

Draft Minutes for the January 9, 2018 Planning Commission Regular Meeting

PZ-17-052: Public hearing and recommendation to City Council regarding the proposed rezoning of approximately 52.05 acres out of the A.M. Esnaurizar Survey, Abstract 20, located on the north side of State Highway 46 South, approximately 1,100 feet southeast of the intersection of State Highway 46 and Prairie View Lane, from “APD” Agricultural/Pre-Development District and “C-1” Local Business District to Rippen Ranch Planned Development District (RRPD).

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

Mr. Simmont presented the Staff report and recommended approval with the following requirement:

1. Remove note #9 from the Concept Plan or delineate the location of all areas restricted for drainage on the property.

Staff also stated the following recommendations that the Rippen Ranch PD include requirements to:

1. Construct and maintain a residential buffer as outlined in Section 5.3 of the Zoning Ordinance adjacent to the surrounding commercial and industrial properties.
2. Construct an eight (8) foot tall masonry wall and the provision of shade trees be required.
3. Construct an eight (8) foot tall masonry wall and shade trees be provided along the portion of the project that fronts SH 46, between the roadway and the proposed residential lots.

Staff also recommended approval of a Future Land Use Plan amendment of the proposed Rippen Ranch PD adjacent to SH 46 from “Commercial” to “Residential Low Density”, which would occur with the second reading of the ordinance.

Discussion followed regarding a connection to Prairie View Lane.

Vice Chair Edwards asked if anyone wished to speak in favor.

Allen Hoover, a representative with Pape-Dawson Engineering, explained the challenges of the elevation of the subject property in relation to drainage. He expressed his belief that the Staff recommendations for walls would complicate the drainage on the site. He requested the walls not be required, and explained that the drainage lots would act as buffers between the residential, industrial and commercial lots.

Mr. Simmont clarified the Staff recommendation can be amended at City Council to recommend an alternative to the layout of the buffer walls on the subject property.

Commissioner Bearden inquired to the length of the drainage lots on the subject property.

Discussion followed regarding the drainage lots, and the frontage on State Highway 46 South.

Vice Chair Edwards asked if anyone wished to speak in opposition.

No one spoke.

Motion by Commissioner Hoyt, seconded by Commissioner Sonier, to close the public hearing. The motion carried (8-0-0).

Commissioner Hoyt inquired about the provisions regarding runoff and retaining walls.

Discussion followed, with Mr. Ford providing clarification regarding drainage control and relation to walls.

Discussion followed regarding the drainage lots acting as buffers from State Highway 46 South and the adjacent commercial and industrial lots.

Vice Chair Edwards stated that a masonry wall objection application is an option available for the developers and residential homeowners.

Discussion followed.

Commissioner Bowers inquired if Staff would recommend buffer trees within the drainage easements, in lieu of the wall.

Mr. Ford clarified that trees should not be placed in drainage easements due to subsequent obstruction and maintenance issues.

Motion by Commissioner Laskowski, seconded by Commissioner Sonier, to recommend approval to City Council regarding the proposed rezoning of approximately 52.05 acres out of the A.M. Esnaurizar Survey, Abstract 20, located on the north side of State Highway 46 South, approximately 1,100 feet southeast of the intersection of State Highway 46 and Prairie View Lane, from "APD" Agricultural/Pre-Development District and "C-1" Local Business District to Rippen Ranch Planned Development District (RRPD), with Staff recommendations. Motion carried, with Commissioners Bearden and Tubb in opposition (6-2-0).

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