

Meeting January 16, 2020

Regular meeting of the Planning and Zoning Commission of the City of Lindsay

Danny Nortman, Chairman
Matt Brennan- Vice Chairman
Steven Haffey
Scott Evans (Absent)
LuElla Fuhrmann (Absent)
Zach Bowman, Alternate

Visitors: Brandon Miller; *JBM Homes*, Scott Neu; *City of Lindsay*

Chairman Danny Nortman called the meeting to order at 6:02PM. Scott Evans and LuElla Fuhrmann were noted at absent.

Matt Brennan made a motion to accept the minutes from December 19, 2019 P&Z meeting with the correction- "with a 10' set back". Steven Haffey seconded the motion. Motion carried 3-0 with Danny Nortman abstaining due to his absence at the December meeting.

No one signed up to speak during Citizen Comments.

A lengthy discussion took place regarding the Bailey Ranch Estates plat, being 15.977 acres. A denial letter from Joanna Anzalone; *KSA Engineers*, gave reasons of denial; 1). The lot width size of 75' is not in accordance with the City of Lindsay's Zoning Ordinance (the preliminary plat shows most lots are 70' x 120'). 2). Rock riprap in US 82 right of way has yet to be approved by TXDOT 3). A minimum of 5% of the land shall be reserved for future public use. Mayor Neu informed the P&Z that Mr. Miller requested a variance for the lot sizes, stating a variance is granted due to something that is not self-imposed. It was made known that the P&Z cannot accept or deny a variance, but it is a requirement of the City Council. He went on to explain that the ordinance requires the lots to be a minimum of 75" wide by 100' deep. The plat depicts a .659 detention stock pond /park area and a .08 acre dog park as the 5% public use land. It was also noted that Joanna Anzalone; *KSA Engineers*, show concern about the drainage easement. Normally they are in between the homes, but with the narrower lots, the easement would be required in the back.

Brandon Miller; *JBM Homes* explained that the minimum lots are 8400sf, being 70' x 120' on the plat, the City's ordinance required 7500sf being 75' x 100'. The proposed lots are overall larger in size than required in the ordinance, allowing a 20' larger backyard. Mr. Miller also stated by adding a wet pond with a fountain and a 4' sidewalk he actually loses 1 lot, but he feels the pond and sidewalk would help beautify the subdivision. Mr. Miller also told the P&Z that Bailey Ranch will have a HOA. The membership fees will help provide the maintenance for the park, dog park and annually stocking the pond as well as mowing. He estimated the fees will be about \$20 monthly. He briefly discusses the deed restrictions.

After the lengthy discussion, Matt Brennan made a motion to deny the Bailey Ranch Estate plat on *KSA Engineering* recommendation, Steve Haffey seconded the motion. Motion carried 4-0.

The P&Z Meeting adjourned at 6:49PM.