

Draft Minutes for the May 2nd, 2017 Planning Commission Regular Meeting

PZ-17-021 and PZ-17-022: Public hearing and recommendation to City Council regarding a requested amendment to Ordinance No. 2017-29, the “Highland Grove” Planned Development District Concept Plan, to remove 11.64 acres from “Highland Grove” Planned Development District (HGPDP) and rezone the 11.64 acres and 38.1 acres out of the William H. Pate Survey, Abstract No. 259 and R. Ximenez Survey, Abstract No. 347, Guadalupe County, Texas, to “Highland Gardens” Planned Development District (HGARDPD), adopting a Concept Plan and associated Development Standards, located on FM 1044.

(Highland Grove Applicant: Moeller; Case Manager: M. Simmont)

(Highland Gardens Applicant: Dirt Dealers; Case Manager: M. Greene)

Mr. Greene presented the Staff report and recommended approval with the following conditions:

1. Installation of a solid screening fence or wall be required to be installed by the developer along open spaces and by the developer and/or home builder along residential lots where adjacent APD zoned properties.
2. The 150-foot airstrip buffer will be required to be labeled as an avigation easement on the Highland Gardens Master Plan, Final Plats and Detail Plan(s). An avigation easement note shall be provided on the Master Plan, Final Plats and Detail Plan(s) stating “no dwelling units or habitable structures will be constructed within an approximate offset of 75 feet both sides of the existing airstrip centerline.”

Discussion followed regarding any possible concerns with the landing strip located nearby.

Chair Elrod asked if anyone wished to speak in favor.

James Ingalls, 2021 SH 46 W., representing the applicant, spoke in regards to intended direction of future development, working towards FM 1044.

Chair Elrod asked if anyone wished to speak in opposition.

Tony Wisdom, 2097 FM 1044, expressed concern regarding flood hazards, and the proximity of the intended connection road from the subdivision to FM 1044 facing his driveway in regards to drainage, as well as headlights.

Debbie Williams, 111 Cottontail Lane, inquired about future plans to upgrade FM 1044 to accommodate the increased residential density. Citizen also stated that her property has not received city services after previous annexation years ago. A concern for increased noise in regards to lot density was also expressed.

Discussion followed regarding Thoroughfare Plan, and TxDOT's governance over FM 1044, and future sewer services.

Motion by Commissioner Laskowski, seconded by Commissioner Sonier, to close the public hearing. The motion carried (6-0-0).

Motion by Commissioner Laskowski, seconded by Commissioner Sonier, to approve the requested amendment to Ordinance No. 2017-29, the “Highland Grove” Planned Development District Concept Plan, to remove 11.64 acres from “Highland Grove” Planned Development District (HGPDP) and rezone the 11.64 acres and 38.1 acres out of the William H. Pate Survey, Abstract No. 259 and R. Ximenez Survey, Abstract No. 347, Guadalupe County, Texas, to “Highland Gardens” Planned Development District (HGARDPD), adopting a Concept Plan and associated Development Standards, located on FM 1044, with staff recommendations. The Motion carried (6-0-0).