A. CALL TO ORDER

Chairman Paul Downing called the meeting to order at 5:30 PM.

B. ROLL CALL

Members Present: Chairman, Paul Downing, Vice Chairman Paula Hepp, Alderman Matt Fitterer, Alderman, Vincent Fuqua, Jared Cunningham, James Golias and Brent Legendre.

Staff Present: City Attorney, Patrick Carter, Planning Director, Steve Foote, City Engineer, Tom Wolf and Assistant City Administrator, Chuck Downham.

C. CHAIRMAN COMMENTS: Audience members wishing to speak to an agenda item will have the opportunity to speak at the beginning of the agenda and will have five minutes to address the Planning Commission. No rebuttal remarks are permitted.

D. ELECTION OF OFFICERS

Alderman Fitterer made a motion to nominate Paul Downing as Chairman of the Planning Commission. Motion passed 7-0.

Alderman Fitterer made a motion to nominate Paula Hepp as Vice Chairman of the Planning Commission. Motion passed 7-0.

E. PUBLIC COMMENT (NON-AGENDA ITEMS)

1. Barb Pisano of 1769 Humphreys Glen asked about the bond process related to Southern Springs. The Planning Commission instructed that Ms. Pisano talk with city staff about this process.
2. Matt Ball of 2011 Lincoln Road spoke in regards to the previously approved FPL 735-2019 (Villas at Port Royal) and the Royalton Woods Entrance sign.

F. PUBLIC COMMENT (AGENDA ITEMS)

No public comment.

G. Approval of Meeting Minutes from the December 9, 2019 Regular Meeting of the Planning Commission

Alderman Fitterer made a motion to approve the December 9, 2019 Regular Meeting Minutes. Motion seconded by Alderman Fuqua. Motion to approve passed 7-0.

H. APPROVAL OF THE AGENDA

Alderman Fitterer made a motion to approve the agenda as presented. Motion seconded by Alderman Fuqua. Motion to approve passed 7-0.
Chairman Paul Downing arrived to the meeting at 5:36 pm.

I. CONSENT AGENDA

1. PC Resolution 20-01 Reduce Maintenance Bond Harvest Point Ph 3.
2. PC Resolution 20-02 Reduce Maintenance Bond Harvest Point Ph 4.
3. PC Resolution 20-03 Release Performance Bond and establish Maintenance Bond Autumn Ridge Ph B Sec 1.
4. PC Resolution 20-04 Establish Maintenance Bond for Crossings North.

Alderman Titterer made a motion to approve the Consent Agenda. Motion seconded by Vice Chairman Hepp. Motion to approve passed 7-0.

J. OLD BUSINESS

K. NEW BUSINESS

1. **STP 781-2019**: Submitted by Enfield Group for The Preserve at Spring Hill. The property is located on Buckner Road, east of Main Street. The property is zoned R-6 and contains approximately 44.21 acres. The applicant requests site plan approval for 100 condominium units. Requested by Gregg Harris.

*Recommendation*: staff recommended approval of site plan application STP 781-2019 (The Preserve at Spring Hill) subject to sever conditions, replacing #6, to read as follows:

1. The applicant shall provide a separate application for the purpose of dedicating the required right-of-way for Buckner Road, classified as an Arterial Street, in accordance with adopted Major Thoroughfare Plan. The applicant shall construct infrastructure improvements to Buckner Road as required by the Planning Commission.
2. The name “Preserve” at Spring Hill has been rejected by Williamson County. Street names “Preserve” and “Outlook” have also been rejected. The applicant will need to acquire approval for new names from the Williamson County E-911 office.
3. Fencing shown around the pump house and in other areas is subject to permitting and applicable code restrictions.
4. Foundation landscaping should be along the sides of all 19 buildings.
5. The applicant shall implement all the recommendations of the traffic study.
6. Tree Preservation and limits of disturbance will follow as shown on sheets L2.0 and C5.0.
7. Approval of this site plan shall be valid for a period of three (3) years from the date of Planning Commission approval. Modification to the approved site plan may require Planning Commission Approval.
8. Applicant shall construct and dedicate to the city a westbound right turn only decel lane, said lane should include 75’ of storage and appropriate tapering, meeting City of Spring Hill and all other applicable Standards.
9. No existing trees in the 25’ perimeter yard are permitted to be disturbed or removed.
10. Pumphouse brick veneer color to be earth toned and subject to Planning Commission approval.
11. Metal roof shall not be allowed.
12. Side elevations to be cementitious siding and meet all Spring Hill regulations.
13. Elevations for units 96-100 are not approved and shall be submitted Planning Commission for approval before any building permits are issued.

P.C. Regular Meeting Minutes 1-13-2020
Alderman Fitterer made a motion to approve site plan application STP 781-2019 with the seven (7) staff associated conditions of approval and adding conditions 8-13 to read as above. Motion seconded by Jared Cunningham. Motion to approve passed 5-2, with Chairman Paul Downing and Vice Chairman Hepp dissenting.

2. **SPm 786-2019**: Submitted by Barry Clark for Wellspring Christian Church. The property is located at 1001 Chapmans Crossing. The property is zoned as a Commercial PUD and contains approximately 7.37 acres. The applicant is requesting modification to the previously approved site plan (STP 620-2018). Requested by Wellspring Christian Church.

**Recommendation**: Staff recommended approval of site plan modification SPm 786-2019 (Wellspring Christian Church) subject to conditions 1-2 below:

1. The first drive on Chapmans Crossing shall be closed per the attached exhibit.
2. Approval of this site plan shall be valid for a period of three (3) years from the date of Planning Commission approval. Modification to the approved site plan may require Planning Commission Approval.
3. All other conditions of approvals and requirements from the original site plan still remain in effect.

Alderman Fitterer made a motion to approve site plan modification SPm 786-2019 with the two (2) staff conditions of approval and the addition of a third (3) condition to read as above. Motion seconded by Commissioner Cunningham. Motion to approve passed 6-1, with Alderman Fitterer dissenting.

3. **STP 787-2019**: Submitted by Catalyst Design Group for the JCF Residences Headquarters. The property is located at 2210 Spedale Court, zoned C-4 and contains approximately .87 acres. The applicant is requesting site plan approval for a new 4,570-sf office building. Requested by Catalyst Design Group.

**Recommendation**: Staff recommended approval of site plan application STP 787-2019 (JCF Residential) subject to the following conditions:

1. Approval of this site plan shall be valid for a period of three (3) years from the date of Planning Commission approval. Modification to the approved site plan may require Planning Commission Approval.

Alderman Fitterer made a motion to approve site plan application STP 787-2019 with one (1) staff associated condition of approval. Motion seconded by Alderman Fuqua. Motion to approve passed 6-0-1 with Commission Cunningham abstaining.

L. OTHER BUSINESS

M. BOARD COMMENT

Commissioner Legendre asked staff about the Firestone on Main Street and if the fence is compliant.

Planning Director Foote responded that the chain link fence is in compliance. The issue was that the original fence was plain metal chain link. That fence has been replaced with a vinyl-coated chain link fence in compliance with the old code and is now consistent with other similar fences in the city.

N. STAFF COMMENT

Planning Director Foote updated the Planning Commission regarding STP 418-2017 and the satisfaction of conditions of approval for the condominium project.
Chairman Paul Downing made motion to adjourn at 6:08 pm.

Paul Downing, Chairman

Steve Foote, P.C. Secretary

P.C. Regular Meeting Minutes 1-13-2020