AGENDA

PLANNING AND ZONING COMMISSION

JOINT SPECIAL MEETING WITH CITY COUNCIL AND PLANNING and ZONING COMMISSION REGULAR MEETING AGENDA:
February 5, 2026 at 6:30 PM
Pilot Point City Hall - Council Chambers

A. Roll Call/Call to Order

City Council Members AND Planning and Zoning Commissioners

B. Invocation

C. Pledge to Flags

1. United States of America
2. Texas Flag

Honor the Texas Flag, I pledge allegiance to thee,
Texas, one state under God, one and indivisible

D. Public Forum

(Citizens are allowed 3 minutes to speak. If the issue is on the agenda, the Commission may choose to discuss and consider the item. If the issue is not on the agenda, the Commission is not permitted by state law to respond to or discuss the item other than to make statement of specific facts in response to a citizen's inquiry or to recite existing policy in response to the inquiry. The Commission may request the issue to be placed on a future agenda for action in accordance with state law. This forum is not the appropriate place to address complaints against Public Officials and/or Staff. Complaints of this nature should be made in writing and filed with the City Manager.)

E. Consent Agenda

1. Approval of the December 4, 2025 Regular Planning & Zoning Commission Meeting minutes.

2. Approval of the January 21, 2026 Planning and Zoning Commission Special Meeting minutes.

F. TRAIN AND DISCUSSION

1. Training and discussion on the following items:

    - Meeting Management
    - Roles and Responsibilities
    - Development Agreement

G. DIRECTOR'S UPDATE

1. Department News -- Staff Introductions

H. Adjourn

The Planning and Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including 551.071 (private consultation with the attorney for the City); 551.072 (discussing purchase, exchange, lease or value of real property); 551.074 (discussing personnel or to hear complaints against personnel); 3 and 551.087 (discussing economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

In compliance with the Americans with Disabilities Act, the City of Pilot Point will provide reasonable accommodations for disabled persons attending this meeting. Requests should be received at least 24 hours prior to the scheduled meeting by contacting the City Secretary's office at 940-686-2165.

I, the undersigned authority, do hereby certify this notice was posted on the official bulletin board for the City of Pilot Point, Texas by 5:00 p.m. on January 29, 2026, and shall remain posted for at least three business days preceding the scheduled time of said meeting.

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Lenette Cox, City Secretary

City of Pilot Point, Texas

Minutes of December 4, 2025

Planning and Zoning Commission Meeting

A. Roll Call/Call to Order

Chair Lanier called the meeting to order at 06:31 PM and conducted roll call.

Attendee	Title	Status
Mark Lanier	Chair	Present
Katie Scott	Commissioner	Present
John Haughton	Commissioner	Present
John Lazar	Commissioner	Present
Maureen Haverty	Commissioner	Present
Tammy Francois	Commissioner	Absent
William Harrison	Commissioner	Absent

B. Invocation

Commissioner Haughton led the invocation.

C. Pledge to Flags

D. Public Forum

Chair Lanier opened the public forum at 6:34pm.
Kevin Iwerson spoke against Hat Creek development due to claiming that the first ruling in 2022 was wrong.

E. Consent Agenda

1. **Minutes: Act of November 6, 2025—Regular Meeting, Planning & Zoning Commission minutes.**

Commissioner Haughton made a motion to Approve with a typo correction on Item 2F.
Commissioner Haverty seconded the motion. Motion carried 5 – 0
AYES: Katie Scott, John Haughton, Mark Lanier, John Lazar, Maureen Haverty

F. Regular Agenda

1. **Final Plat -- Creekview Meadows Phase 2B**
   Discuss and act on a request for a Final Plat map to subdivide 25.03+/- acres that will be developed as 145 single-family residential lots in accordance with specific development standards and allowed uses. The subject property is generally located northeasterly of the intersection of FM 428 and FM 1385.

a. Staff overview and recommendation with suggested motion language.
b. Applicant presentation.
c. Discuss and act on the requested Final Plat.

Community Services Director Gentry stated this request is to approve a Final Plat for a development phase, Phase 2B, in the Creekview Meadows project on approximately 39.876 acres with 145 residential and 8 common area lots. The Master Preliminary Plat was approved by the City Council at its March 24, 2022, meeting.

Commissioner Haughton asked about the differences between the preliminary Plat the final plat. Mr. Gentry stated there is no difference in terms of number of lots and overall plat layout. Final plat is also consistent with the Creekview Meadows Development Agreement terms.

Community Services Director Gentry and City Attorney McDonald confirmed there is a will serve letter for water and sewer service. Director Gentry also stated that all infrastructure improvements have been completed for this phase by the developer.

Commissioner Chair Lanier made a motion to Approve. Commissioner Haverty seconded the motion. Motion Failed 0 – 5 AYES: None

The final plat is approved by operation of state law.

2. **Preliminary Plat--GRBK Edgewood, LLC**
Discuss and consider a Preliminary Plat request to subdivide 567.498 +/- acres to create up to 2,122 single-family residential lots with a 27+/- acre community park, nature preserve and trail system . The subject property is vacant land generally located east of US Highway 377 at Emberson Chapel Road in the City of Pilot Point.
a. Staff overview and recommendation with suggested motion language.
b. Applicant presentation.
c. Discuss and make a recommendation to City Council on the requested Preliminary Plat.

Communicty Services Director Gentry stated this project is also known as Lakeside Grove. The owner is seeking approval of a Preliminary Plat to create up to 2,122 lots as single family residential lots with reserved locations for a school site, mixed-use development, amenity centers, pocket parks, trails and community park/nature reserve.

The developer is requesting 4 major waivers to the City's Subdivision standards. These Major Waivers include the following:

a. Waiver for Block Length dimension - Lakeside Grove
b. Waiver for Enhanced Divided Collector Pavement Cross - Section-Project

c. Waiver for Intersection Spacing
d. Waiver for Relocation of Water Service from Center of Lot to a 1-foot offset Intersection Spacing

Commissioner Scott made a motion to Approve. Commissioner Lazar seconded the motion. Motion carried 5 – 0
AYES: Katie Scott, John Haughton, Mark Lanier, John Lazar, Maureen Haverty

3. **Zone Change Request - Henzler Village**

Discuss and consider a Zone Change request from unincorporated lands to PD, Planned Development for single-family residential development of approximately 112.53 acres. Site development plans are to develop 368 single family residential dwellings and common open space lots with related development standards. The applicant is Carlos Leal, PE, Kimley Horn & Associates on behalf of Lake Henzler Village, LP, owner-developer. The subject property is generally located on northeasterly side of Alexandra Road, north of West Holford Street and abutting the Texas and Pacific Railroad.

a. Staff overview and recommendation with suggested motion language.
b. Applicant presentation.
c. Open the public hearing and take public testimony.
d. Close the public hearing.
e. Discuss and make a recommendation to City Council on the requested Zone Change.

Community Services Director Gentry stated the proposed zone change is consistent with the City's adopted Future Land Use Plan which identifies this location as Lakeside Village with a density range of 1-3 lots per acre. Development of this property will be based on approved Development Agreement Standards, which would be 3 lots per acre. A Development Agreement with development standards as approved by the City Council will regulate eventual site development.

Commissioner Commissioner Haughton made a motion to Table. Commissioner Scott seconded the motion. Motion carried 5 – 0
AYES: Katie Scott, John Haughton, Mark Lanier, John Lazar, Maureen Haverty

4. **Zone Change Request - Maverick Farms**

Discuss and consider a Zone Change request from unincorporated lands to PD, Planned Development for single-family residential development of approximately 364.65 acres. Site development plans are to develop 1,372 single family residential dwellings and 24 common open space lots with related development standards. The applicant is Rob Daake on behalf of OMA Pilot Point, LLC, owner-developer. The subject property is generally located north of Mustang Road, West of Pecan Valley Drive, east of FM 2931 and south of Joe Allen Road.

a. Staff overview and recommendation with suggested motion language.
b. Applicant presentation.
c. Open the public hearing and take public testimony.
d. Close the public hearing.
e. Discuss and make a recommendation to City Council on the requested Zone Change.

Commissioner Commissioner Haughton made a motion to Table to next meeting to give the commissioners time to review the Development Agreement. Commissioner Scott seconded the motion. Motion carried 5 – 0
AYES: Katie Scott, John Haughton, Mark Lanier, John Lazar, Maureen Haverty

G. Adjourn

Commissioner Lazar made a motion to adjourn the meeting at 09:01 PM. Commissioner Haverty seconded the motion. Motion carried 5 – 0

AYES: Katie Scott, John Haughton, Mark Lanier, John Lazar, Maureen Haverty

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Mark Lanier, Chair

ATTEST:

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Chantelle Nightingale
Development Services Administrative Assistant

City of Pilot Point, Texas

Minutes of January 21, 2026

Planning and Zoning Commission Meeting

A. Roll Call/Call to Order

Chair Lanier called the meeting to order at 06:30 PM and conducted roll call.

Attendee	Title	Status
Mark Lanier	Chair	Present
Katie Scott	Commisioner	Present
John Haughton	Commisioner	Present
John Lazar	Commisioner	Present
Maureen Haverty	Commisioner	Present
Tammy Francois	Commisioner	Present
Wiliam Harrison	Commisioner	Present
Darrell Gentry	Community Services Director	Present
Caroline Stewart	City Planner	Present
Chantelle Nightingale	Community Services Administrative Assistant	Present
Brenda McDonald	City Attorney	Present

B. Invocation

Commissioner Lazar led the invocation.

C. Pledge to Flags

D. Public Forum

E. Consent Agenda

1. Minutes: Act on December 4, 2025 Regular Planning & Zoning Commission Meeting

Commissioner Haughton made a motion to Table. Commissioner Scott seconded the motion. Motion carried 6 – 1
AYES: Tammy Francois, Katie Scott, John Haughton, Mark Lanier, John Lazar, Maureen Haverty
NAYS: William Harrison

F. Commission Training

1. The City Attorney will provide training electronically at the meeting.

a. Preliminary and Final Plat Processing
b. Motions and Voting

City Attorney Brenda McDonald recommended that this training be postponed to a subsequent meeting to allow her to prepare.

G. Regular Agenda

1. Discuss and make a recommendation to City Council for a Zone Change request of approximately 112.53-acre parcel from unincorporated to Planned Development (PD) generally located at the northeast corner of Alexander Road and West Holford Road.

Staff presented and recommended approval. The recommended motion was: "Move to recommend to the City Council to approve the requested zone change with a determination that the requested zone change is consistent with the 2025 adopted Comprehensive Future Land Use Plan."
Applicant: Eli Dragon of Lake Henzler Village, L.P. did not have a formal presentation but made himself available to answer any questions the Commission had.
Chair Lanier opened the Public Hearing at 6:57 PM and read a letter from Citizen Lori Whittaker. Chair Lanier closed the Public Hearing at 7:01 PM.
Commissioner Haughton made a motion to Approve with four conditions.
1. That the zoning change limit to 3 lots per acre as set forth in the Comprehensive Future Land Use Plan.
2. Eliminate language "but not limited to" in the Planned Development Agreement page 20 in the second to last line
3. Any modifications will not increase the number of lots per acre in the development
4. No temporary or permanent batch plant
Commissioner Scott seconded the motion. Motion carried 6 – 1
AYES: Katie Scott, John Haughton, Mark Lanier, John Lazar, Maureen Haverty, William Harrison
NAYS: Tammy Francois

2. Discuss and make a recommendation for a Preliminary Plat request to create up to 392 residential and open space lots on 112.53 acres generally located at the northeast corner of Alexander Road and West Holford Road in the City of Pilot Point.

Staff recommended that the Commission make a recommendation to approve the Preliminary Plat as presented. The suggested motion is: "Move to recommend approval of the preliminary plat as presented subject to completion of the voluntary annexation request. "
Commissioner Haughton made a motion to Approve conditionally. Motion to approve the plat subject to its compliance with the 3 lots per acre requirements as set forth in the

Comprehensive Future Land Use Plan.
Commissioner Lazar seconded the motion. Motion carried 6 – 1
AYES: Katie Scott, John Haughton, Mark Lanier, John Lazar, Maureen Haverty, William Harrison
NAYS: Tammy Francois

3. Discuss and make a recommendation for a Zone Change request for approximately 364.64 acres from unincorporated to Planned Development (PD) generally located north of Mustang Road, west of Pecan Valley Drive, east of FM 2931 and south of Joe Allen Road.

Staff presented and recommended approval of the following motion: "Move to recommend to the City Council to approve the requested zone change with a determination that the requested zone change is consistent with the 2025 adopted Comprehensive Future Land Use Plan."
Applicant: Heather Shankle with Daake Law, representative of the developer, presented.
Chair Lanier opened the Public Hearing at 8:11 PM, Citizen Mark Roth spoke requesting additional information on the proposed realignment of Joe Allen Road. City Manager Britt Lusk addressed the Commission and provided clarification of the developer agreement and how it captures the essence of the Comprehensive Future Land Use Plan. Chair Lanier closed the Public Hearing at 8:17 PM.
Commissioner Francois made a motion to Approve. Commissioner Harrison seconded the motion. Motion carried 6 – 1
AYES: Tammy Francois, John Haughton, Mark Lanier, John Lazar, Maureen Haverty, William Harrison
NAYS: Katie Scott

4. Discuss and consider a Preliminary Plat request to subdivide 353.7 acres+/- to create up to 1,331 single-family residential lots with associated open space in 5 phases.

Staff presented and recommended that the Commission consider the suggested motion for its recommendation to City Council. Suggested Motion: "Move to recommend approval to City Council as presented."
Applicant: Bernie Hietbrink, LJA Engineering representative for Waterside project presented.
Commissioner Scott made a motion to Approve conditionally. Pending the submission of corrections or additions to the preliminary impact analysis reviewed by the Civil Engineer to address projected impacts during the K-12 school year.
Commissioner Francois seconded the motion. Motion carried 7 – 0
AYES: Tammy Francois, Katie Scott, John Haughton, Mark Lanier, John Lazar, Maureen Haverty, William Harrison
NAYS: 0

H. Director's Update

1. Community Services Development Projects Update - December 2025

Community Services Director Gentry, provided updates on projects in development and introduced and welcomed new members of staff to the Commission including: City Planner, Caroline Stewart and Community Services Administrative Assistant Chantelle Nightingale.

I. Adjourn

Commissioner Francois made a motion to adjourn the meeting at 08:52 PM. Commissioner Haughton seconded the motion. Motion carried 7 – 0   AYES: Tammy Francois, Katie Scott, John Haughton, Mark Lanier, John Lazar, Maureen Haverty, William Harrison NAYS: None

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Mark Lanier, Chair

ATTEST:

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Chantelle Nightingale
Development Services Administrative Assistant