

## P&Z Special Meeting January 28, 2025

### Special Meeting of the Planning and Zoning of the City of Lindsay

Meeting called to order at 6:01PM

**Member present:** Danny Nortman- Chairman, Steven Haffey, Natalie Smith, Scott Evans, and Travis Block

**Absent:** Matt Brennan- Vice Chairman, Zac Bowman

**Visitors:** Mayor Scott Neu, Michael Hermes, Kade Hermes, Kyle Hermes,

ZOOM attendees- Abiel Carrillo; *KSA Engineering*, John Bezner; *Civil Point Engineers, Inc*

**Establish a Quorum:** Danny Nortman

**Minutes:** Motion passed **Motion:** Scott Evans **Second:** Natalie Smith **Vote:** 5-0

**Citizen Comments:** None

**Consider/take action on Preliminary Plat for Nortman Estates, Phase 8 to Phase 24. (Blocks A to Block G):** There was a lengthy conversation regarding the preliminary plat for Nortman Estates and discussing the review letter from KSA Engineering. Abiel Carrillo stated there would need to be a final plat for each phase of the development and the construction drawings are not available at this time but will be required per ordinance. This plat proposes a mix of 31' wide streets with curb and gutter as well as 26' rural streets with channels on both sides of the roads. Chairman Nortman inquired about the need for a variance with the mixed streets. Mayor Neu inquired about the benefits of amending the agreement plan versus applying for a variance. Michael did not feel that a variance would be required since this is a planned development and allows plans outside the city's ordinance. Mayor Neu felt the planned development is a better option than a variance since a variance could set a precedent in future development in the city.

Drainage was talked about between the Planning and Zoning Commission, Mr. Hermes and Mr. Carrillo. Mr. Carrillo stated there will need to be a complete drainage plan included in the construction drawings as well as justification for drainage easements shown and the need to get TxDOT approval for the flow of water coming onto Highway 82. Mr. Bezner stated the easement may need to be increased to handle the flow of water and it will be the homebuilder's responsibility to construct culverts. Mr. Carrillo mentioned that the driveway culverts will need to be supported by drawings and calculations, particularly the large culverts that are apparently needed along Harold's Way. Mr. Bezner described a subdivision in Flower Mound that features estate-style streets as an illustration of the concept of rural streets used in a new subdivision. Chairman Nortman stated his concern on the amount of water that would be coming down Harold's Way and Dorothy's Way and eventually feed into Highway 82. Mr. Bezner will look into the potential 100-year flood study concerning the flow onto the golf course and Mr. Hermes will need to widen the ditches on Highway 82 per TxDOT. He stated that the right-of-way is large enough to enable this change.

Mr. Carrillo stated that each phase will need to be built as a stand-alone subdivision and the house on JM Lindsay will be required to be demolished since the right-of-way will be too close to the current standing structure.

Mr. Carrillo described his concerns regarding the potential conditional approval of the non-standard street section, and other issues that need to be resolved in the construction drawings and/or final plat, referencing language from his review letter to P&Z dated 1-6-2025.

Motion to approve preliminary plat contingent on engineering's comments and approval of an updated planned agreement. Motion passed.

**Motion:** Scott Evans    **Second:** Travis Block    **Vote:** 5-0

**Meeting adjournment:** 7:14PM