

Draft Minutes for the August 4th, 2020 Planning Commission Regular Meeting

D) WVR20-126 Consideration of a waiver to Section 118-49 of the Subdivision Platting Ordinance to not require sidewalk construction along State Highway 123 for the Navarro Subdivision, Unit 1A.
Owner/Applicant: Lennar Homes of Texas - Richard Mott, P.E., Agent; Case Manager: Matthew Simmont

Mr. Simmont presented. Staff recommended escrow in lieu of sidewalk construction.

Commissioner Tubb asked why staff recommends escrow rather than constructing the sidewalks,

Mr. Simmont stated the escrow is recommended in areas where activity is limited but is expected to increase.

Commissioner Gibson asked if the escrows last for a period of 10-years.

Mr. Simmont stated this is correct.

Commissioner Meyer asked about the statement by the applicant in regard to drainage.

Mr. Simmont stated this is a statement by the applicant and not by the city.

Mr. Ford stated Engineering disagrees with this assessment and a sidewalk can be built in a way which does not impact the floodplain and drainage.

Commissioner Meyer stated he believes the escrow is appropriate in this case.

Mr. Ford stated the Seguin ETJ borders across State Highway 123.

Mr. Simmont stated the City of Seguin did not have any objection to the escrow.

Chair Edwards asked if the applicant would like to speak.

Travis Elseth, KFW Engineers, 13215 Freemont Park, stated TXDOT told the applicant they don't want a sidewalk on this road and the sidewalk would be within the floodplain, disconnected, and dangerous for pedestrians.

Chair Edwards asked if there were any questions for the applicant.

Commissioner Meyer asked Mr. Ford to address the statements by the applicant.

Mr. Ford stated there are ways to construct sidewalks which can go around these issues.

Discussion followed.

Discussion followed on the wording of the motion.

Motion by Commissioner Sonier, seconded by Vice Chair Laskowski, to approve escrow in lieu of sidewalk construction along State Highway 123 for the Navarro Subdivision, Unit 1A. Motion carried (8-0-0).