

5. E) **DCP24-284** Public hearing and recommendation to City Council regarding a proposed rezoning of approximately 66 acres out of the Edwardo Hernandez Survey No.454, Abstract 263, from R-1A-6.6 (Single-Family District) to Hueco Springs Ranch Planned Development District (HSRPD), currently addressed as 392 Hueco Springs Loop Rd.

Mary Lovell presented the aforementioned item and recommended approval with the conditions stated in the staff report.

Chair Sonier asked if there were any questions for staff.

Discussion followed regarding the proposed concept plan, drainage, floodway location, and clarification of the request.

Further discussion followed on the proposed zoning and land use, the adopted regional transportation plan, right-of-way dedication and infrastructure improvement requirements, and parkland requirements.

Chair Sonier invited the applicant to speak on the item.

Drake Thompson elaborated on the request, presented the project history, development intentions, and proposed standards, emphasizing a desire for a unique design that includes light commercial zoning and reduced residential density compared to what is allowed by code. Thompson went on to discuss residential buffering efforts, funding for transportation infrastructure improvements, drainage, and project timelines.

Chair Sonier left the dais at 7:06pm and returned at 7:10m.

Discussion followed on proposed amenities, sidewalks, project connectivity, project afford ability, and tree preservation.

Chair Sonier opened the public hearing.

The following individuals spoke on the item:

Dinah Lovejoy-Naumann, and S. T. Gilbert

Discussion followed on project access, traffic and safety concerns, public infrastructure improvement requirements, and use of the proposed commercial zoning.

Further discussion followed on drainage and flooding concerns, traffic and safety

concerns, potential effects on neighboring residences, zoning requirements, and the scope and process of the request.

Chair Sonier closed the public hearing.

Discussion followed on drainage review and proposed lot sizes.

Brooke Lindholm, an engineer for the project, provided information about drainage plans, stating they would manage storm water flows and comply with city codes, aiming to reduce overall drainage impact.

Chair Sonier reopened the public hearing.

S. T. Gilbert spoke again on the item expressing concern for lot size, drainage, and potential effects on neighboring residences.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further questions or motion.

Discussion followed on proposed lot sizes, the purpose and procedures for concept plan requests, setbacks, block lengths, and whether additional precautions could be included in the approval.

The applicant expressed willingness to enhance development standards beyond code requirements.

Motion by Commissioner Rudy, seconded by Commissioner Schaeffer, to recommend approval of the item to City Council. Motion carried (5-2-1) with Commissioner Allen and Commissioner Taylor in objection, and Commissioner Miedema abstaining from the vote.