

Draft Minutes for the November 7, 2017 Planning Commission Regular Meeting

PZ-17-044: Public hearing and recommendation to City Council regarding the proposed rezoning of 9.27 acres out of Lot 1, Block 1, Starlight Terrace, Unit 2, located within the Live Oak Mobile Home Community on Ashberry Avenue, from “M-1” Light Industrial District to “B-1B” Manufactured Home Park District.

(Applicant: Barbara Wrobel; Case Manager: M. Greene)

Mr. Greene presented the Staff report and recommended approval.

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

Chair Elrod asked if anyone wished to speak in favor.

Chris Van Heerde, with HMT Engineering, stated he would be speaking on behalf of the developer. He presented photos of the existing mobile home community on the property. He described the photos of the amenities for the neighborhood and mobile homes located in the flood plain. He stated the mobile home community provided attractive and affordable housing options. He stated the subject property would be developed with the same level of care and concern as the existing development had been. He stated they were working on a flood study for the property due to the location in the floodplain, and that the developer had previous experience with building within the floodplain.

Chair Elrod asked if anyone wished to speak in opposition.

Joe and Susan Grist, 727 N. Live Oak Avenue, wished to speak in opposition. They stated they were the area listed as opposition in the report. They described their experience as neighbors with the existing mobile home community, both negative and positive. They explained their main concern was flooding and developing more impervious surfaces in the floodplain. They expressed concerns regarding the proposed density. They explained the construction would be occurring at the same time as a new bridge is proposed to be built over the nearby railroad crossing, therefore posing traffic hazards in the case of an emergency.

Motion by Vice Chair Edwards, seconded by Commissioner Hoyt, to close the public hearing. The motion carried (5-0-0).

Vice Chair Edwards inquired to the required elevation for the mobile homes proposed in the floodplain.

Mr. Van Heerde answered in the area by the Dry Comal Creek the required elevation increase would be approximately 5 feet.

Discussion followed.

Motion by Vice Chair Edwards, seconded by Commissioner Hoyt, to recommend approval to City Council regarding the proposed rezoning of 9.27 acres out of Lot 1, Block 1, Starlight Terrace, Unit 2, located within the Live Oak Mobile Home Community on Ashberry Avenue, from “M-1” Light Industrial District to “B-1B” Manufactured Home Park District, with Staff recommendations. Motion carried (5-0-0).