

**MINUTES OF THE APRIL 7, 2022
PLANNING AND ZONING COMMISSION MEETING**

The Planning and Zoning Commission of the City of Pilot Point, Texas met on April 7, 2022 at 6:30 p.m. for a regular meeting of the Planning and Zoning Commission. Planning and Zoning Commission Members present were Bryan Heitzman, Paul Dennis, Gary Speer, Mark Lanier, Steve Keith, and Scott Cates. Staff members present were Development Services Director John Taylor, City Attorney Marie Johnson, and Development Services Administrative Assistant JoAnn Wright.

A. ROLL CALL/CALL TO ORDER

Commissioner Heitzman declared a quorum and called the meeting to order at 6:32 pm. Commissioner Heitzman called the roll:

Commissioner Dennis – Present	Commissioner Speer - Present
Commissioner Lanier – Present	Chair Heitzman - Present
Commissioner Keith – Present	Commissioner Sevier - Absent
Commissioner Cates – Present	

B. Public Forum:

Commissioner Heitzman announced the public forum open at 6:33 pm.

With no public comments Commissioner Heitzman closed the public forum at 6:33 pm.

C. Consent Agenda:

- 1. Minutes: Discuss, consider, and possible action on the March 17, 2022, Planning and Zoning Commission meeting minutes.**

Commissioner Keith made the motion to accept the Minutes of the March 17, 2022 Planning and Zoning Commission meeting. Commissioner Cates second the motion. The motion carried unanimously.

D. Regular Agenda:

- 1. SUP22-001 – Texas Train Station Inc. – Specific Use Permit**

To consider a zone change request to a plus or minus 0.92 acre tract from “C-1 Commercial to C-1 Commercial with a Specific Use for indoor and incidental outdoor commercial recreation (special event venue). The property is generally bounded by Liberty Street to the south, Tucker Alley to the east, Main Street to the north, and railroad tracks to the west with the approximate address of 216 W. Liberty Street, Pilot Point, TX.

a. Staff report and presentation.

Development Services Director Taylor stated the property owner, Shannon Stafford is requesting the Specific Use Permit for indoor and incidental outdoor commercial recreation (special use venue) at property located at 216 W. Liberty Street.

The proposed business would occupy the existing 4,800 sq. ft. vacant building off the square which is proposed to be remodeled and expanded to 7,000 sq. ft. In addition, there is proposed to be 4,000 sq. ft. of outdoor patio space.

All the proposed exterior changes to the site and building have been approved by the Main Street Board in the form of a Certificate of Appropriateness.

Rules are being presented for approval concerning the use of this property.

Staff recommends approval of the Specific Use of indoor and incidental outdoor commercial recreation with conditions as presented.

b. Applicant presentation.

Owner Shannon Stafford made a presentation for Commissioners and stated that the business would offer rental space for special events such as Birthday Parties, Showers, Retirement Parties and bigger events like the Big Bass Masters Outdoor BBQ, Hatch Green Chili Contest, Big Wheel Races for Kids, and Live Music Special events. There will be a commercial kitchen and a bar in the building. A fire suppression system will be installed. This will bring in more jobs. It will be something to do in town. There will be names for the different stations so more than one event can happen at the same time. Target date for opening is three to six months.

Along with the rules for approval of a Special Use Permit are outlined in the Code of Ordinances, the Commission had a few concerns.

Commissioners asked questions and were given the following responses to their concerns: Music and movies would be possible outdoor activities that will stop at 10:00 pm. Occupancy of the building will be determined by the Fire Marshal.

c. Public Hearing.

Chair Heitzman opened the public hearing at 6:47 pm.

Elisa Beasley spoke in favor of this event.

Cindy Ferris from the Opera House stated she was excited about the event, but each event would have to coordinate with the others so not to compete with each other.

Patty Wheeler of Tioga spoke for the event stating the need for more family events and it will bring more people to the downtown area.

Whitney Delcourt stated the Municipal Development District (MDD) is currently working on a 54-space parking lot on the east of city hall.

Chair Heitzman closed the public hearing at 6:52 pm.

d. Discuss, consider, and take any necessary action.

Commissioner Dennis made the motion to approve the Special Use Permit with

conditions. Commissioner Speer second the motion. The motion passed unanimously.

2. Z22-003 Mobberly Farms Planned Development PD010 – Zoning Change

To consider a zone change request to a plus or minus 487-acre tract to a Planned Development “PD” zoning for Single Family and civic uses. This development will include 1,989 single family lots over five phases. The property is generally bounded by Mobberly Road to the north, FM 1385 to the west and Little Elm Creek to the east.

a. Staff report and presentation.

Development Services Director Taylor stated Mr. Art Barraza and Travis Mondok are requesting approval of a Planned Development Zoning designation for a 487-acre development with 1,989 residential lots. Non-residential use proposed includes parks, open spaces, amenity centers, and drainage areas. All non-residential lots will be maintained by the HOA. The development is located on the eastside of FM1385 south of Mobberly Road. The development is planned in five phases.

The concept plan and the development standards are the same as those approved by the City Council in a Development Agreement on February 28, 2022.

These standards propose two lot types with Single-Family (SF-3) base zoning unless otherwise specified in the Planned Development. There is a total of 1,011 - 40' x 110' lots with a minimum lot size of 4,400 sq. ft. and 978 - 50' x 110' lots with a minimum lot size of 5,500 sq. ft. These lot types are indicated on the concept plan.

Mustang Special Utility District (“Mustang SUD”) holds the certificates of convenience and necessity (the “CCNs”) to provide retail water and wastewater service to the Property.

The proposed development was platted in the ETJ and after the annexation the zoning will be in effect.

Staff recommends approval of the PD zoning for Mobberly Farms as requested.

b. Applicant presentation.

Engineer Barraza was present to answer questions. Mr. Barraza stated that the development would create extra traffic. Moberly Road will be extended to a four-lane road. FM 1385 will also be expanded, but TX Dot controls it.

Commissioner asked what the benefits are to the city. Development Services Director Taylor stated that the property is in the Pilot Point ISD. Water and sewer impact would go to Mustang Water. There will be a Fire Station and Police Station on site and there will be commercial property on the northwest corner.

c. Public Hearing

Chair Heitzman opened the public hearing at 7:13 pm. With no public comments, Chair Heitzman closed the public hearing at 7:13 pm.

d. Discuss, consider, and take any necessary action.

Chair Heitzman made the motion to approve the rezoning of this property. Commissioner Speer seconded the motion. The motion passed unanimously.

3. 22-004 - Creekview Meadows Planned Development PD011 – Zoning Change

To consider a zone change request on a plus or minus 1,027-acre tract to a Planned Development “PD” zoning for Single Family and Commercial uses. This development will include 2,458 single family lots. The property is generally bounded by Mobberly Road to the north, FM 1385 to the west, FM 428 to the south and Smiley Road to the east.

a. Staff report and presentation.

Development Services Director Taylor stated Mr. Trevor Kollinger is requesting approval of a Planned Development Zoning designation for a 1,027-acre development with 2,454 residential and 44 non-residential lots. Non-residential use proposed includes parks, open spaces, amenity centers, and drainage areas. All non-residential lots will be maintained by the HOA. The development is located on the eastside of FM1385 south of Mobberly Farms. The development is planned in four phases and a future phase which is the potential ROW for the Outer Loop.

The Concept Plan and development standards are attached. The concept plan and the development standards are the same as those that were approved by the City Council in a Development Agreement on February 28, 2022.

These standards propose two lot types with Single-Family (SF-3) base zoning unless otherwise specified in the Planned Development. Lot Type A has a minimum lot size of 5,500 sq. ft. and lot Type B has a minimum lot size of 4,400 sq. ft. Type B lots shall not exceed 20% of the total lots.

Mustang Special Utility District (“Mustang SUD”) holds the certificates of convenience and necessity (the “CCNs”) to provide retail water and wastewater service to the Property and the Parties agree that Mustang SUD will be the provider of retail water and wastewater service to the Property.

The proposed development was platted in the ETJ and is not currently zoned. However, applications for annexation are in process. The zoning will not be effective until after the annexation is complete. Following the development agreement, the preliminary plat and preliminary engineering were approved.

Staff recommends approval of the PD zoning for Mobberly Farms as requested.

b. Applicant presentation.

Engineer Barraza was present to answer questions. Mr. Barraza stated that the development would create extra traffic. Moberly Road will be extended to a four-lane road. FM 1385 will also be expanded, but TX Dot controls it.

Commissioner asked what the benefits are to the city. Development Services Director Taylor stated that the property is in the Pilot Point ISD. Water and sewer impact would go

to Mustang Water. There will be a Fire Station and Police Station on site and there will be commercial property on the northwest corner.

c. Public Hearing

Chair Heitzman opened the public hearing at 7:13 pm. With no public comments, Chair Heitzman closed the public hearing at 7:13 pm.

d. Discuss, consider, and take any necessary action.

Commissioner Cates made the motion to approve the rezoning of this property. Commissioner Lanier seconded the motion. The motion passed unanimously.

4. Discuss and act on a recommendation of vacating the Final Plat for Phase #1 Moberly Farms.

Development Services Director Taylor stated that this item is to vacate a plat in order to add a note to the plat concerning the roads and infrastructure.

Commissioner Speer made the motion to approve vacating the Final Plat for Phase #1 Moberly Farms. Commissioner Keith second the motion. The motion passed unanimously.

5. Discuss and act on a recommendation of approving Final Plat for Phase #1 Moberly Farms.

Development Services Director Taylor stated this is the final plat as presented is the same as the previously approved Final Plat with the amended plat note regarding conveyance of the PID improvements, including the ROW. No other changes were made.

Commissioner Lanier made the motion to approve this Final Plat for Phase #1 Moberly Farms – note added regarding the PID improvements, including the ROW. Commissioner Cates second the motion. The motion passed unanimously.


B. Items for Future Discussion.

No items were added for future agendas.

C. Adjourn.

Commissioner Keith made the motion to adjourn the meeting. Commissioner Speer second the motion. The meeting adjourned at 7:38 pm.

ATTEST:


JoAnn Wright, Development Services
Administrative Assistant


Steve Keith, Commissioner