

**Excerpt from the January 19, 2017  
Planning & Zoning Commission Meeting Minutes**

**C.6. SUP 2016-06 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM ARCADIA LAND PARTNERS FOR A SPECIAL USE PERMIT FOR SINGLE-FAMILY COTTAGE LOTS LESS THAN 40 FEET WIDE IN THE HOME TOWN CANAL DISTRICT LOCATED IN THE 8800 BLOCK OF BRIDGE STREET.**

**APPROVED**

Planning Manager Clayton Comstock introduced the Special Use Permit and Preliminary Plat requests.

Chairman Randall Shiflet opened the public hearing.

Applicant Katherine Hodge with Arcadia Partners, 3500 Maple Avenue, Dallas, TX 75219 provided details about the SUP and plat requests.

Commissioner Mike Benton asked if the canal will maintain water consistently.

Ms. Hodge responded yes. Water will recirculate and maintain at a constant level.

Commissioner Benton asked about the depth of the canal.

Ms. Hodge said the depth will be around two feet in this area.

Ex-Officio Jerry Tyner asked if the proposed canal will drain into the existing HomeTown lakes.

Ms. Hodge said it doesn't necessarily drain into the lake but it will recirculate from there back up to the pond.

Ex-Officio Tyner asked where the current drainage through that area will go under the new scenario.

Ms. Hodge stated that current drainage will be piped underground and get into the pond from there.

Ex-Officio Tyner said that foul balls from the Birdville baseball stadium land right where the homes are proposed in Phase 5B.

There was a discussion about the foul ball situation.

Planning Manager Comstock provided details about the requests in the staff report.

Chairman Shiflet asked about the homes that would face the canal and the addresses that they would be assigned.

Mr. Comstock replied that it will be the same situation as the existing mews addresses on the west side of the lakes.

Chairman Shiflet called for anyone wishing to speak to come forward. Seeing no one, he closed the public hearing.

**A MOTION WAS MADE BY COMMISSIONER BENTON, SECONDED BY COMMISSIONER LUPPY TO APPROVE SUP 2016-06.**

**MOTION TO APPROVE CARRIED 7-0.**