

CITY OF CALLAWAY
PLANNING BOARD MEETING MINUTES
JANUARY 07, 2025 – 6:00 P.M.

The Callaway Planning Board met in regular session with John Hagan, Chairman, James Dougall, Vice-Chair, and Board Members, Theodore Conte, Ishmael Husam were & Spring Overway present. Bill Frye, Public Works/Planning Director, Jay Mitchell, Administrative Support Clerk were also present.

Chairman John Hagan called the meeting to order, followed by an invocation and the Pledge of Allegiance.

The roll call was made by the administrative support clerk, Jay Mitchell.

It was pointed out that Antonio Reeves and Jeffrey Carnahan's terms have expired. Mr. Carnahan has submitted his application for reappointment, and it will be reviewed at the next Commission Meeting.

APPROVAL OF MINUTES

December 17, 2024

Motion:

A motion was made by Board Member Husam and seconded by Board Member Conte to approve the minutes of December 17, 2024. The motion carried unanimously.

NEW BUSINESS

1. Development Order Review of Park Place Phase 3 & 4

Parcel ID # - 06617-020-000

Bill Frye, Director of Public Works reviewed the Developmental Order of Park Place Phase 3 & 4

Points out typo on the application, and the parcel ID was corrected before the meeting tonight.

Acknowledges Doug Crook, Engineer from Panhandle Engineering is present.

Chairman Hagan asks for confirmation about there being 193 units going up.

Director Frye confirms, 193 single family homes.

Board Member Overway acknowledges the agreement is from 2004 but asks if there was a reason as to why the opportunity to not have a playground was given and the city gained the land instead.

Director Frye states the only reason he could think of was because they gave the city 18 acres of land.

Board Member Overway asked if that land will every be used to become a playground or if it will continue to be used the way it is.

Director Frye believes it will continue to be a transfer station because of how vital the space is as Callaway continues to grow.

Chairman Hagan asks if there is a playground section in the Phase 1 section with a swimming pool?

Director Frye states there is a bunch of open space that can be used for different activities like soccer, wiffleball, etc., there's no picnic tables or anything but it's not off limits and is accessible to anyone. There is a pool house too.

Director Frye continues to say there are utilities along the easement where open space is as well.

Chairman Hagan calls for Public Participation,

- Sharon Brakey – 8105 Heritage Woods Dr. – Concerned about the impact and wants to know how a townhouse differs from a single-family home, if there are any two-story homes. She also addresses her concern for traffic and how it will be mitigated.

Director Frye states if nothing changes, the lots will be used for single-family homes/individual houses and says most of the houses will not be two-story homes.

Chairman Hagan states that the traffic concern will be a DOT issue, but this will be further discussed in the Commission meeting.

- Teressa Langston – 6031 Lance St. – Goes back to what Director Frye says when he said, “if it doesn't change”, asking if it could change to townhomes and not single-family homes or be more than 193 single-family. Also, the issue with traffic is a Callaway issue. Addresses concerns with infrastructure, water line breaks, and suggests there are no funds for Highway 22 and believes those who have power in Callaway do not care about traffic or infrastructure and believes the current problems need to be fixed first. Continues to talk about crime and accident rates in Callaway and emphasizes the need to fix what is current.
- Anna Pelletier – 7724 Shadow Bay Dr. – Wonders what would cause the change to single family homes to town homes. The name is going to be Callaway Bayou Townhomes which suggests there will be townhomes.

Director Frye responds saying when he mentioned Callaway Bayou Townhomes, it was a different parcel with a development order already in place, so that is not the property being discussed tonight. The zoning is R6, a residential single-family, emphasizing not multi-family, so duplexes or townhomes cannot be built on this property, on single-family residential houses with each lot being at least 6,000 sq ft. and at least 50 ft. wide. When he says, “if it doesn't change”, it's because he does not speak in absolutes but in this case he can because there is no way the Commission will change the zoning of this property.

- Gregory Brakey – 8105 Heritage Woods Dr. – Asks if the roads will be put in at the same time as Phase 3 & 4 because that is what was done with Phase 1 & 2. Also asks the difference between R8 and R9.

Engineer Doug Crook states that will be up to the contractor when the roads are put in.

Director Frye states for Callaway's zoning, the 'R' stands for residential, and the number is the lot size square footage, so the '8' is at least 8,000 sq ft. and '9' is for at least 9,000 sq ft.

- Jefferey Carnahan – 7752 Shadow Bay Dr. – Main concern is with Betty Louise Dr. and Hwy. 22 with all the cars that will be on the road, including Star Ave. and Hwy 22. States the infostructure is not there yet so it should not be recommended to go forward.

Motion:

A motion was made by Board Member Conte and seconded by Vice-Chair Dougall to approve the Developmental Order Review of Park Place Phase 3 & 4. The motion carried amongst a roll call vote.

Board Member Overway: No

Board Member Husam: Yes

Board Member Conte: Yes

Vice-Chair Dougall: Yes

Chairman Hagan: Yes

ADJOURNMENT

There being no further business, the meeting adjourned at 6:24 p.m.



Board Chairman Hagan

Jay Mitchell, Administrative Support Clerk