

Planning and Zoning Commission Actions

Regular Meeting January 9, 2023

6:00 pm Call to Order	6:01 pm Chair Yocum
Invocation	Commissioner Irving
Pledge of Allegiance	Commissioner Irving
Roll Call	Chair Yocum, Commissioner Hughes, Commissioner Robertson, Commissioner Frank, Commissioner Leffall, and Commissioner Irving were present. Chair Yocum led the meeting.
3.0 Call to the Public	No speakers gave public comment.
4.0 Minutes	Minutes approved unanimously.

Agenda Item 5.1:	<p>5.1</p> <p>ELECTION OF OFFICERS: Discussion and possible action to elect a chair and vice-chair for the Planning and Zoning Commission for 2023. DISCUSSION AND ACTION.</p> <p>Chair Yocum appointed Chair of the Commission unanimously. Commissioner Robertson was appointed as Vice-Chair unanimously.</p>
Agenda Item 5.2:	<p>5.2</p> <p>The Planning and Zoning Commission shall discuss and take action to approve Subdivision Case # SUB22-19, Elena Trails Preliminary Plat. DISCUSSION AND ACTION.</p> <p>Derek Scheerer, Planner II, presented the details of item 5.2.</p> <p>A motion was made by Commissioner Hughes, seconded by Commissioner Robertson. The motion carried by a unanimous vote.</p>
Agenda Item 5.3:	<p>5.3</p> <p>A request by David Bohn of BFH Group requesting approval of the Villas at Stonegate subdivision preliminary plat to accommodate 293 owner-occupied townhomes on approximately 16.10 gross acres. The property is generally located at the southeast corner of Stonegate Road and Alan Stephens Parkway. DISCUSSION AND ACTION</p> <p>Byron Easton, Senior Planner, presented the details of item 5.3.</p> <p>Discussion Followed.</p> <p>Speaker 1: Tena Dugan, 42097 W Arvada Ct. Expressed concern on the required center left turn lane to the west of Stonegate on Alan Stephens Parkway. Expressed concern for the students attending surrounding schools not being able to utilize bike lanes safely.</p> <p>Commissioner Leffall: Questioned on the access of the emergency entrance and stated it can create dangerous traffic conditions.</p> <p>Bryon Easton: Clarified the request of the Commissioner.</p> <p>Commissioner Robertson: Asked for elaboration of the question asked by Speaker 1,</p>

	<p>Tena Dugan.</p> <p>Byron Easton: Made a note to add verbiage to the final Memo of Approval to clarify all that improvements will stay consistent.</p> <p>Chair Yocum stated that a motion will be entertained.</p> <p>A motion was made by Commissioner Hughes, seconded by Commissioner Leffall, that this Subdivision Preliminary Plat request be Approved. The motion carried by a unanimous vote.</p>
Agenda Item 5-4:	<p>5-4 PUBLIC HEARING: The Planning and Zoning Commission shall discuss and take action on a request for a Zoning Map Amendment, effectively rezoning approximately 308 acres of land from Hartman Ranch Planned Area Development (PAD) to Arden Trails PAD for the development of a single-family residential subdivision. The property is generally located at the southwest corner of Steen Road and the Anderson Road alignment. DISCUSSION AND ACTION.</p> <p>Byron Easton, Senior Planner, presented the details of item 5.4.</p> <p>Speaker 2: Scott Cole, address unknown. Showed support of Arden Trails but expressed concern in Arden Trails splitting existing PAD in half. Expressed concern on the traffic circulation plan in the existing PAD and if it would work for the entire section. Expressed concern on the accessing property and asked for clarification on the abandonment of the county section line. Requested to the applicant to include the Hartman family name.</p> <p>Commissioner Frank: Showed appreciation to speaker, stated that the city should consider suggestions to make a cohesive development.</p> <p>Richard Williams addressed comments made by speaker and showed respect to cross access and discussed preapplication. Showed respect to applicant collaborating with speaker.</p> <p>Commissioner Robertson: Showed appreciation to speaker and the applicant.</p> <p>Commissioner Irving: Expressed the stress of maintaining the Hartman name and showed gratitude. Stated concern in elementary school being in cities plan, but not in the school district.</p> <p>Applicant: Stated that the original Hartman Ranch PAD was completed, there was a school donation agreement recorded, applicant states that it could work to residential.</p> <p>Discussion followed.</p> <p>Commissioner Leffall: Asked for assurance that alignment behind the scenes will be completed if motion is passed.</p> <p>Byron Easton: Clarified the request of the Commissioner.</p> <p>Commissioner Hughes: Expressed support of the development in the community and stated housing and road improvements are needed for the city's growth.</p> <p>Commissioner Hughes moved to approve motion.</p> <p>Speaker 3: Nicole Gibson, 33850 W Steen Rd Expressed concern on the infrastructure and utilities surrounding her home.</p> <p>Richard Williams addressed comments to speaker stated that development paves as it goes. Stated that utilities on speakers' property will not be affected.</p> <p>A motion was made by Commissioner Hughes, seconded by Commissioner Robertson, that this Planned Area Development request be Approved. The motion carried by a unanimous vote.</p>

<p>Agenda Item 5.5:</p>	<p>5.5 PLANNING COMMISSION UPDATE: David McLeish, Special Projects Manager, will provide an update regarding a city initiated rezoning request for portions of land in a general area along N. John Wayne Pkwy. and W. Honeycutt Ave. DISCUSSION ONLY.</p> <p>David McLeish, Special Projects Manager, presented the details of item 5.5.</p> <p>Discussion followed.</p> <p>Commissioner Leffall: Asked if the rezoning would also be for residential areas.</p> <p>David McLeish: Stated that there is no residential in the area.</p> <p>Chair Yocum: Stated that it is essential for the city of operate under its own city code. Stated that the rezoning concept gives the city opportunity of growth.</p> <p>Richard Williams thanked David McLeish for the presentation and noted that the presentation is a preview of what is to come.</p>
<p>Agenda Item 6.0: <u>Report from Commission and/or Staff</u></p>	<p>Richard Williams stated that the next Planning and Zoning Commission meeting will be held on January 23rd, 2023. No agenda items but will be discussing updates. Stated that the city is working on a regional transportation plan, detail update will be provided next meeting. Stated that the text amendments will be rolled out and that there will be a study session at the next meeting. Stated that, Rudy Lopez, Development Services Director, will be reaching out about learning opportunities.</p> <p>Commissioner Leffall: Asked if the commission will have opportunity to meet with staff for a working session.</p> <p>Discussion Followed.</p> <p>Commissioner Irving: Requested update of the recommendations of City Council.</p> <p>Richard Williams: Clarified the request of the Commissioner.</p> <p>Commissioner Irving motioned to adjourn, seconded by Chair Yocum</p> <p>Meeting adjourned 7:13PM.</p>

Agenda Item 7.0: <u>Executive Session</u>	No executive session was conducted.
Agenda Item 8.0: <u>Adjournment</u>	Commissioner Irving motioned to adjourn, seconded by Chair Yocum. Meeting adjourned at 7:13PM.

I hereby certify to the best of my knowledge, that the foregoing Actions are a true and correct copy of the Actions of the regular meeting of the Planning and Zoning Commission held on the 9th of January 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 18th day of January 2023