



Meeting Minutes - Final

Planning Commission

Wednesday, October 30, 2024

5:30 PM

Council Chambers

I. Call to Order, Roll Call:

Chairman York called the meeting to order at 5:33 pm and a quorum was established to conduct the meeting with Commissioners Miller, Cantu, and Teichelman absent.

Present 6 - Board Member Brian Mandel, Vice Chair Cynthia Garza, Board Member Justin Hedrick, Chair Michael York, Board Member Mike Munoz, and Board Member Michael Budd

Absent 4 - Advisory Non voting Ben Polack, Board Member Michael Miller, Board Member Ed Cantu, and Board Member Trey Teichelman

II. PUBLIC COMMENT: None.

Chairman York stated Item No. 6, 24-1774, Zoning ZN8474, Braselton Development Company, LTD. is pulled from the agenda. There are items to be discussed with staff and Public Comment will not be held for this item. Staff will send out new notices and the item will come before the Planning Commission at a later date.

III. Approval of Absences: October 16, 2024: Commissioners Munoz and Cantu

A motion was made by Vice Chairman Salazar-Garza to approve the absences of Commissioners Munoz and Cantu, seconded by Commissioner Hedrick. The Vote: All Aye. The motion passed.

IV. Approval of Minutes: October 16, 2024

A motion was made by Commissioner Hedrick to approve the minutes, seconded by Vice Chairman Salazar-Garza. The Vote: All Aye. The motion passed.

1. [24-1769](#) Planning Commission Meeting Minutes October 16, 2024, DRAFT

Attachments: [10-16-24 PC Minutes DRAFT](#)

V. Consent Public Hearing: Discussion and Possible Action (Items A and B)

Andrew Dimas, Development Services, read Consent Items 2, 3, and 4 into the record. Item No. 4 is the only zoning case to be heard. The plats satisfy all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee. Staff recommends approval. Staff also recommends approval of Zoning Item 4.

Chairman York asked for Mr. Dimas to read Item No. 5 into the record, as there is a

quorum issue. Mr. Dimas read Item 5 into the record, staff recommends approval. Due to a lack of quorum, action could not be taken on Item 5 and the rezoning case will be rescheduled for a future Planning Commission meeting.

After staff's presentation, the floor was opened for commissioner comments/discussion.

Chairman York opened the Public Hearing for Items 2 and 3.

Chairman York explained Item 6 is pulled from the agenda.

Seeing no one to speak, Chairman York closed the Public Hearing.

A motion was made by Commissioner Munoz to approve Items 2 and 3, seconded by Vice Chairman Salazar-Garza. The Vote: All Aye. The motion passed.

Commissioner Hedrick abstained from Item 4 on the agenda.

Chairman York abstained from Item 5 on the agenda.

Commissioner Mandel abstained from Item 5 on the agenda.

Commissioner Munoz asked about low, medium, and high densities concerning the zoning cases.

Mr. Dimas explained density details.

Mr. Dimas re-read Item 4 into the record. Staff recommends approval.

After staff's presentation, the floor was opened for commissioner comments/discussion.

Chairman York opened the Public Hearing for Item 4.

Bruce and Alicia Plumley, 6810 Brooke Road, spoke regarding the change from residential to commercial, and expressed their concern about the zoning request, safety issues, and commercial businesses across from their home.

Chairman York asked about churches near this area and the setback requirements. Mr. Dimas stated they look at the size of the lot to decide what type of land use is accepted. The market controls the type of land use.

Moses Mostaghassi, MPM Development, stated they developed the property seven years ago. They did a 10 acre piece as RN-2, between 30 and 32 apartment complexes per acre. The two acre tract is a CN-1 property that allows restaurants and gas stations. The CG-2 property allows them to do their apartment complex, maybe a shopping center or restaurant. The decision has not been made yet regarding what they will build.

Seeing no one else to speak, Chairman York closed the Public Hearing.

A motion was made by Commissioner Munoz to approve Item 4 as presented, seconded by Vice Chairman Salazar-Garza. The Vote: Aye: Chairman York, Vice Chairman Salazar-Garza, Commissioners Munoz, Mandel, and Budd. Abstain: Commissioner Hedrick. The motion passed.

Mr. Dimas stated the Planning Commission is a recommending body only, and Item 4 will go to City Council for final approval.

Chairman York and Commissioner Mandel abstained from Item 5.

Vice Chairman Salazar-Garza opened the Public Hearing for Item 5.

Seeing no one to speak, Vice Chairman Salazar-Garza closed the Public Hearing.

Vice Chairman Salazar-Garza stated Item 6 is not open for Public Hearing.

Vice Chairman Salazar-Garza opened the general Public Hearing for public comment on anything that is not on the agenda.

Aaron Lopez, 2702 Martell Street, stated they just moved to London for the school district. The schools and roads are chaotic. The newer homes look like projects. Mr. Lopez stated his concerns about building in that area.

Vice Chairman Salazar-Garza stated there is no vote on Item 6, Planning Commission is a recommending body only, and the item will go to City Council for final approval.

Moses Mostaghasi stated the Kings Landing neighborhood has a C3 collector, a 50 foot concrete road, and a C1 collector. Mr. Mostaghasi explained there are sidewalks on both sides, TIA has been done on that neighborhood. London School Board is trying to build two new schools in the future. There is a sidewalk for kids to walk to school off of Lady Claudia. The neighborhood can handle the growth. Homes are \$200,00 to \$700,000.

Seeing no one else to speak, Vice Chairman closed the Public Hearing. No action to be taken on Item 6.

A. Plats

2. [24-1740](#) PL8472
SHELL ROAD POULTRY ACRES LOT 7AR (REPLAT OF 1.337 ACRES)
Located north of Leopard Street & west of Violet Road.

Attachments: [PL8472 Shell Road Poultry Acres Cover Txt Tab](#)
[PL8472 Shell Road Poultry Acres Closed Comb Rpt](#)
[PL8472 Shell Road Poultry Acres Updated Plat 10-14](#)
[PL8472 Shell Road Poultry Acres SWQMP Full size ANSI D](#)
[PL8472 Shell Road Poultry Lot 7R Utility Plan](#)

3. [24-1778](#) PL8351 - PRELIMINARY PLAT
DEL-MAR SOUTH CAMPUS BLOCK 1 LOT 3 - PRELIMINARY PLAT OF
5.00 ACRES

Located north of Yorktown Blvd. and east of Cimarron Blvd.

Attachments: [PL8351 Del Mar South Campus Blk 1 Lot 3 Police Substation CoverTab](#)
[PL8351 Del Mar South Campus Blk 1 Lot 3 Police Substation ClosedDocReport](#)
[PL8351 Del Mar South Campus Blk 1 Lot 3 Preliminary Plat Police Substation](#)

B. Zoning

4. [24-1772](#) Zoning Case No. ZN8477, MPM Development, LLC (District 5). Ordinance rezoning a property at or near 6817 Brooke Road, from the "RM-2" Multifamily District to the "CG-2" General Commercial District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8477 MPM Development Zoning Report](#)
[ZN8477 MPM Development Presentation](#)

5. [24-1773](#) Zoning Case No. ZN8398, Mandel Family Homes, LLC (District 5). Ordinance rezoning a property at or near 3501 De Zevala Street, from the "RS-6" Single-Family 6 District to the "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8398 Mandel Family Homes LLC Staff Report](#)
[ZN8398 Mandel Family Homes LLC PWPT](#)

6. [24-1774](#) Zoning Case No. ZN8474, Braselton Development Company, Ltd. (TBD). Ordinance rezoning a property at or near CR-33 (County Road 33), and FM-43 (Farm-to-Market Road 43) from the "FR" Farm Rural District (upon Annexation) to the "RS-4.5" Single-Family 4.5 District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8474 Braselton Development Company Ltd Staff Report](#)
[ZN8474 Braselton Development Company Ltd PWPT](#)

VII. Director's Report

Mr. Dimas stated we have three more Planning Commission meetings till the end of the year. One meeting is Wednesday, November 27, the day before Thanksgiving. To move it off the calendar, there needs to be a vote. This agenda item will be on the agenda November 13, 2024.

VIII. Future Agenda Items: Vote on November 27, 2024, meeting.

IX. Adjournment:

There being no further business to conduct, the meeting was adjourned at 6:02 pm.