

**REGULAR MEETING MINUTES
PLANNING AND ZONING
Tuesday, October 13, 2020
6:30 P.M. Meeting in City Council Chambers**

The Planning and Zoning Board held a regular meeting on Tuesday, October 13, 2020 at 6:30 PM, with 6 members present, as follows:

Victor Corralejo (absent)
Marolee Lunsford
Steve Groomer
Debra Cook (absent)
Roger Chambers
Edward Delgado

Others present were Building Inspector Robert Nunley and Board Secretary Sandra Barraza.

CALL TO ORDER – ROLL CALL

Chairperson Marolee Lunsford called the meeting to order at 6:30 PM. The roll was called with four (4) members present, constituting a quorum.

APPROVAL OF MINUTES

1. Consider approval of the September 15, 2020 Regular P&Z Meeting Minutes.

Commissioner Groomer made motion to approve the meeting minutes with minor corrections.

Commissioner Chambers seconded the motion, which carried by a unanimous vote as follows:

AYE: 4 Groomer, Lunsford, Delgado and Chambers

NAY: 0

PUBLIC HEARING

2. Hold a Public Hearing to consider a re-plat for MEADOW PARK ADDN-WHT STLMENT Block 29 Lot 4 more commonly known as 711 Meadow Park Drive

Mr. Nunley informed the board members that an application was submitted for a re-plat separating 707 Meadow Park into two lots and making it 711 Meadow Park Drive.

Chairperson Lunsford asked the public if anyone had any questions or concerns.

Dorothy Blackly was represented by her daughter. Their concern was about a property easement that is behind the property possibly encroaching into their property.

Chairperson Lunsford made a motion to close the public hearing. Commissioner Chambers seconded the motion which carried by a unanimous vote as follows:

AYE: 4 Groomer, Lunsford, Delgado and Chambers

NAY: 0

ACTION FROM PUBLIC HEARING

3. Discuss and consider the recommendation for a re-plat of MEADOW PARK ADDN-WHT STLMENT Block 29 Lot more commonly known as 711 Meadow Park Drive

Mr. Nunley informed the board that he would address any questions or concerns homeowners had about the easements.

Chairperson Lunsford confirmed that the abandoned property that belonged to the city will be a part of the 711 Meadow Park.

Mr. Nunley confirmed the abandoned lot will be part of 711 Meadow Park.

Commissioner Delgado made a motion to approve the replat. Commissioner Groomer seconded the motion which carried by a unanimous vote as follows:

AYE: _4_ Groomer, Lunsford, Delgado and Chambers

NAY: _0

PUBLIC HEARING

4. Hold a Public Hearing for a special use permit request for new and used auto sales at the location described as WICKSON BENJAMINE F SURVEY ABSTRACT 1673 TRACT 2C, more commonly known as 601 S. Jim Wright Fwy.

Mr. Nunley informed the board members that the application was made for a car lot. The car lot is permitted through commercial corridor but it needed a special use permit. Mr. Nunley said that all the information that was provided to the city was approved by city staff. The special use permit required 2 acres and the lot in question is 18 acres.

Chairperson Lunsford asked the public if anyone would like to speak on this topic.

Jimmy Miller on 625 Dale Lane addressed his concern by describing the traffic on Dale Lane. He said this lot will not be a benefit to the residents only for the commercial side. Mr. Miller stated if the company wants a car lot it should be kept on the commercial side not the residential side.

Sue Miller on 605 Dale Lane addressed her concerns by stating that she doesn't want traffic problems on Dale Lane. Ms. Miller is asking for the traffic to stay on the commercial side not through the residential property.

Mr. Nunley stated that the city is able to sit down with the senior partners to create a plan to limit the traffic and have better control of the situation. As for the others there will be control through the apartments.

Suann Abbott, a homeowner, stated her concerns about the traffic not being controlled and her belief that the housing that is being built will lower property value from their houses.

Commissioner Delgado made a motion to close the public hearing. Commissioner Groomer seconded the motion which carried by a unanimous vote as follows:

AYE: _4_ Groomer, Lunsford, Delgado and Chambers

NAY: _0

ACTION FROM PUBLIC HEARING

5. Discuss and consider a special use permit request for new and used auto sales at the location described as WICKSON BENJAMINE F SURVEY ABSTRACT 1673 TRACT 2C, more commonly known as 601 S. Jim Wright Fwy.

Chairperson Lunsford confirmed the construction won't take place until 2025.

Mr. Nunley confirmed Toyota wanted to receive the special use permit before purchasing the property. They wanted to gather all the necessary things before purchasing the lot.

Chairperson Lunsford stated it's her understanding that there will be some changes to the highway.

Mr. Nunley agreed that there might be some changes but it hasn't been discussed.

Commissioner Chambers asked if they decided to put a road on Dale Lane if it would be compatible with the comprehensive plan.

Mr. Nunley confirmed that there would be no type of changes to the comprehensive plan and that part of the road is to help lessen the traffic congestion.

Commissioner Delgado asked what the ordinance and code for new construction is regarding heavy equipment. He also inquired about who would be responsible for any damage that might occur doing the building process.

Mr. Nunley confirmed that the person who is building will have to maintain the street. Mr. Nunley asked if there was a recommendation that is needed to be added so this permit request would be able to be taken to council for review.

Commissioner Delgado addressed Mr. Rollins General Manager at Toyota if all the construction items will have to be taken to Dale Lane.

Mr. Rollins confirmed that all the construction equipment could come in through the main entrance through the highway.

Chairperson Lunsford requested more information about how the road on Dale will be city property.

Mr. Nunley stated anytime there is new development where a new street will be constructed the owner has the option on maintaining the road as a privately owned street or letting the city maintain the road.

Commissioner Groomer stated a CFA will have to be filled out so the city would be responsible for maintaining the road.

Mr. Nunley agreed that it will have to go to council for a final option for the CFA.

Chairperson Lunsford understood the residential concerns regarding heavy equipment being on Dale Lane and to make sure Dale Lane is clear from construction traffic.

Board Member decided to reopen the Public Hearing due to the residents wanting to speak and ask more questions.

Commissioner Groomer made a motion to reopen the public hearing. Commissioner Delgado seconded the motion which carried by a unanimous vote as follows:

AYE: _4_ Groomer, Lunsford, Delgado and Chambers

NAY: __

PUBLIC HEARING

6. Hold a Public Hearing for a special use permit request for new and used auto sales at the location described as WICKSON BENJAMINE F SURVEY ABSTRACT 1673 TRACT 2C, more commonly known as 601 S. Jim Wright Fwy.

Jimmy Miller stated he feared that they would lose the main entrance on Dale Lane. Mr. Miller was concerned about the traffic coming down Dale Lane from the car lot.

Sue Miller stated if this was the only way to enter the lot would there be a way to prevent customers from blocking residents' drive approaches.

Commissioner Chambers made a motion to close the public hearing. Commissioner Delgado seconded the motion which carried by a unanimous vote as follows:

AYE: _4_ Groomer, Lunsford, Delgado and Chambers

NAY: __

ACTION FROM PUBLIC HEARING

7. Discuss and consider a special use permit request for new and used auto sales at the location described as WICKSON BENJAMINE F SURVEY ABSTRACT 1673 TRACT 2C, more commonly known as 601 S. Jim Wright Fwy.

Commissioner Delgado asked if the two entrances were for fire and emergency vehicles.

Mr. Rollins provided the information that it was more for fire vehicles and residents who would like to enter from that entrance.

Commissioner Delgado asked if there would be a problem with updating the street in the final plat.

Mr. Rollins stated that it wouldn't be a problem updating the final plat. They were open to hear any changes that the board was wanting to make.

Board recommended there be only one main entrance, no heavy equipment on any public roads and no traffic to be allowed to block residents' drive approaches.

Commissioner Delgado made a motion to approve special use permit. Commissioner Delgado seconded the motion which carried by a unanimous vote as follows:

AYE: _4_ Groomer, Lunsford, Delgado and Chambers

NAY: __

ADJOURN

Meeting adjourned at 7:11 PM

Approved: this 13th day of October, 2020.

Approved:

Marolee Lunsford
Chairperson

Attest:

Sandra Barraza
Board Secretary