

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF JUNE 12, 2014**

MEMBERS PRESENT

Don Crohan
Holli Givens
Steve Lane
John Lackey
Pete Mosley
Tom Murdic
Bryan Richter
Jack Walton

STAFF PRESENT

Joe Horne, Community Development Director
Michael Matteson, Planning Director
William Andrews, Assistant County Engineer
Aaron Holmes, Planning Coordinator
Sheila Myers, Administrative Assistant
Lania Escobar, Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, June 12, 2014 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree, Fisher, Pratt and Sanders were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne announced the following:

1. Items 27, 28 and 29 have been withdrawn.
2. A copy of the Community Development 2014 Annual Report has been distributed to the Planning Commission.
3. As noted in Kristi Ransom's recent memorandum, there is a pending lawsuit regarding the Hillsboro Cove Development. A closed session to discuss this will likely be held at the July 2014 meeting.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the May 8, 2014 Planning Commission meeting.

A motion was made by Commissioner Crohan to approve the minutes as submitted and was seconded by Commissioner Murdic. The motion passed by unanimous vote.

CONSENT AGENDA:

Chairman Lackey asked if any of the Commissioners would like to pull an item for separate discussion from the Consent Agenda. None of the Commissioners requested an item pulled for separate discussion.

BONDS:

3. **Brienz Valley Addition, Section 2** – Performance Bond for Roads, Drainage and Erosion Control - \$82,000.
Recommendation: Extend in the current amount for a period of one (1) year.
4. **Cartcon 1 Airsoft Fields** – Maintenance Bond for Landscaping - \$6,500.
Recommendation: Release the Bond.
5. **Chardonnay, Section 5** – Performance Bond for Landscaping - \$12,550.
Recommendation: Extend in the current amount for a period of one (1) year.
6. **Chardonnay, Section 5** – Performance Bond for Water - \$15,000.
Recommendation: Defer this item until the July, 2014 meeting.
7. **Chardonnay, Section 5** – Performance Bond for Wastewater Collection System - \$67,900.
Recommendation: Convert to Maintenance in the amount of \$20,370 and extend for a period of two (2) years.
8. **Chardonnay, Section 5** – Performance Bond for Roads, Drainage and Erosion Control - \$310,000.
Recommendation: Reduce to the amount of \$210,000 and extend for a period of one (1) year.

9. **King's Chapel, Section 2A** – Maintenance Bond for Roads, Drainage and Erosion Control - \$70,000.
Recommendation: Extend in the current amount for a period of one (1) year.
10. **King's Chapel, Section 2C** – Maintenance Bond for Roads, Drainage and Erosion Control - \$45,000.
Recommendation: Extend in the current amount for a period of one (1) year.
11. **Stag's Leap, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$185,000.
Recommendation: Release the Bond.
12. **Stag's Leap, Section 2B** – Maintenance Bond for Water - \$9,000
Recommendation: Release the Bond.
13. **Temple Hills, Section 16, Phase B** – Maintenance Bond for Roads, Drainage and Erosion Control - \$135,000.
Recommendation: Extend in the current amount for a period of one (1) year.
14. **The Grove, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$50,000.
Recommendation: Release the Bond.
15. **The Grove, Section 1** – Maintenance Bond for Wastewater Collection System - \$55,875.
Recommendation: Release the Bond.
16. **The Grove, Section 1** – Maintenance Bond for Wastewater Treatment & Disposal System - \$495,250.
Recommendation: Extend in the current amount for a period of one (1) year.
17. **The Grove, Section 2** – Performance Bond for Wastewater Collection System - \$136,200.
Recommendation: Extend in the current amount for a period of one (1) year.
18. **The Grove, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$375,000.
Recommendation: Extend in the current amount for a period of one (1) year.
19. **The Grove, Section 3** – Performance Bond for Wastewater Collection System - \$44,600.
Recommendation: Extend in the current amount for a period of one (1) year.
20. **The Grove, Section 4** – Performance Bond for Water - \$20,000.
Recommendation: Defer this item until the July 2014 meeting.
21. **The Grove, Section 4** – Performance Bond for Wastewater Collection System - \$141,900.
Recommendation: Convert to Maintenance in the amount of \$42,570 and extend for a period of two (2) years.
22. **The Grove, Section 4** – Performance Bond for Roads, Drainage and Erosion Control - \$413,000.
Recommendation: Reduce to the amount of \$275,000 and extend for a period of one (1) year.
23. **Vale Creek** – Maintenance Bond for Roads, Drainage and Erosion Control - \$200,000.
Recommendation: Extend in the current amount for a period of one (1) year.
24. **Watkins Creek, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$125,000.
Recommendation: Extend in the current amount for a period of one (1) year.
25. **Watkins Creek, Section 5** – Performance Bond for Landscaping - \$5,800.
Recommendation: Extend in the current amount for a period of five (5) months, with the understanding that the landscaping must be completed or the bond will be called..

26. Watkins Creek, Section 5 – Maintenance Bond for Wastewater Collection System - \$38,220..

Recommendation: Extend in the current amount for a period of one (1) year.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation on the Consent Agenda Items. Commissioner Lane seconded the motion, which passed by unanimous vote.

FINAL PLATS:

ITEM 27

FINAL PLAT REVIEW FOR ISKOWE ACRES, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 3 LOTS ON AN EASEMENT, ON 15 ACRES LOCATED OFF LONG LANE IN THE 4TH VOTING DISTRICT

This item was withdrawn.

ITEM 28

FINAL PLAT REVIEW FOR STOCKETT CREEK, SECTION 1 (REVISED), CONTAINING 25 LOTS ON 36.48 ACRES LOCATED OFF VAUGHN ROAD IN THE 8TH VOTING DISTRICT

This item was withdrawn.

ITEM 29

FINAL PLAT REVIEW FOR STOCKETT CREEK, SECTION 2 (REVISED), CONTAINING 19 LOTS ON 19.49 ACRES LOCATED OFF VAUGHN ROAD IN THE 8TH VOTING DISTRICT

This item was withdrawn.

OTHER:

ITEM 30

ESTABLISHMENT OF A LANDSCAPING BOND FOR GRACE CHAPEL CHURCH LOCATED AT 3279 SOUTHALL ROAD IN THE 9TH VOTING DISTRICT

Mr. Holmes reviewed the background (see Staff report) recommending the establishment of a Performance Bond for landscaping in the amount of \$24,200.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Murdic made a motion to accept Staff recommendation. Commissioner Walton seconded the motion which passed by unanimous vote.

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There being no further business, the meeting was adjourned at approximately 7:08 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON JULY 10, 2014

_____ CHAIRMAN JOHN LACKEY