

Planning Commission Work Session
Summary - September 23, 2024

1. Call to Order: Chairman Edwards called the meeting to order at 5:30pm.
2. Roll Call: Chairman Edwards; Commissioners Guidry, Hayes, Jefferson, Mehserle, Ross and Williams were present.

Staff: Emily Carson – Community Planner and Chad McMurrian – Engineering Services Manager

3. Citizens with Input- None
4. Capital Improvement Projects Update- Mr. McMurrian provided and updated on the street paving project through the LMIG program, update on Sadie Heights stormwater plan, Avington Chase, Jack Links, Langston Road pond, and the new wastewater treatment plant.

Discussion ensued with regard to stormwater management and the requirements then and now and FEMA requirements and that a study has not been completed in nearly twenty years, which the city is reviewing an approach for flood studies. Commissioner Mehserle inquired about requirements for pre and post development and whether they apply to both; Mr. McMurrian advised it would and engineers are submitting targets for low lying areas and the city requires them to mitigate the impact to homes and reviews are done with outside engineers. Older sites are being managed to the best of the city's ability and the city is being proactive regarding this and developers are being educated on requirements, however, they are pushing back against them. Commissioner Guidry felt the city should not be at risk of a lawsuit because applicants do not want to adhere to the regulations. Chairman Edwards stated that is why the ordinances are in place and as long as it is followed that should not be an issue. Commissioner Hayes asked if there was a process for the public to obtain what is being reviewed with submittals; Mr. McMurrian advised they can with open records request and express concerns at public meetings.

5. New Business – Items for Discussion

Ms. Carson advised the moratorium on variances expires on December 15th and the city attorney is still reviewing. Continued discussion ensued on the listed items below.

- Standards for Zoning, Special Exception, and Variance
- Design standards for non-residential developments
- Design standards for multi-family residential development
- Setback changes relative to design standards
- Exterior light standards

6. Other Business – None
7. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 6:30pm.