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Members present: David Hurst, Tim Varlack, McLean Barnett, Les Hosey, Brian Johnson, and Terry Hayes

Members absent: Steven Byrum-Bratsen

Others present: Dinh Ho and Robert Hemminger

MEETING- 7:00 P.M.

1. Chairman Hurst called the meeting to order at 7:00 P.M.

2. Citizens Comments. There were no comments from the public.

"An opportunity for the public to address Planning and Zoning Commission on agenda items or concerns not on the agenda. To comply with the Texas Open Meetings Act, this period is not for question and answer. Those wishing to speak must observe a three-minute time limit."

3. Consider approval of the following Planning and Zoning Commission meeting minutes

- April 5, 2022

Les Hosey made a motion to approve the minutes. Seconded by Tim Varlack. Approved unanimously.

4. Consideration and possible action for the Meridiana Section 34C Preliminary Plat. Tim Varlack made a motion to approve the Meridiana Section 34C Preliminary Plat contingent on issue with the Alvin strip and that it be resolved prior to final plat approval. Seconded by Les Hosey. Approved unanimously.

5. Consideration and possible action for the Meridiana Section 35B Preliminary Plat. Les Hosey made a motion to approve the Meridiana Section 35B Preliminary Plat. Seconded by Terry Hayes. Approved unanimously.

6. Consideration and possible action for the Meridiana Section 58A Final Plat. Les Hosey made a motion to approve the Meridiana Section 58A Final Plat. Seconded by McLean Barnett. Approved unanimously.

7. Consideration and possible action for the Meridiana Pursley Phase 6A Final Plat. Tim Varlack made a motion to approve the Meridiana Pursley Phase 6A Final Plat. McLean Barnett seconded the motion. Approved unanimously.

8. Consideration and possible action for the Meridiana Detention Reserve P Final Plat. Les Hosey made a motion to approve the Meridiana Detention Reserve P Final Plat contingent on CenterPoint easement being either abandoned or confirmed to not be on the property. Seconded by Tim Varlack. Approved unanimously.

9. Consideration and possible action for the Sierra Vista West Section 7 Amending Plat No. 1. Tim Varlack made a motion to approve the Sierra Vista West Section 7 Amending Plat No. 1. Terry Hayes seconded the motion. Approved unanimously.

10. Consideration and possible action for the Sierra Vista West Plan of Development Amendment No. 2. City Manager, Robert Hemminger provided an overview of the request for the amendment. The developer had requested to annex 191 acres commonly referred to as the "Coogan tract" into the Sierra Vista West development which is MUD 53 and in doing so they have committed to a couple things including amending the strategic partnership agreement with the city which would allow annexation sooner than would have otherwise been allowed and the development of the crystal lagoon both in the original Sierra Vista West location and the future entertainment zone out on SH 288. Stan Winters gave an overview of the amendment to the Plan of Development. Tim Varlack

mentioned his concern with making a recommendation to council without all the specific language regarding the ownership, the language regarding the timeline of the installation of signal lights, questions about the timeline of the start of construction of the crystal lagoon, to understand the impact of utilizing the crystal lagoon technology versus just standard pool technology and the impact to residents and the POA's if they have to maintain that. What the cost differential is going to be. Les Hosey asked about the impact of the additional homes into the MUD. Staff provided their recommendation of the road plan. Tim Varlack made a motion to approve tentative to next week's meeting. Seconded by Les Hosey. Approved unanimously.

Robert Hemminger provided information from the City Attorney. He stated that the Planning and Zoning Commission can legally attach restrictions to variances but they have to relate to the variance being requested.

11. Tim Varlack made a motion to adjourn. Seconded by Les Hosey. The meeting was adjourned at 8:08 P.M.

APPROVED THIS 7th DAY OF JUNE, 2022.

ATTEST:

Kayleen Rosser
Kayleen Rosser, City Secretary

David Hurst
David Hurst, Chairman

