

**MEETING MINUTES  
REGULAR MEETING  
CITY OF KRUGERVILLE  
PLANNING & ZONING COMMISSION  
5097 HIGHWAY 377, S – CITY COUNCIL CHAMBERS  
January 2, 2018, at 6:00 pm**

The City of Krugerville Planning and Zoning Commission met in a regular meeting on Tuesday, January 2, 2018, at 6:00 pm. The meeting was held within the boundaries of the City, notice having been duly posted and was open to the public.

**PLANNING AND ZONING MEMBERS PRESENT:**

<b>Ken Coffelt</b>	<b>Commissioner</b>
<b>Carlos Irlas</b>	<b>Commissioner</b>
<b>Curtis Ray</b>	<b>Commissioner</b>
<b>Raaj Krishnaiya</b>	<b>Commissioner</b>

**PLANNING AND ZONING MEMBERS ABSENT:**

<b>Meredith Tinney</b>	<b>Chair</b>
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**OTHERS ATTENDING:**

<b>Sandy Frantz</b>	<b>City Secretary</b>	<b>Elaine Torres</b>	<b>LGI Homes</b>
<b>Dustin Wentz</b>	<b>Pape-Dawson Engineering</b>	<b>Tim Lackey</b>	<b>City Engineer</b>

**1. CALL MEETING TO ORDER.**

Meeting was called to order at 6:00 pm by Ken Coffelt.

**2. ROLL CALL.**

Noted the absence of Meredith Tinney.

**3. PLEDGE OF ALLEGIANCE.**

**4. MOMENT OF SILENCE.**

**5. CITIZENS COMMENTARY.**

**6. Discuss and take action on the election of a Planning & Zoning Co-Chair.**

*Motion was made by Curtis Ray to postpone this item until the February 6, 2018, meeting.  
Seconded by Carlos Irlas. Passed unanimously: 4-0.*

**7. Discuss, take action, and make a recommendation to City Council on a Preliminary Plat of the Woodlands, Phase 4, being 41.99 acres situated in the F. Trevino Survey, Abstract 1243, City of Krugerville, Denton County, Texas.**

City Engineer Tim Lackey spoke to the Commission about the history of the plat, explaining that this was the 4<sup>th</sup> version he had reviewed. He answered questions from the group. There were particular concerns from the Commission about the drainage, water pressure, ingress/egress, and additional traffic on Highway 377. Mr. Lackey stated that most of these concerns would be addressed during the review of the final plat and construction documents for the subdivision. He suggested that P&Z recommend approval of the preliminary plat to the City Council.

*Raaj Krisnaiya made the motion to recommend approval of the preliminary plat to the City Council and Carlos Irlas seconded his motion. Passed unanimously: 4-0.*

8. Discuss and take action on suggested future changes to the City of Krugerville Zoning Ordinance.  
*Motion was made by Curtis Ray to postpone this item until the February 6, 2018, meeting. Seconded by Carlos Irlas. Passed unanimously: 4-0.*

9. Discuss and take action on Planning & Zoning Commission Minutes.  
December 7, 2017 – Joint Meeting with City Council, P&Z, and ZBA  
*Motion was made by Curtis Ray to postpone this item until the February 6, 2018, meeting. Seconded by Carlos Irlas. Passed unanimously: 4-0.*

10. ADJOURNED at 6:43 pm.  
*Motion to adjourn was made by Curtis Ray and seconded by Carlos Irlas. Passed unanimously: 4-0.*

Approved this the 6th day of February, 2018.

Signed: *Ken Coffelt*  
Ken Coffelt  
Acting Chair of the 1-2-18 Meeting

Witness: *Curtis Ray*

Attest: *Sandy Frantz*  
Sandy Frantz, City Secretary

