

Minutes

THE TUTTLE PLANNING COMMISSION MEMBERS MET IN A PUBLIC MEETING ON **MAY 1, 2023** AT 6:30 P.M. AT THE TUTTLE CITY HALL LOCATED AT 221 W. MAIN STREET.

MEMBERS PRESENT: TYLER KINCANNON, BRAD TRAXLER, CHRIS STEHR, JUDY PRESTON AND RICHARD ROLISON

MEMBERS ABSENT: NONE

STAFF PRESENT: DANA SCHOENING, AARON SLATTERY, WENDY MARBLE AND SEAN FAIRBAIRN

OTHERS PRESENT: KAITLYN TURNER, JASON SPENCER, JEFF HILL, MIKE MEDRANO, AND AARON MCLEROY

CALL TO ORDER Rolison opened the meeting at 6:30 p.m.

ROLL CALL Marble called the roll and declared a quorum present

ORDER OF BUSINESS

1. DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of minutes from April 3, 2023, meeting

Motion was made by Traxler, seconded by Kincannon to approve minutes from the April 3, 2023, meeting.

Motion carried as follows:

Aye: Kincannon, Traxler, Stehr, Preston and Rolison

Nay: None

2. PUBLIC HEARING, DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of **PC 2023-07** rezoning from A-1 to R-1 located at the Northwest corner of Tyler Dr and Frisco Rd.

Schoening presented summary of rezoning on the monitor for members to view. He stated this is for rezoning from A-1 to R-1 for a new subdivision. He stated 10,000 sq ft lots are proposed on 241 acres. He stated residential zoning is in the area to the north and the south. Schoening stated a portion of the parcel is in the flood plain. He said water and fiber are available and sewer is close by and would be connected. Staff has reviewed and recommends approval. Rolison asked how close the sewer was. Schoening stated the connection would be to the new WWTP.

K. Turner presented the development will be in compliance with all city ordinances, compatible with the surrounding area and asked if there were any questions. Rolison asked what size the lots are. Turner stated 10,000 sq ft minimum. Rolison asked what the development plan is.

J Spencer of Crafton Tull stated 10,000 ft lots with lots of open space because of the flood plain. He stated they are working on a layout for the preliminary plat and this will be developed in approximately six phases.

Rolison opened the public hearing at 6:42 p.m.

Rolison closed the public hearing at 6:42 p.m.

Motion was made by Traxler, seconded by Stehr to approve PC 2023-07 rezoning from A-1 to R-1 located at the Northwest corner of Tyler Dr and Frisco Rd.

Motion carried as follows:

Aye: Kincannon, Traxler, Stehr, Preston and Rolison

Nay: None

3. DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of **PC 2023-08** for approval of Jaden Court Phase II Final Plat and Acceptance of Infrastructure

Schoening presented summary on monitor of final plat and acceptance of infrastructure. He stated this is 80 acres north of Tyler Dr. A Planned Unit Development was approved in 2019, with an amendment in 2022. This development is 46 lots. Fairbairn presented the as built as approved, water testing is complete and working on the offsite easements. He stated this will be ready for City Council approval next week.

Motion was made by Kincannon, seconded by Stehr to approve PC 2023-08 for approval of Jaden Court Phase II Final Plat and Acceptance of Infrastructure

Motion carried as follows:

Aye: Kincannon, Traxler, Stehr, Preston and Rolison

Nay: None

4. DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of **PC 2023-12** approval of Lot Merge located at 1505 Hackberry Ct

Schoening presented the summary that this is to merge two lots into one in the Whispering Meadows subdivision. He stated staff recommends approval. Rolison asked if the developer has anything to add. J Hill stated nothing to add.

Motion was made by Traxler, seconded by Rolison to approve PC 2023-12 approval of Lot Merge located at 1505 Hackberry Ct

Motion carried as follows:

Aye: Kincannon, Traxler, Stehr, Preston and Rolison

Nay: None

5. DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of **PC 2023-15** approval of Gore Acres Final Plat

Schoening presented summary stating this is located at SH-37 and N. Cemetery Road, owned by Platinum Lawns. He stated it is zoned C-5 and is appropriate for what is proposed. He stated there will be three lots and all city utilities are available. Fairbairn stated a detention pond will be constructed and there are no flood plain issues.

Traxler asked what determines the accepted run-off? Fairbairn stated most cases require detention and an existing site only needs to contain the additional run-off.

Motion was made by Traxler, seconded by Preston to approve PC 2023-15 approval of Gore Acres Final Plat

Motion carried as follows:

Aye: Kincannon, Traxler, Stehr, Preston and Rolison

Nay: None

6. PUBLIC HEARING, DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of **PC 2023-10** amending the Subdivision Regulations regarding subdivision thoroughfare screening

Schoening presented summary and stated staff made modifications. Rolison stated this is great that it is presented in ordinance form. Schoening stated this requires a quality type fence and entry signage to be in place at the time of final plat. Rolison asked if the intention is for this to be completed in phase 1. Schoening stated yes but is it reasonable or it could be per phase. Rolison stated he is in favor of state highway completion in phase 1. Traxler asked how it would apply and Rolison stated any abutting highway. Schoening stated this could be modified by the Planning Commission for creeks and natural landscape. Schoening asked should the entire development be required or required in phases. Stehr stated this is written great and with the ability to adjust. Schoening stated can make the change for state highways to be required and final plat per phases for other roads. Rolison asked should we should consider the formal plan at the time of preliminary plat? Preston stated she does not like the wood fence at all. Rolison suggested excluding wood fences along state highways. Schoening stated if the development does not meet the standard, they can go the PUD route. Rolison stated wood excluded and rock, brick or stone along state highways.

Rolison opened the public hearing at 7:36 p.m.
Rolison closed the public hearing at 7:36 p.m.

Motion was made by Rolison, seconded by Stehr to approve PC 2023-10 amending the Subdivision Regulations regarding subdivision thoroughfare screening as amended to eliminate wood and require rock, brick or stone fencing along state highways.

Motion carried as follows:

Aye: Kincannon, Traxler, Stehr, Preston and Rolison
Nay: None

7. PUBLIC HEARING, DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of **PC 2023-11** amending the Subdivision Regulations regarding subdivision section line improvement requirements

Schoening presented section 41 to consider amendment with more specific improvements and fees deposited into an improvement fund. Fairbairn presented current ordinance and proposed ordinance.

Rolison asked should street overlay be applied on failing base? Fairbairn stated no. McLeroy asked if utility impact fees only cover the cost? He asked if this is strong enough and enforceable. Schoening stated needs to state the objective and not be vague. McLeroy stated this needs to meet the road standards per city ordinance. Fairbairn stated in most cases the base is not in good condition and we will want at least 5" of asphalt. Schoening stated this is a reasonable standard because currently we are not getting anything. Fairbairn stated the builders pay \$350 street impact fee per lot into the street maintenance fund. He stated this work should be completed before the first permit is approved.

Slattery stated the 24' road is as wide as is feasible, since the utilities make it difficult to do any wider. Preston asked if the developers would have a problem with this. Schoening stated there is a larger impact on other roads and funding is needed to address this.

Rolison opened the public hearing at 8:36 p.m.
Rolison closed the public hearing at 8:36 p.m.

Motion was made by Rolison, seconded by Stehr to approve PC 2023-11 as written amending the Subdivision Regulations regarding subdivision section line improvement requirements

Motion carried as follows:

Aye: Kincannon, Traxler, Stehr, Preston and Rolison

Nay: None

8. PUBLIC HEARING, DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of **PC 2023-13** amending the Subdivision Regulations regarding subdivision lift station requirements

Fairbairn presented the summary and added three sections to the regulations. He stated requirements are the gravity sewer pipe material, force main material and developer will provide the city with a spare pump for each lift station. Slattery stated pumps cost \$25,000 - \$30,000 each. He stated we have 5 stations with two pumps in each one. He stated the city does not have the budget to fund and should have one spare pump for each lift station. McLeroy stated there are two pumps working at each lift station and if one goes down it is dangerous to be operating with only one pump. Slattery stated it takes weeks to get parts or a new pump.

Rolison opened the public hearing at 8:42 p.m.

Rolison closed the public hearing at 8:42 p.m.

Motion was made by Stehr, seconded by Kincannon to approve PC 2023-13 as written amending the Subdivision Regulations regarding subdivision lift station requirements

Motion carried as follows:

Aye: Kincannon, Traxler, Stehr, Preston and Rolison

Nay: None

ANNOUNCEMENT

1. Next meeting Monday, June 5, 2023, at 6:30 pm

NEW BUSINESS

ADJOURNMENT

Motion was made by Kincannon, seconded by Preston to adjourn the meeting at 8:43 p.m.

Motion carried as follows:

Aye: Kincannon, Traxler, Stehr, Preston and Rolison

Nay: None

Attest:

City Clerk

Chairman