

Planning and Zoning Board
Special Meeting Minutes
Tuesday, October 25, 2022 5:30pm

1. Call to order — Chairman Gilroy called the meeting to order at 6:40pm
2. Record members/others present — Board member Beckie Pahner
3. Approval of minutes — The Board reviewed the minutes. Tom McClellan made a motion to approve, Teresa Jackson second, unanimously approved.
4. Old Business
 - UDO Table 6.1 — Allowable Uses — The Board continued discussion on uses and formatting; there was agreement to temporarily delete Conditional Zoning as the district needs to be written. Specific Use Standards will be deleted with an option to relook in the future. After some discussion the Board felt the Specific Use Standards might be very complicated to administer. We will add color back in every use category to make for easier reading.
 - ETJ RA-5 — Based on the RA landowner meetings held in September and landowner input from previous PZ meetings, the Board unanimously recommended to Council to Increase the minimum lot size in RA to 5 acres (RA-5) and eliminate the RA zoning district. The motion was made by Tom McClellan with Teresa Jackson second.
 - Windy Ridge Update — Chairman Gilroy gave an update on the process for approving the final plat. Developer will be asked to install a guard rail along a portion of the road.
5. New Business
 - Lloyd and Leslie Navarro Rezoning Request — Board discussed the rezoning request and Chairman Gilroy updated the Board on the meeting she had with the Navarro's. At the meeting, Navarro's were very open to withdrawing the rezoning request if the minimum acreage for RF200 could be reduced from 20 to 10 acres. The Board discussed reducing the acreage for the zoning district to 10 acres and unanimously approved a recommendation to the Council to do so. Teresa Jackson made the motion with Tom McClellan second.
 - PZ New Board Member Training Session — Chairman proposed doing a PZ training session for new Board members and any Council members who wanted to attend. Date and time to be determined.
6. Adjournment — Mary Gilroy made a motion to adjourn the meeting at 7:45pm with Teresa Jackson second and unanimous approval.