

DRAFT

C. PERSONS TO BE HEARD

Ashley Hein, 1301 Mount Gilead Road, Keller TX, 76262 spoke in opposition to Item F-4

Kelly Hein, 1301 Mount Gilead Road, Keller TX, 76262 spoke in opposition to Item F-4

4. Consider a recommendation of a Preliminary Site Evaluation, with variances, for Liberty Hills Farms Estates, a proposed residential subdivision consisting of seven (7) residential lots, located on a 7.06-acre tract of land, being Lots 1, 2R, and 3, Block 1, Hungry Heights Addition and Tract 2AE and 2E of the Daniel Barcroft Survey, Abstract No. 141, located on the north and northeast side of Mount Gilead Road, approximately 1,270 feet north of the Mount Gilead Road and Bancroft Road intersection, at 1301, 1305, and 1307 Mount Gilead Road, and zoned SF-36 (Single Family Residential-36,000 square foot minimum). Ross Brensinger, Deborah Wolfe, and Briar Pointe LP, owners/applicants. Thomas Hoover Engineering, LLC engineer. (PSE-17-0003)

Daniel Tuner, Planner I, gave staff's presentation and professional opinion. Jeff Avery, Briar Point LP, Applicant and Thomas Hoover, engineer, were also present.

Additional discussion was held regarding proposed drainage design, the City requirements for detention, increased runoff to neighboring properties to the east, the function of curbs and gutters pertaining to the rural road design, and location of the driveway entrance for Lot 1.

Commissioner Reid made a motion to approve Item F-4 with the following conditions:

1. The variance request to waive the requirement of a divided entry with a raised landscaped island/median shall be allowed.
2. The variance request to waive the screening wall and landscaping requirements for residential subdivisions shall be allowed.
3. The variance request to waive the sidewalk requirement for residential streets shall be allowed.
4. The variance to waive the detention requirements for residential subdivisions for Lots 1-4 only shall be allowed.

Commissioner Page seconded and the motion carried (7-0).