

**ST PAUL PLANNING & ZONING COMMISSION**  
**MEETING MINUTES**  
**MARCH 18, 2014 - 7:30 P.M. AT ST. PAUL TOWN HALL**

The Meeting was called to order at 7:30 p.m. by Cam Davis, Chairman.

Roll Call: Members present were Cam Davis, John Copley, Rick O'Connor, Joy Gough, and Vicki McKinney. Alternate Andy Vestal was absent. There was a quorum. Other attendees included Sue Blankenship of Huffines Communities, Jim Weigert of Jacobs Engineering Group, and Scott Hoelzle of KSA Engineering.

Approval of Minutes of August, 2013 Meeting: Rick O'Connor made a motion to approve the minutes as written. Second by Joy Gough. Motion passed unanimously.

Public Hearing: To take public comments regarding preliminary plat for Phases 1 and 2 for the Inspiration development. Mr. Dunn (2503 Silver Maple) expressed his displeasure with the project. He is totally against the high density project and the State of Texas who has tied the town's hands and prevented the town from lowering the housing density of the project. Mr. Henry (2401 Wisteria Dr.) asked how this project helps the town. Chairman Davis explained the town has limited powers over the ETJ, mainly roads and infrastructure designs and standards. As a General Law City, St. Paul cannot control housing density per The State of Texas. Mr. Davis declined to speculate on the pros and cons of the effect the development might have on the town.

The Public Hearing was closed at 7:35

Discussion/Action on the Preliminary Plan for Inspiration, Phases 1 and 2: Scott Hoelzle (Town Engineer) said he has reviewed the revised plans and that the issues raised at previous workshops have been addressed. He has no further recommendations to make on the plans. Mr. Copley asked if WISD and the developer had come to an agreement on the proposed new elementary school. Sue Blankenship of Huffines Communities stated negotiations with WISD are ongoing. Mr. O'Connor inquired about excavation and Sue Blankenship said if there was an excess or shortage of graded material it would be handled on site and not be hauled in or out on our roads. Motion made to recommend that council approves Preliminary Plan made by Joy Gough, seconded by Vicki McKinney. Motion passed with Mr. O'Conner voting against.

Adjournment: Commission member O'Connor motioned to adjourn with a second to the motion made by Commission Member Copley. The motion passed unanimously.

The meeting adjourned at 7:42.