



MINUTES
REGULAR COUNCIL MEETING
MONDAY, MAY 8, 2023
7:00 P.M.
ST. PAUL TOWN HALL
2505 BUTSCHER'S BLOCK
ST PAUL, TX 75098

ORDER OF BUSINESS:

1. CALL TO ORDER

The meeting was called to order at 7:00 pm

1.1. Roll Call

Council Members Present: Mayor David Gensler, Mark Campbell, John Crowe, Sherry Betts, Robert Simmons

Council Members Absent: Andy Bonnot

1.2. Establish Quorum

Mayor David Gensler confirmed Quorum

1.3. Pledge of Allegiance

Mayor David Gensler led pledge and Moment of Silence for Allen Mall Shooting Victims

2. CITIZEN COMMENTS:

Opened Comments at 7:03 pm and Closed Comments at 7:18 pm

Justin Graham	2535 Lakeway Drive	Concern that ICW is exceeding parking requirements as provided by town ordinances and feels that is not in compliance with ordinances and creates inconveniences and a safety hazard. Requests parking signs be placed on residential side of Lakeway Drive
Cam Davis	3645 Lakeway Drive	Echo previous comments. Parking in front of fire hydrants. U-turns in middle of Lakeway. Concerned school bus and emergency equipment can not access. Has pictures and will provide to Mayor. Noting also Fridays are worst day.
Shayne Hayden	3835 Lakeway Drive	Can't access own driveway due to excessive vehicles parked on Lakeway. Religious Holidays and Fridays is heaviest attendance.
Morris Cartwright	2520 Lavon Parkway	Pedestrians impeding/stopping path. Questions with regard to who has right-of-way.
Sam Strothers	3510 Lakeway Drive	Runs in the morning and street is full and difficult to navigate. Frequency of meetings varies and apparent increased membership has increased traffic associated with the church and is taking over the street and any enforcement appreciated.
Sarabeth Graham	2535 Lakeway	Increase in traffic from the ICW has increased during last 6-8 months. Safety concerns that parking causes narrowing road creates impass for school bus and emergency equipment. Asks for update of what has been done since her initial notification to town.
Helen Rhine	2300 Country Club	Concern about improper parking at corners that causes obstruction of view. Mailboxes are blocked. Cannot back out of own driveway. Difficult to navigate when cars are parked on both sides of street causing a narrow one lane road. Concerned that there is not enough room to park fire equipment.

3. APPROVAL OF MINUTES OF LAST MEETINGS

3.1. Regular Council Meeting – APRIL 10, 2023

A motion was made to approve by Mark Campbell. Seconded by John Crow. All in favor, motion carried.

4. APPROVAL OF EXPENSES

4.1. Review YTD Budget vs Actual

Note: The budget vs. actual includes both 2021-2022 and 2021-2022. The audit adjustments are still pending for 2022-2023 fiscal year end pending CPA's availability.

A motion to approve was made by John Crowe. Seconded by Sherry Betts. All in favor, motion carried.

4.2. Review Balance of Accounts

A motion to approve was made by John Crowe. Seconded by Robert Simmons. All in favor, motion carried.

5. REGULAR AGENDA (Discuss, consider, act on the following items)

Motion was made by Robert Simmons to reorder the agenda items by moving agenda item 5.3 to first in the order. Seconded by Mark Campbell. All in favor, motion carried.

Motion was made by John Crowe to reorder the agenda items by moving agenda item 5.1, to second in the order, then return to the original order of the remaining items. Seconded by Mark Campbell. All in favor, motion carried.

5.1 Gary Sprague, Chairman, Planning and Zoning Commission to present recommendation with regard to the request for Specific Use Permit by DFW Connection Point Church, Inc. to build and operate church and preschool at 2601 Parker, also known as Collin County Appraisal District Property ID 2120413, 2.937 acres located in Abstract A0064 A H Burns Survey, Tract 12. The property is zoned Residential (R1.5). This zoning district permits a church and school with a Specific Use Permit.

Motion was made by Mark Campbell to send the application back to the Planning and Zoning Commission to be reviewed again and make a clearer or better recommendation. No second was made. Motion did not carry.

Motion was made to table by Mark Campbell. No second was made. Motion did not carry.

Motion is being made by Robert Simmons to return the review back to Planning and Zoning Commission with the following considerations discussed for further review. Seconded by Mark Campbell. All in favor, motion carried.

List of Considerations:

- 1. Confirm understanding that there are no shipping containers for storage allowed.**
- 2. Confirm understanding that TXDOT approval of the all tie-ins and alignments will be required.**
- 3. Confirm the understanding that the property will no longer be residential, but will become forever in the future a commercial property.**
- 4. Confirm parking with regard to all expansion plans. Concern if flooding.**
- 5. Confirm applicants plans include a scale and that the drawing includes all measurements to that scale.**

6. Confirm that ordinance stipulates an 8ft masonry screening wall between residential and commercial development.
7. Confirm that applicant has an obligation to provide a proper drainage plan based on percentage of land coverage to include buildings and concrete, before plat/plans will be considered.
8. Confirm that applicant has obligation to provide and will be subject to approved OSSF Suitability Review with OSSF Certification before plat/plans will be considered.
9. Confirm that applicant will not use home currently on property as a residence. The use will only be for an office.
10. Confirm that this P & Z's recommendation for approval is for conceptual purposes. The project must meet all platting and permitting requirements of the town.


5.2 Comprehensive Plan for Land Development 2019 – 2040
Discussion Only. No Action Taken.

5.3 Traffic controls for Lavon Parkway and Lakeway Drive.
Motion made by Mark Campbell to paint or repaint curbs where fire hydrants, corners with stop signs and corners and signage. Seconded by Robert Simmons.

5.4 Options for improving structure of the Board of Adjustments.
Discussion Only. No Action Taken.

6. ADJOURN

A motion to adjourn at 8:42 p.m. was made by John Crowe. Seconded by Mark Campbell. All in favor, motion carried.



David Gensler, Mayor



LeAnn Strait, Town Secretary