

Draft Minutes for the July 5, 2017 Planning Commission Regular Meeting

PZ-17-026: Public hearing and recommendation to City Council regarding the proposed rezoning of approximately 25.98 acres consisting of Lot 4B, Moeller Subdivision, Unit 3, addressed at 381 W. Klein Road from "APD" Agricultural / Pre-Development District to "White Wing Enclave" Planned Development District, with a Concept Plan.

(Applicant: Pape; Case Manager: M. Simmont)

Mr. Simmont stated a previous request to rezone the subject property to 'ZH-A' Zero Lot Line Home District was approved by the Planning Commission in May 2017, but failed due to lack of motion at the following City Council meeting. Mr. Simmont stated City Council discussed the applicants' option of pursuing a Planned Development District that would better regulate development and density on the site.

Mr. Simmont presented the Staff report and recommended approval, as the proposed use of the property for single-family development is compatible with the surrounding residential neighborhoods and land uses in the area, the Future Land Use designation of the property as Residential Low Density and the WWPED includes additional development standards that exceed current minimum City standards.

Mr. Simmont indicated the percentage in objection exceeded 20%, therefore a super-majority approval was required at City Council.

Commissioner Sonier inquired about the previous case that was brought before the Planning Commission in May 2017.

Mr. Simmont provided the history of the previous case, stating that the request for a rezoning to the 'ZH-A' Zero Lot Line Home District failed due to a lack of motion by City Council.

Chair Elrod requested clarification of the previous Planning Commission motion.

Mr. Simmont responded that the Planning Commission recommended approval to the City Council on the previous rezoning request to the 'ZH-A' Zero Lot Line Home District. Mr. Simmont stated the City Council's concern was the lot size was not consistent with surrounding developments.

Commissioner Tubb inquired if a hike and bike trail would be constructed or funds escrowed for the widening of W. Klein Road.

Mr. Simmont responded that the hike and bike trail is required on the opposite side of the road, and would occur with a future widening of the street.

Chair Elrod asked if anyone wished to speak in favor.

No one spoke.

Chair Elrod asked if anyone wished to speak in opposition.

Debbie Lee Winslow, 417 W. Klein Road, also representing 405 and 409 W. Klein Road, objected to the rezoning of the property until public improvements were completed on W. Klein Road. Ms. Winslow indicated an existing high volume of traffic on W. Klein Road due to the two schools located in the area has congested the area already, and expressed concerns regarding the increase in traffic. Ms. Winslow stated the current drainage issues on the subject property, and into the public right-of-way, would need to be addressed and easement and fence requirements to be a part of the development. Ms. Winslow also asked for consideration be given to the existing pond on the subject property when drainage plans are submitted.

Applicant Allen Hoover, with Pape-Dawson Engineers, Inc., wished to speak in favor. Mr. Hoover reiterated the details that had been changed since the previous case was considered by the Commission

in May 2017. Mr. Hoover addressed Ms. Winslow's concerns, stating drainage easements will be put in place to intercept water flow issues.

Motion by Vice Chair Edwards, seconded by Commissioner Laskowski, to close the public hearing. The motion carried (9-0-0).

Motion by Vice Chair Edwards, seconded by Commissioner Hoyt, to recommend approval to City Council regarding the proposed rezoning of approximately 25.98 acres consisting of Lot 4B, Moeller Subdivision, Unit 3, addressed at 381 W. Klein Road from "APD" Agricultural / Pre-Development District to "White Wing Enclave" Planned Development District, with a Concept Plan. Motion carried (9-0-0).

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