

MUNICIPAL PLANNING COMMISSION MINUTES

June 11, 2024, Meeting at 7 PM

Emilee Senyard, Chairman
David Wagner, Vice Chair
Lisa Anderson, Mayor

Chris McDonald
Salvatore Cali
Hayley Schulist

Shonda Schilling
LaRhonda Williams
Jeff Pape

Staff present: Tom Daugherty, Rachel Jones, Josh Hogan, Ethan Greer, Curtis Broadbent, Bree Bailey, Kevin Chastine, Patti Carroll

- **Call to order by: Mr. Wagner at 7:01 PM**
- **Roll Call by Rachel Jones**

	PRESENT	ABSENT
Mr. Pape	X	
Ms. Senyard		X
Ms. Schulist	X	
Mayor Anderson	X	
Mr. McDonald	X	
Mr. Cali	X	
Mr. Wagner	X	
Ms. Williams		X
Ms. Schilling	X	

- **Prayer & Pledge led by: Mr. Wagner**
- **Approval of Agenda**

Motion to approve: Mr. Cali
Second: Mr. Pape

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali	X				
Ms. Williams					X
Ms. Senyard					X
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Wagner	X				
Mr. Pape	X				
Ms. Schilling	X				
MOTION PASSED 7-0					

- **Citizen Comments - None**
- **Approval of Minutes – May 14, 2024, Regular Meeting**

Motion to approve: Mr. Cali
Second: Mr. Pape

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali	X				
Ms. Williams					X
Ms. Senyard					X
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape	X				
Ms. Schilling	X				
MOTION PASSED 7-0					

- **Old Business**

1. **PC Resolution PC-21-24, Reconsider Rezoning, Belvoir Phase 2, 52.9 Acres, Map: 021
Parcels: Portion of 062.00 and 063.00. Current Zoning: RS-40. Requested Zoning R-
20. Property Owner: Northwest Cove, LLC**

**Motion to approve: Mayor Anderson
Second: Ms. Schilling**

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali		X			
Ms. Williams					X
Ms. Senyard					X
Ms. Schulist	X				
Mr. McDonald		X			
Mr. Magner	X				
Mr. Pape	X				
Ms. Schilling	X				
MOTION PASSED 5-2					

Staff Report: Ethan Greer, City Planner

Representative: Nathan McVey, T Square Engineering – Tony Cavender, Developer

Discussion: Mayor Anderson stated that the recently approved Aden Woods development was approved as R-20 and the Bellehaven development is adjacent to this property. Mr. Greer showed the conceptual layout that was provided to the planning office. Mayor Anderson stated the streams, and the construction of Northwest Hwy are affecting the lot design for this development. Mayor Anderson also stated this development is on conventional sewer and stated there is no intent for any homes to front Northwest Hwy. Mr. McVey stated there was a misconception and no lots are to front Northwest Hwy, that everything will come off of an internal road that comes off of Northwest Hwy. Mr. McVey also stated the R-20 zoning matches the characteristics of the legacy neighborhood outlined in the 2040 plan. Mayor Anderson stated she appreciates this developer working with the city to construct their portion of Northwest Hwy which will save the taxpayers money. Mr. Magner asked Mr. Greer when this new information became available. Mr. Greer replied he was provided the information in a meeting on June 3, 2024, and also an email on June 4, 2024. Mr. Magner asked if any of the new information was available to the Board of Commissioners at their recent meeting. Mr. Greer replied Mayor Anderson was present during the meeting with the developer so there was knowledge of the meeting. Mr. Cali stated when this property came up for annexation with RS-40 zoning everyone was happy because other properties around this one are very dense. Mr. Cali stated traffic from other developments in the area is going to put a lot of stress on collector roads and by zoning this to R-20 and

allowing more houses it will increase the traffic problem. Mr. Cavender addressed the board stating at the time the property was annexed he didn't ask for a zoning change because he did not know at the time what he intended to do with the property. Mr. Cavender stated his plan was a preliminary plan and those are subject to change due to foliage and topography. Mr. Cavender stated he volunteered to improve Northwest Hwy for the city but that is something he does not have to do. Mr. McDonald asked for clarification on what new information is being presented other than the road being adjusted and the speed limit changing. Mr. McDonald also stated he went back and watched the prior meetings, and the talk was very specific and made no mention of any future changes. Mayor Anderson asked Mr. Greer if Northwest Hwy isn't constructed through Mr. Cavenders development how Northwest Hwy will connect. Mr. Greer replied Northwest Hwy would operate exactly as it does today with no improvement. Mayor Anderson then stated without this connector the Northwest Hwy project will not connect. Mr. Greer explained the right-of-way will be dedicated to the city and the city will fund the project at a later date. Mayor Anderson stated it will be around 3 million dollars for the city to fund the project. Mr. Magner asked if there will be a document in writing stating no driveways will connect to Northwest Hwy. Mr. Greer replied the Planning Commission will have the opportunity to add that as a condition of approval at the development plan stage. Mr. Pape asked for clarification on what area is included in the rezoning. Mr. Greer pointed out the shaded area on the screen. Mr. Pape then stated there are parts being rezoned that are not part of the conceptual plan. Mr. Greer replied that is correct. Mayor Anderson stated the exterior lots are one acre lots and the interior lots would be half acre lots. Mayor Anderson stated in her opinion there should be a variety of price points including homes on half acre lots. Mr. Magner asked if there is anything in writing that says this development will build this portion of Northwest Hwy. Mr. Cavender replied that is correct nothing in writing. Mr. Pape asked why some areas were not included in the concept plan. Mr. Greer stated the white area is plated as Belvoir phase 1A and Belvoir phase 1B and they are all greater than 40,000 square feet lots. Mr. Pape asked the average lot size of the lots on the concept plan. Mr. McVey responded that the average is 23,000-24,000 square feet.

- **New Business**

1. **PC Resolution PC-22-24, Rezoning, 7103 Wiley Cir, 4.52 Acres, Map: 042H, Group: C Parcel: 008.00. Current Zoning: C-1. Requested Zoning CMU. Property Owner: Wiley Circle Investment.**

Motion to review: Ms. Schulist
Second: Mayor Anderson

Motion to approve: Mr. Pape
Second: Mayor Anderson

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali	X				
Ms. Williams					X
Ms. Senyard					X
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape	X				
Ms. Schilling	X				
MOTION PASSED 7-0					

Staff Report: Ethan Greer, City Planner

Representative: Adam Ellsworth, Hickory Capital Group

Discussion: Ms. Schulist asked if this will be used for commercial or personal storage. Mr. Ellsworth replied the majority of the customer base is residential. Mr. McDonald asked staff if there is any limitations on what the site could be used for and if any improvements would be needed at the access point. Mr. Greer stated that will be addressed when the site plan is presented. Mr. Ellsworth stated modern self-storage is internal and climate controlled and the site works. Mayor Anderson asked if the ingress/egress will be off of Hwy 100. Mr. Ellsworth replied yes that will be the main access point. Mayor Anderson asked if the facility will be two levels. Mr. Ellsworth replied bi-level, both levels will be accessed at grade level. Mayor Anderson asked if there will be any issue with fire safety. Mr. Ellsworth replied no, there will be a sprinkler system. Mr. Pape showed concern over giving up commercial land that could be used for retail. Mr. Pape asked if this will be connected to public sewer or use the sewer disposal system located on the property. Mr. Ellsworth stated he does not know. Mr. Magner stated Commercial Mixed Use Districts often generate large volumes of heavy traffic however he does not believe that will be an issue for this site. Mr. Greer stated the Commercial Mixed Use zoning is the only one that allows self-storage.

2. PC Resolution PC-23-24, Residential Development Plan, City Center Phase 2, 34.9 Acres, Map: 042, Parcels: 177.00. Current Zoning: MSMU. Property Owner: McGowan Family LP

Motion to approve as amended: Mr. Cali

Second: Ms. Schilling

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali	X				
Ms. Williams					X
Ms. Senyard					X
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape	X				
Ms. Schilling	X				
MOTION PASSED 7-0					

Staff Report: Ethan Greer, City Planner

Representative: Rylan Lovelace, CSDG - David McGowan, Property Owner

Discussion: Mr. Greer stated the applicant is showing street parked townhomes in an area that calls for other types of homes. Mr. Greer stated the applicant is prepared to alter their plan to include park under townhomes in that area. Mr. Greer suggested adding a condition of approval to include "all proposed type 3 building units on the current plan shall be changed to type 4 park under townhomes on this phase of the development plan." Mr. Pape stated staff did a good job of outlining all the components for substantial compliance and he believes it is a significant deviation from the approved roadways and lot layouts and feels it should be brought back as a modification to the master plan. Mr. McGowan stated the market has changed significantly over the last few years and they plan to have quite a few rentals in this community. Mr. McDonald stated in his opinion the previous plan had more open/green space than what is being proposed on the current plan. Mr. Lovelace replied they meet the same open space requirements as before. Mr. Pape stated he understands that market conditions change and understands plans change but when judging substantial compliance, it is a big enough change and should be an amendment to the master plan and go through the process. Mayor Anderson stated she thinks the new plan is much better. Mr.

Magner stated the amount of variation from what was originally voted on don't give the same feel when looking at the current townhomes. Mayor Anderson stated the new plan looked more congested at first but after reviewing she appreciates the townhomes instead of so many apartment buildings and it has more of a family feel. Mr. Cali confirmed compliance with staff related to standard numbers 2 and 8. Mr. Hogan stated the resolution states all staff comments to be addressed prior to the construction plan submission and tonight staff has recommended the language of a condition of approval be added that would alleviate the concerns from standards 2 and 8.

Mr. McDonald made a motion to amend to include the condition of approval of all proposed type 3 building units on the current plan shall be changed to type 4 park under townhomes on this phase of the development plan.

Second: Ms. Schilling

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali	X				
Ms. Williams					X
Ms. Senyard					X
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape	X				
Ms. Schilling	X				
MOTION PASSED 7-0					

3. **PC Resolution PC-24-24, Residential Development Plan, Bowie Meadows Phase 2, 99.74 Acres, Map: 043, Parcels: 026.00. Current Zoning: R-20 POD. Property Owner: McGowan Family LP**

Motion to approve: Mr. Cali

Second: Mayor Anderson

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali	X				
Ms. Williams					X
Ms. Senyard					X
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape	X				
Ms. Schilling	X				
MOTION PASSED 7-0					

Staff Report: Ethan Greer, City Planner

Representative: Ryan Lovelace, CSDG

Discussion: Mr. Magner asked where the mailboxes will be located. Mr. Lovelace replied they will be located in the open space area located on the bottom right of the plan. Mr. McGowan stated those areas will also have a tot lot and possibly a dog park.

- **Bonds and Letters of Credit – None**
- **Reports for Discussion and Information**
 - City Planning Staff – Mr. Greer thanked the PC members for their diligent work and stated staff is excited to get started with TPUDC on the new zoning ordinance. Mr. Greer reminded everyone the next Planning Commission meeting will be on July 9, 2024.
 - City Manager – Nothing
 - City Engineer – Mr. Broadbent told the Planning Commission members to please always reach out with any questions or concerns.
 - City Attorney – Nothing
- **Planning Commission Roundtable**
- **Adjournment – Motion to adjourn by Mr. Cali at 9:09 PM**

<https://www.youtube.com/watch?v=n5rTVVxb0rU>

Rachel Jones

Rachel Jones, City Recorder