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

PZ-17-040 & PZ-17-043: Public hearing and recommendation to City Council regarding a requested amendment to Ordinance No. 2016-36, the "Avery Park" Planned Development District Detail Plan, to remove Lots 43 & 44, Unit 1 from the "Avery Park" Planned Development District (HGPD) and rezone Lots 43 & 44 and 27.80 acres out of the Antonio M. Esnaurizar Survey, Abstract No. 20, Guadalupe County, Texas, to "Avery Park 13" Planned Development District (AP13PD), adopting a Concept Plan and associated Development Standards, located north of the intersection of Avery Park Drive and State Highway 46 South.
(Applicant: HMT; Case Manager: M. Simmont)

Mr. Simmont presented the Staff report and Staff recommends the following:

Approval of:
The amendment to Ordinance No. 2016-36, the "Avery Park" Planned Development District Concept Plan to remove and rezone Lots 43 & 44, Block A, Avery Park Unit 1, from "Avery Park" Planned Development District to "Avery Park 13" Planned Development District.

Approval of:
The rezoning of 27.38 acres from C-3 and APD to "Avery Park 13" Planned Development District with a Concept Plan and Development Standards with the following conditions:

1. Access to SH 46 is prohibited.
2. Incorporate the street layout into the Concept Plan.
3. Provide more than the minimum park ordinance improvements.

Approval of:
A Future Land Use Plan amendment of the proposed Avery Park 13 PD adjacent to SH 46 from "Commercial" to "Residential Low Density", which would occur with the second reading of the ordinance. This amendment would be consistent with the proposed use of the property and would offer opportunities for staggered development along Arterials as opposed to strip commercialization as currently depicted on the Future Land Use Plan. The Commercial strip illustrated along SH 46 is not of sufficient depth to provide meaningful non-residential development opportunities to serve this side of the community.

Vice Chair Edwards inquired if traffic control measures would be implemented.

Mr. Simmont said yes.

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 developers. He requested a change to the second requirement to incorporate the street layout into the Concept Plan.

Discussion followed regarding the Staff recommendation.

He stated the development would include parks amenities, such as a dog park.

Chair Elrod asked if anyone wished to speak in opposition.

No one spoke.

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

Motion by Vice Chair Edwards, seconded by Commissioner Nolte, to recommend approval to City Council regarding a requested amendment to Ordinance No. 2016-36, the "Avery Park" Planned Development District Detail Plan, to remove Lots 43 & 44, Unit 1 from the "Avery Park" Planned Development District

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(HGPD) and rezone Lots 43 & 44 and 27.80 acres out of the Antonio M. Esnaurizar Survey, Abstract No. 20, Guadalupe County, Texas, to “Avery Park 13” Planned Development District (AP13PD), adopting a Concept Plan and associated Development Standards, located north of the intersection of Avery Park Drive and State Highway 46 South, with Staff recommendations. Motion carried (5-0-0).

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