

**MINUTES of the
KEENE PLANNING AND ZONING COMMISSION
MONDAY, APRIL 19, 2021**

- 1. CALLED TO ORDER:** Chairman Konrad called the meeting to order at 6:00 p.m.

- 2. Roll Call – staff member Helms:**
Present: Karl Konrad, Royce Spalding, Cheryl Schram, Melba Bower & Nick Chesney.

Absent: Billie Hopps

There was a quorum.

- 3. Invocation – Commissioner Schram**

- 4. Pledge of Allegiance & Texas Pledge – Commissioner Chesney & Commissioner Spalding**

- 5. Public Comments – None**

- 6. Action Items:**
 - A. Review and approve the minutes from the March 22, 2021 meeting.**
Commissioner Schram made a motion to approve the minutes from March 22, 2021. Second by Commissioner Bower. Motion passed unanimously 4-0-0.

 - B. Public Hearing:** Hold a public hearing and discuss making a recommendation to the city council regarding an ordinance for the rezoning of approximately 74.562 acres of land within the ETJ of Keene, Texas as described by metes and bounds (Exhibit "A") and shown on Exhibit "B" and the Planned Development Zoning as Exhibit "C".

Development Services Director McClain presented the ordinance and exhibits to the commission. The developer Mr. Pennington was present to answer any questions for the commission and citizens.

Commissioner Chesney questioned the noted depth of the lots did not match the minimum square footage mentioned in the exhibits. After reviewing the plans, the depth needs to be updated in the ordinance to a minimum of 120 ft.

Public Hearing opened at 6:15 pm

- Ms. Jackson questioned the selling price of the homes that were being projected to be built on the property. Mr. Pennington responded approximately between \$200,000 - \$300,000.
- Mr. Schram questioned if the property is not going to be gated, would there fencing from the existing homes. Mr. Pennington responded that each home would have a 6' stained wood fence with steel poles.
- Ms. Herr asked for an explanation of stick home. Mr. Pennington responded that the homes would be sight-built with cement foundations.
- Ms. Regmund asked about the setback from the existing homes. Mr. Pennington responded that the backyard setback is 15' from the fence.
- Mr. Jackson explained his concerns about the current run-off and flooding of the roads on County Roads 700 & 805, if there was going to be an entrance onto the highway and how they expect the traffic would be impacted on 805 and 4th street due to the increase of homes. Mr. Pennington responded that the engineers have looked and will do studies on how to improve the water, sewer, stormwater, and drainage. There has been discussion with staff about the concerns of the increased traffic and improving the roads. He does not see in the foreseeable future of them putting an entrance onto the highway. All of these concerns mentioned are legit and will be address in the developer's agreement.

Public Hearing closed at 6:47 pm

C. Action from Public Hearing:

Commissioner Schram made a motion to recommend City Council approve the ordinance for the rezoning of approximately 74.562 acres of land within the ETJ of Keene, Texas as described by metes and bounds (Exhibit "A") and shown on Exhibit "B" and the Planned Development Zoning as Exhibit "C" with the correction to change the minimum depth of the lots to read 120 ft. Commissioner Melba seconded the motion. Motion passed unanimously 4-0-0

7. Staff and/or Commission discussion or request for future agenda items: None

8. Adjourn.

Commissioner Spalding made a motion to adjourn, seconded by Commissioner Schram. Meeting Adjourned at 6:50 p.m.

By: Karl Konrad
Karl Konrad, Commission Chairman

Attest: Diane Helms
Diane Helms, City Secretary