Plan for Lot 21 of James Pointe Plat 1 [1600 NW Gettysburg Lane]

Planning Coordinator, Andy Kass, introduced the request to approve a site plan for office/warehouse construction as submitted by the applicant, Bryan Clark Homes. The subject property is located north of Hickman Road and east of NW 17th Street containing approximately 1.2 acres.

Mr. Kass advised that the site plan identifies the construction of a 8,400 square foot building for Bryan Clark Homes, and a trash enclosure on the northwest side of the building. Access is provided to the site from NW Gettysburg Lane and a sidewalk is shown on the south side of NW Gettysburg Lane. The site will be serviced with all public utilities and Stormwater detention is provided by the shared detention basins adjacent to the site. .Parking, landscaping, open space, elevations and lighting requirements are satisfied with the proposed site plan.

At this time staff would recommend approval of the site plan subject to remaining staff comments.

Commissioner Streit moved to approve the site plan for lot 21 of James Pointe Plat 1 [1600 NW Gettysburg Lane] subject to any remaining staff comments. Commissioner Hoifeldt seconded the motion. Ayes: Streit, Ward, Inman, Broderick, and Hoifeldt. Nays: None. Motion Carries.

Approval of a Final Plat for Hertz Farm Plat 1

Mr. Kass introduced the request to approve a final plat for the purpose of a real estate transaction as submitted by the applicant, Landmark Development Services, Inc. the property is generally located south of Ashworth Road and east of U Place, containing approximately 33.45 acres. This location is within the Hamilton Ridge neighborhood that is currently under development for single family residential construction. The applicant wishes to plat one 33 acre outlot in order to purchase the property from the current landowner with the intent to further plat the property into buildable lots for residential construction. Any further platting, utility extensions, right-of-way dedication, and other public improvements will be provided with future plats and reviewed by the commission at that time. No streets, trail, or utilities are part of this plat.

At this time staff would recommend approval of the final plat subject to remaining staff comments.

- John Dvorak of 645 Silverleaf Lane questioned the reasoning for the name change as it was part of the Hamilton Ridge development. Mr. Kass advised that the applicant wished to not use the Hamilton Ridge name to avoid confusion on the real estate transaction recorded documents. Hertz Farm is the name of a management company associated with the Hamilton Ridge development. Erin Ollendike of Civil Design Advantage, and

representative for the applicant, advised that the intent was to not throw off the Hamilton Ridge platting for the sake of selling the land, however a parcel was needed for the transaction.

Commissioner Streit questioned if there were plans to change the use of the parcel. Mrs. Ollendike advised that there would be no changes to the use of the land.

Commissioner Hoifeldt moved to approve the Final Plat for Hertz Farm Plat 1 subject to any remaining staff comments. Commissioner Broderick seconded the motion. Ayes: Streit, Ward, Inman, Broderick, and Hoifeldt. Nays: None. Motion Carries.

New Business

Planning Coordinator, Andy Kass, introduced new business to the commission.

Adjournment

Commissioner Broderick moved to Adjourn the June 22th, 2021 regular Planning and Zoning Meeting. Commissioner Inman seconded the motion. Ayes: Streit, Ward, Inman, Broderick, and Hoifeldt. Nays: None. Motion Carries.

Meeting adjourned at 6:28pm.

Luke Streit, Vice-Chairman

Attest:

Andy Kass, Senior City Planner