

CITY OF UHLAND

Umland Planning and Zoning Commission Meeting Minutes

Wednesday, June 17, 2020 at 6:00 p.m.

City Hall Council Chambers, 15 North Old Spanish Trail, Umland, Texas

On March 16, 2020, and until further notice or until the state disaster declaration expires, the Governor of the State of Texas has suspended certain sections of the Texas Open Meetings Act. Therefore, this meeting is hereby posted and will be held in accordance with those sections of the Texas Open Meetings Act in effect as of the date of the posting of this agenda.

Notice was given of a Regular Meeting of the Umland Planning and Zoning Commission of the City of Umland, Texas to be held at 6:00 p.m. on Wednesday, June 17, 2020 via Zoom Conference. Commissioners and members of the public not attending the meeting in person did so remotely by web or telephone.

A. CALL TO ORDER. Chair Jarrett called the meeting to order at 6:00 p.m.

Roll Call: Commissioners Joanne Jarrett, Marcell Teehee, Mary LaPoint and Lacey Duke were present. Commissioner Rueben Mancias and Annie Schultz were absent.

B. PUBLIC COMMENTS

None.

C. DISCUSSION AND POSSIBLE ACTION

1) Certificate of Convenience and Necessity (CCN) – Wastewater – County Line Special Utility District

Moved by Commissioner Teehee, seconded by Commissioner Duke to recommend the City Council approve the CCN request. The motion carried by the following vote:

Aye:	Commissioners Jarrett, Teehee, LaPoint and Duke.
Nay:	None.
Abstain:	None.

2) Certificate of Convenience and Necessity (CCN) – Wastewater – Gristmill Utility District

Moved by Commissioner Teehee, seconded by commissioner Duke to recommend the City Council approve the CCN request. The motion carried by the following vote:

Aye: Commissioners Jarrett, Teehee, LaPoint and Duke.
Nay: None.
Abstain: None.

3) Petition of Creation of Public Improvement District - Anderson Park

After discussion, City Administrator Gallaher explained that the developer would be charged \$500,000 for the development to remain in the ETJ and not be annexed until the PID is paid out in full.

Moved by Commissioner LaPoint, seconded by Commissioner Teehee that prior to the City Council considering approval of the Creation of Public Improvement District for Anderson Park that the following items be taken into consideration: 1) Number of single family homes be brought down from requested 5.78; 2) Serious efforts be made to be ecological conscience by using native landscaping and ones that do not require much water; 3) That maximum 60% impervious cover be changed to minimum 60% impervious cover; 4) That number of homes per acre match the current City figure or be below said figure; 5) City's request for \$500,000 by reviewed by third party to ensure it is an adequate amount. The motion carried by the following vote:

Aye: Commissioners Jarrett, Teehee, LaPoint and Duke.
Nay: None.
Abstain: None.

4) Burden of Requirement of Profile Review of Storm Drain - El Camino RV Park

Moved by Commissioner LaPoint, seconded by Commissioner Teehee to deny the developers' request and uphold the City Engineer's requirement for a Profile Review of Storm Drain. The motion carried by the following vote:

Aye: Commissioners Jarrett, Teehee, LaPoint and Duke.
Nay: None.
Abstain: None.

5) Mill Creek Phase 2 – Final Plat

Moved by Commissioner Duke, seconded by Commissioner Teehee to approve the Final Plat. The motion carried by the following vote:

Aye: Commissioners Jarrett, Teehee, LaPoint and Duke.
Nay: None.
Abstain: None.

6) Rocky Road Ranch Zoning Application – Preliminary Plat

Moved by Commissioner Duke, seconded by Commissioner LaPoint that the Preliminary Plat be conditionally approved on the conditions stated in the City Engineer's comments. The motion carried by the following vote:

Aye: Commissioners Jarrett, Teehee, LaPoint and Duke.
Nay: None.
Abstain: None.

7) Rocky Road Ranch Zoning Application – Planned Development District

Moved by Commissioner Duke, seconded by Commissioner Teehee to approve notification process and setting hearings for the petition for zoning change. The motion carried by the following vote:

Aye: Commissioners Jarrett, Teehee, LaPoint and Duke.
Nay: None.
Abstain: None.

8) Rocky Road Ranch Zoning Application – Voluntary Annexation

Moved by Commissioner Duke, seconded by Commissioner Teehee to recommend approval of the Voluntary Annexation Petition to City Council and to set hearings and give notice as required. The motion carried by the following vote:

Aye: Commissioners Jarrett, Teehee, LaPoint and Duke.
Nay: None.
Abstain: None.

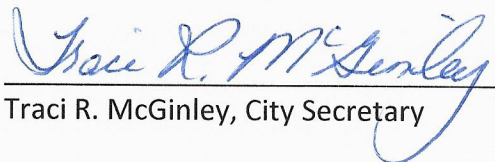
D. EXECUTIVE SESSION

None.

ADJOURNMENT

Meeting adjourned at 8:24 p.m.

Approved July 15, 2020.



Traci R. McGinley, City Secretary