

**MINUTES  
PLANNING & ZONING COMMISSION  
REGULAR MEETING/PUBLIC HEARING  
APRIL 21, 2022**

Chairman Lloyd Brown called the meeting to order at 7:00 p.m.  
Members present: Lloyd Brown, Gary Chappell & Kodi Wallgren  
Members absent: Greg Garcia

Pledge of Allegiance

Gary Chappell made a motion to approve the minutes from the February 17, 2022, Regular Meeting/Public Hearing. Seconded by Kodi Wallgren. All in favor, the motion carried.

Open Public Hearing – 2.262 acres located between 704 East Street and 804 East Street  
Tract 1 – 1.760 acres & Tract 2 – 0.502 acres @ 7:03 p.m.

Receive public comments regarding a change in zoning for 1.760 acres and 0.502 acres from C-2 (Commercial District – General) to LR (Local Retail) for a total of 2.262 acres

No comments made.

Close Public Hearing @ 7:04 p.m.

Gary Chappell made a motion to make a recommendation/final report to the City Council approving the zoning change on 1.760 acres and 0.502 acres from C-2 (Commercial District – General) to LR (Local Retail). Seconded by Kodi Wallgren. All in favor, the motion carried.

Open Public Hearing – 21,000 Sq. Feet (0.482 acres) located directly behind 502 Yeatts fronting Cook Street (FM 6) @ 7:05 p.m.

Receive public comments regarding a change in zoning for 0.482 acres from SF-1 (Single Family Residential) to LR (Local Retail).

Close Public Hearing @ 7:07 p.m.

Gary Chappell made a motion to make a recommendation/final report to the City Council approving the zoning change on 21,000 Sq Feet (0.482 acres) from SF-1 (Single Family Residential) to LR (Local Retail). Seconded by Kodi Wallgren. All in favor, the motion carried.

Open Public Hearing – 30.43 Acres located on the South side of W. Hubbard Rd. and County Road 642 @ 7:08 p.m.

Receive public comments regarding a change in zoning for 30.43 acres from A – Agricultural District to SF-1 (Single Family Residential).

There were no comments made.  
Close Public Hearing @ 7:09 p.m.

Gary Chappell made a motion to make a recommendation/final report to the City Council approving the zoning change on 30.43 acres from A – Agricultural District to SF-1 (Single Family Residential). Seconded by Kodi Wallgren. All in favor, the motion carried.

City engineer, Jacob Dupuis was present to answer questions regarding the Concept Plan and the Preliminary Plats listed on the agenda.

Gary Chappell made a motion to accept the recommendation from the city engineer to approve the Concept Plan for Liberty Ranch West dated March 28, 2022, in accordance with the letter from Jacob Dupuis dated April 21, 2022. Seconded by Kodi Wallgren. All in favor, the motion carried.

Gary Chappell made a motion to accept the recommendation from the city engineer to approve the Preliminary Plat for Liberty Ranch West dated April 19, 2022, in accordance with the letter from Jacob Dupuis dated April 21, 2022, with the following conditions: The Developer will be required to pay water and sewer facility fees to ensure they have adequate service to the development. A developer agreement will be necessary to properly identify and define the applicable fees. Seconded by Kodi Wallgren. All in favor, the motion carried.

Gary Chappell made a motion to accept the recommendation from the city engineer to approve the Preliminary Plat for Liberty Ranch dated February 2, 2022, in accordance with the letter from Jacob Dupuis dated April 21, 2022, with the following conditions: The Developer will be required to pay water and sewer facility fees to ensure they have adequate service to the development. A developer agreement will be necessary to properly identify and define the applicable fees. Seconded by Kodi Wallgren. All in favor, the motion carried.

Gary Chappell made a motion to accept the recommendation from the city engineer to approve the Preliminary Plat for Morningside Addition Phase 1 dated April 4, 2022, in accordance with the letter from Jacob Dupuis dated April 14, 2022. Seconded by Kodi Wallgren. All in favor, the motion carried.

Gary Chappell made a motion to accept the recommendation from the city engineer to approve the Preliminary Plat for Waverly Estates Phase 2 & Phase 3 dated March 30, 2022, in accordance with the letter from Jacob Dupuis dated April 13, 2022 with the following conditions: Plan review comments were provided to the developer engineer on March 30, 2022 and the comments must be addressed before final approval. Seconded by Kodi Wallgren. All in favor, the motion carried.

Gary Chappell made a motion to accept the recommendation from the city engineer to approve the Preliminary Plat for Waverly Estates Phase 4 dated April 4, 2022, in accordance with the letter from Jacob Dupuis dated April 13, 2022. Seconded by Kodi Wallgren. All in favor, the motion carried.

Discussion regarding Mobile Vendors – No action taken.

Lloyd Brown made a motion to adjourn at 7:31 p.m. Seconded by Gary Chappell. All in favor, the motion carried.

ATTEST:

APPROVED BY:

Patti Brooks, City Secretary

Lloyd D. Brown, Chairman