



**CITY OF UHLAND**

**Umland Planning and Zoning Commission Meeting Agenda**

**Wednesday, March 17, 2021 at 6:00 p.m.**

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

**Notice is hereby given that the Planning and Zoning Commission of the City of Umland, Texas will hold a meeting via Zoom Conference. Members of the public may attend the meeting remotely by web or telephone. Meeting login details may be found below.**

*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.*

Members of the public may join the Zoom Meeting by one of the following methods:

**Join Zoom Meeting**

<https://us02web.zoom.us/j/89042365396?pwd=WU15L29xQTJOZTVrWjlUTTZZMXppQT09>

Meeting ID: 890 4236 5396

Passcode: 249706

One tap mobile

+13462487799,,89042365396#,,,,\*249706# US (Houston)

+12532158782,,89042365396#,,,,\*249706# US (Tacoma)

**Dial by your location**

+1 346 248 7799 US (Houston)

+1 253 215 8782 US (Tacoma)

+1 669 900 9128 US (San Jose)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 890 4236 5396

Passcode: 249706

Find your local number: <https://us02web.zoom.us/u/kedqHgqCbS>

**A. CALL TO ORDER**

1. Roll Call
2. Declaration of Quorum

**B. PUBLIC COMMENTS**

All participants and speakers are hereby reminded of the City's Decorum and Public Comment Policy. Due to the remote nature of this meeting all public comment speakers must submit public comments to the City Administrator at [city@uhlandtx.us](mailto:city@uhlandtx.us) by providing their name, and contact information they wish to be made public, as well as the name and date of the meeting and each topic they wish to speak about no later than one (1) hour **PRIOR** to the start of the scheduled meeting. All speakers will be allowed to speak for three (3) minutes on each topic for which they properly submitted.

Public comments on agenda items will be taken at the time each topic is called.

At this time, public comments will be taken from the audience on any topic NOT listed on the agenda. **No discussion or formal action will be taken at this meeting on topics not on the agenda.** Inquiries about matters not listed on the agenda should be directed to City Staff following the meeting.

**C. PUBLIC HEARING**

Public hearings are for public information and input ONLY. No formal action will be taken at this meeting on the items discussed under this heading unless such action is otherwise listed on this agenda as an action item. The hearing(s) will be opened to receive an introduction / report / information from City Staff, then the applicant (if applicable) will be given an opportunity to speak, and then any other interested person(s) will be given an opportunity to provide comment on the hearing topic.

**Zoning application by Ranch Road Watermill LLC, to assign original zoning of approximately 88.286 acres of land located in the August Reuss Survey number 86 abstract 398, Hays County Texas, located at the SW Corner of Gristmill Road and Hwy 21 as Planned Development District with the use of mixture of single family residential and commercial retail uses.**

**D. CONSENT AGENDA**

The following routine, clerical, and administrative items require no public hearing and are anticipated to require little or no individualized discussion by the Planning and Zoning Commission. It is intended that these items will be acted upon with a single motion as a collective, singular item. A Planning and Zoning Commission Member may request separate deliberation for a specific item or items at which time that item or items will be removed from the consent agenda for discussion as a regular agenda item. Prior to a vote, the City Council may add to the consent agenda an item or items listed elsewhere on the regular agenda.



1. **December 16, 2020 - Regular Planning and Zoning Commission Meeting Minutes**

**E. ANNOUNCEMENTS**

Announcements include items of community interest, including expressions of thanks, congratulations or condolence; information regarding holiday schedules; honorary or salutary recognitions of public officials, public employees, or other citizens; reminders on upcoming events organized or sponsored by the City; information regarding social, ceremonial, or community events organized or sponsored by a non-City entity that is scheduled to be attended by City officials or employees; and announcements involving imminent threats to the public's health and safety which have arisen after the posting of the agenda. No action will be taken, or in-depth discussion will occur on any announcement.

None.

**F. CITY STAFF REPORTS**

Staff reports include briefings on pending matters from City officials or City staff.

None.

**G. DISCUSSION ONLY ITEMS**

Items listed under this heading are for discussion purposes ONLY. No formal action will be taken at this meeting on the items discussed under this heading.

None.

**H. DISCUSSION AND POSSIBLE ACTION ITEMS**

Items listed under this heading are for discussion and possible action.

1. Ranch Road Watermill LLC: Zoning and Development Agreement - recommend to the City Council on whether or not to enter into a Development Agreement with Applicant and to assign original zoning of approximately 88.286 acres of land located in the August Reuss Survey number 86 abstract 398, Hays County Texas, located at the SW Corner of Gristmill Road and Hwy 21, as Public improvement District with a mixture of single family residential and commercial retail uses.

2. Harvest Creek Phase 1: Final plat – approval or disapproval of final plat.

**I. EXECUTIVE SESSION**

The Planning and Zoning Commission may retire to executive session any time between the meeting's opening and adjournment for the purposes of 1) consultation with *legal* counsel pursuant to Chapter 551.071 of the Texas Government Code, 2) deliberation regarding *real property* pursuant to Chapter 551.072 of the Texas Government Code, 3) deliberation about *Gifts and Donations*

pursuant to Chapter 551.073 of the Texas Government Code, 4) discussion of *personnel matters* pursuant to Chapter 551.074 of the Texas Government Code, 5) deliberation regarding the deployment, or specific occasions for implementation of *security* personnel or devices pursuant to Chapter 551.076 of the Texas Government Code, 6) deliberation regarding *economic development* negotiations pursuant to Chapter 551.087 of the Texas Government Code. **Action, if any, on topics discussed will be taken in open session.**

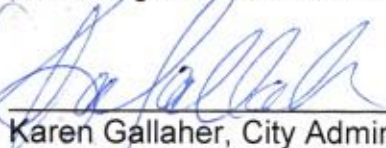
**J. ATTENDANCE BY OTHER ELECTED OR APPOINTED OFFICIALS**

It is anticipated that members of the City Council or other city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the City Council or other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the City Council and other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the City Council, boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission and/or committee subject to the Texas Open Meetings Act.

**K. ADJOURNMENT**

**CERTIFICATION**

I, the undersigned authority, do hereby certify that this Notice and Agenda of Meeting of the Uhland Planning and Zoning Commission was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, on the following date and time indicated, and remained so posted continuously for 72 hours preceding the scheduled time of said meeting.

 Posted: March 12, 2021 at <sup>8:12:52</sup>12:53 a.m. (1 p.m.)

Karen Gallaher, City Administrator

*In compliance with the Americans with Disabilities Act, the City of Uhland will provide reasonable accommodations for persons attending Planning and Zoning Commission meetings. Braille is not available. To better serve you, requests should be received 48 hours prior to the meetings. Please contact Karen Gallaher, City Administrator, at 512-398-7399 or email [city@uhlandtx.us](mailto:city@uhlandtx.us).*