

City of Pilot Point, Texas

Minutes of the May 14, 2018

Joint Meeting of the
City Council and Planning and Zoning Commission

The City Council of the City of Pilot Point, Texas met on this date at 5:30 p.m. for a joint meeting of the City Council and Planning & Zoning Commission. City Council members present were Mayor Shea Dane-Patterson, Elisa Carrasco, Whitney Delcourt, and Dean Cordell. Planning & Zoning Commission members present were Brian Heitzman (arrived at 5:45 p.m.) Steve Keith, Paul Dennis, Jerry Robinson, Dallas Slay, and Rebecca Millikin. City Staff members present were City Manager Alan Guard, Police Chief Tim Conner, Development Services Director Kelly Carpenter, Asst. Development Services Director Calvin Manuel, Library Director Wendy Turner, Main Street Manager Lenette Cox, Asst. Fire Chief Bryan Cox, Finance Supervisor Lana Ensminger, EDC Director Amanda Davenport, Asst. City Secretary JoAnn Wright and City Secretary Alice Holloway.

AGENDA

1. ROLL CALL/CALL TO ORDER

Mayor Dane-Patterson announced a quorum at 5:30 pm and called the meeting to order.

2. Discuss, reconsider, and possible action on an request to change the zoning classification of 113.10 plus or minus acre parcel(s), generally located on North Highway 377, approximately 1, 200 feet North of the intersection of North Highway 377 and North Washington Street, Pilot Point, Texas from SF-2, Single Family Residential, and C-2, Commercial, to PD, Planned Development Single Family Residential.

Mayor Dane-Patterson stated the following is the reason for the meeting:

- After the last Planning and Zoning Meeting, the developer came to City Staff with changes to the proposed plan for City Council to consider.
- The Mayor explained the way Council works is that Council asks the Planning & Zoning Commission to look at any changes before they are presented to Council.
- Mayor asked for this Special Joint Meeting to be called to go over the changes in the plans.

Mayor Dane-Patterson read a list of what could go there with the current zoning.

On the SF2 zoning would be 75' x 10' lots, 25 foot front yard setback, 10 foot side yard setback, 25 foot back yard setback, density of 5.5 d.u./ac., 0% Masonry Required, 0% Open Space.

On the C-2 zoning could be, Rooming/Boarding house and bed and breakfast, Auto Repair Shops, Railroad yard and Shops, Tire Sales and Repair Shop, Vehicle Service Center, Body Art Studio, Warehouses, Lumberyard, Small Engine Repair, Body Shops, Weighing Station, Hotel/Motel, Hardware Store, Plumbing Store, Department Store, Paint and Wallpaper Store, Sporting Goods Store, Taxidermists, RV Park, Boat Storage.

The previous and proposed changes are as follows:

Previous Proposal		New Proposal	
		Type "A" (55's)	Type "B" (65's)
Number of Lots	575	425 (Minimum of 170 – 65's)	
Density	5.1	3.76	
Minimum Lot Width (ft.)	50	55	65
Side Yard Width (ft.)	5	7.5	7.5
Front Yard (ft.)	20	20	20
Rear Yard (ft.)	15	15	15
Minimum Lot Depth	110	115	115
Minimum Lot Area (sf)	5500	6250	7250
Minimum Lot Coverage	60%	55%	60%
Minimum Dwelling Size (sf)	1200	1200	1600
Amount of Open Space (ac.)	5.23	14.6	
Amount of Open Space (%)	4.6%	12.9%	

After some discussion Planning & Zoning Commission Member Dennis moved to table this item to have more time to review. Planning & Zoning Commission Member Slay seconded the motion. The motion passed unanimously.

Planning and Zoning Commission Member Slay left the meeting at 6:02 pm.

Planning and Zoning Commission Member Dennis expressed concern about limited time to review and process the information related to the potential development.

Mayor Dane-Patterson also stated that Council wants to clear up some misconceptions of how the City Council and Boards work together. Council wants to be respectful of the Boards that Council has appointed.

No action by the City Council.


3. ADJOURN.

Mayor Dane-Patterson moved to adjourn the Council Meeting. Councilmember Porter seconded the motion. The meeting closed at 6:24 pm.



Shea Dane-Patterson, Mayor

ATTEST:



Alice Holloway, City Secretary
Approved: June 11, 2018