



City of Pattison

P.O. Box 223

Pattison, TX 77466

281-934-3715

Website: www.pattison.texas.gov

Special Planning Commission Meeting Minutes: February 8, 2024

I. Call Meeting to Order

A special meeting of the Planning Commission was called to order Thursday, February 8, 2024, at 5:30 p.m. at **CITY HALL OF PATTISON, 3410 FIRST STREET, Pattison, Texas 77466.**

Members Present: Lya Coulter, Josh Taylor, Debra Reyes, Rick MacDonald, Princella Lazard

Not Present: Lee Kosina

Also Present: Tim Kirwin, City Attorney; Craig Kalkomey, City Engineer; Lorene Hartfiel, City Secretary

II. Pledge of Allegiance

III. Citizens Comments – No action can be taken:

Citizens who desire to address the Planning Commission will be limited to Three (3) Minutes.

None

IV. Declare Conflicts of Interest

None

V. Business

1. Commission to discuss and take possible action regarding Maple Grove Section 1 Final Plat.

Rick MacDonald made a motion to **Disapprove the Maple Grove Final Plat based on the submittal's non-compliance with Ordinance 137.** The motion was not seconded. Mr. MacDonald distributed a 5-page summary of the inconsistencies between the Maple Grove Final Plat provided for review (not the latest version submitted February 6, 2024) and Ordinance 137; including lot size and dimensions, parking, required workflow and procedures for Final Plat approval, and criteria for variances. Specifically relating to lot size, Ordinance 137 requires a minimum of 50% of lots have a minimum lot width of 60 feet or wider. The Final Plat as submitted (124 lots) had not a single lot 60 feet wide and only 4 lots of 50 feet. Approximately 50% of the lots are only 40 feet wide, 4800 ft, and .11ac.

Maple Grove is not in the city, is in the ETJ.

City attorney, Tim Kirwin and City Engineer, Craig Kalkomey explained that unbeknownst to the Planning Commission, City Council had approved a development agreement with the Maple Grove Developers in Executive Session (private discussion with City Council only) granting variances relating to lot sizing. And, that subdivision Ordinance 90 was grandfathered as the governing ordinance. After further discussion it was unclear which Ordinance should be used as the governing document based on recognition that the Maple



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Ordinance should be used as the governing document based on recognition that the Maple Grove Development Agreement was executed April 14, 2022, and Ordinance 90 was repealed in its entirety and replaced by Ordinance 137 on February 2, 2021.

Tim also informed the commission that if the development agreement meets all criteria, it cannot be rejected. If the commission takes no action, within 30 days of completed plat, the city council can take action and approve plat.

The City Engineering provided his report at the meeting recommending approval of the Final Plat as it appeared to follow all required items in the City's Ordinances and the Maple Grove Development Agreement. Mr. MacDonald explained that the Planning Commission had not seen the said development agreement, had only just now seen the City Engineers recommendation, had not seen the most recently revised Final Plat submission of February 6, 2024, and was using the subdivision Ordinance 137 which revised and replaced the old subdivision Ordinance 90. He expressed concern that the lots variances suggested in the development agreement are even less than those stipulated for manufactured home subdivisions; 45' wide and 7000 ft² (Ordinance 131, April 7, 2020).

Rick suggested the commission should be given the development agreement, engineering report, latest/approved plat, and ordinance 137 in advance for commission's review.

Rick made the motion to table this discussion and require the following information be provided to the Planning Commission for their review, action, and discussion. Josh second the motion, motion approved.

1. Determination whether Ordinance 90 or 137 should be used as the governing Ordinance (City Attorney)
 2. Ordinance 90 (previously removed from the website)
 3. Maple Grove Development Agreement, April 20, 2022
 4. Final Plat submitted February 6, 2024
 5. City Engineering report (letter provided at meeting)
2. Request from Commission for future agenda items, announcements, comments.
 - Special meeting February 13, 2024 at 5:30 p.m.
 - Tim will not be able to attend but will be available by phone.



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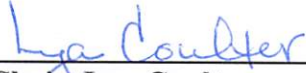
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VIII. Adjourn meeting.


The meeting was adjourned at 6:04 p.m.



Chair, Lya Coulter



Debra Reyes Planning Commission Secretary

Attest: 

City Secretary, Lorene Hartfiel