



CITY OF UHLAND

Umland Planning and Zoning Commission Meeting Minutes

Wednesday, August 19, 2020 at 6:00 p.m.

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

The City of Umland Planning and Zoning Commission Meeting was held via Zoom Conference. Commissioners and members of the public attended the meeting remotely by web or telephone. Mayor Vicki Hunter was present in City Hall. Commissioners Joanne Jarrett, Marcell Teehee, Mary LaPoint and Lacey Duke and members of the public, attended the meeting remotely by web or telephone.

A. CALL TO ORDER. Mayor Hunter called the meeting to order at 6:01 p.m.

Oath of Office: Joanne Jarrett took her Oath of Office.

Roll Call: Commissioners Joanne Jarrett, Marcell Teehee, Mary LaPoint and Lacey Duke were present.

Staff in attendance: City Administrator Karen Gallaher, Legal Counsel Amy Aker and City Secretary Traci R. McGinley.

B. PUBLIC COMMENTS

None.

C. DISCUSSION AND POSSIBLE ACTION ITEMS

1. Appointment of Chair and Vice-Chair

Moved by Commissioner LaPoint, seconded by Commissioner Duke to appoint Joanne Jarrett as Chair. The motion carried by the following vote:

Aye: Commissioners Teehee, LaPoint and Duke.

Nay: None.

Abstain: Jarrett.

Moved by Commissioner LaPoint, seconded by Commissioner Jarrett to appoint Lacey Duke as Vice-Chair. The motion carried by the following vote:

Aye: Commissioners Jarrett, Teehee and LaPoint.

Nay: None.

Abstain: Duke.

Chair Jarrett began presiding over meeting.

D. PUBLIC HEARING

1. Rocky Road Ranch – Zoning Change

Chair Jarret opened the public hearing.

Matthew Stefan, 113 Misty Drive, expressed concern about changes in traffic due the intended uses of the property with this zoning change and expressed a number of other concerns; however, they were unrelated to the scope of the public hearing.

Commissioners expressed concern about the agenda item and had questions regarding the project. Legal Counsel Aker explained that as part of a development agreement the City had received a petition to annex and request for zoning change. City Administrator Gallaher reminded the Commission that they had recommended Council approve the Rocky Road Development Agreement at the last meeting. Further discussion was held regarding the requirements for this agenda item.

There were no additional individuals requesting to speak regarding this item therefore the public hearing was closed.

E. CONSENT AGENDA

1. July 15, 2020 Regular Planning and Zoning Commission Meeting Minutes

Moved by Commissioner Duke, seconded by Commissioner LaPoint to approve the Consent Agenda. The motion carried by the following vote:

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

F. CITY STAFF REPORTS

None.

G. DISCUSSION ONLY ITEMS

None.

H. EXECUTIVE SESSION

None.

I. ANNOUNCEMENTS

None.

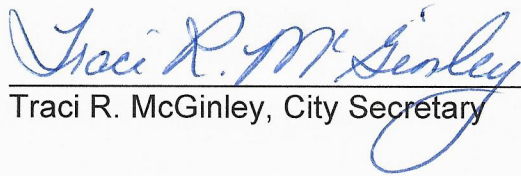
J. ATTENDANCE BY OTHER ELECTED OR APPOINTED OFFICIALS

None.

ADJOURNMENT

Meeting adjourned at 6:29 p.m.

Approved September 16, 2020.


Traci R. McGinley, City Secretary

Rocky Road Ranch Public Hearing Comment Submitted

City Secretary

From: stefan wolf <4stefanwolf@gmail.com>
Sent: Wednesday, August 19, 2020 4:05 PM
To: City Secretary
Subject: Speak at city council meeting

Good evening. Here are some notes I want to speak on for the annexation of tract 1 and 2 for tonight's meeting. Understand the separation of tract 1 for agricultural. Would like to know what kind of agricultural there'd be tending. What portion of land is to be separated. As for track 2 the 14.54 Acres. The mixed-use residential what will that be portioned out to? Why so much to be portioned out and one lump sum or will it be separated into quarters, halves, or full acre etcetera? With it being commercial type in any way or separated that would bring an amount of traffic that would be very complicated more so than it is now of course. Highway 21 has been reduced down to 55 mph for fatality accidents. This being in Caldwell County what would be the uptake for commercial area that be promoted by policing, lighting, noises in traffic and more. What school district will it be under? Since it will be annexed into the city will it be policed by the city or still the county? What kind of businesses would be available if it was to go commercial. Understand due to the pandemic that there would be more versatility for home-based businesses. What if someone did not want a home-based business and just wanted to home . With that being said why don't they just separate the land and let the individual change it to commercial or leave it as residential only. As for future what is to be gained and what is to be lost. Usually as businesses go up the eradication of the residential around it begins. This is something that does not only affect do people with land directly next to this but obviously with traffic it affects all the way through the whole community. With this where does it become septic or sewer? What is the water supply whenever we are already on restrictions? These are just some of the questions I have oh, but there are many more. Thank you for your time.

Matthew Stefan , 113 Misty Drive, Uhland, Texas