

Draft Minutes for the September 5, 2018 Planning Commission Regular Meeting

**PZ-18-032 Public hearing and recommendation to City Council regarding the proposed rezoning of approximately 40.9 acres out of the A M Esnaurizar Survey, Abstract 20, located on the northwest corner of the intersection of State Highway 46 South and Saengerhalle Road from “APD” Agricultural/Pre-Development District and “R-2” Single-Family and Two-Family District to “C-1B” General Business District and “ZH-A” Zero Lot Line Home District.
(Applicant: Craig Hollmig; Case Manager: M. Simmont)**

Mr. Simmont presented the Staff report and recommended approval.

Vice Chair Reaves stated he was concerned regarding drainage and the density of ZH-A lot sizes.

Mr. Simmont stated the ZH-A zoning designation is still considered low-density residential despite the small lot size requirement.

Chair Edwards invited the applicant to speak.

Thor Thornhill, a representative of the applicant, stated the ZH-A zoning designation was chosen because it would allow for the developer to sell the homes at an affordable rate. He informed the Commission a large portion of the property falls within a drainage easement and will therefore limit the buildable area of the property.

Discussion followed regarding the drainage easement.

Commissioner Meyer asked how many units were being proposed.

Mr. Thornhill said approximately 104 units.

Chair Edwards asked if anyone wished to speak in favor.

No one spoke.

Chair Edwards asked if anyone wished to speak in opposition.

Denise Smith, 365 Copper Path, wished to speak in opposition. She stated the intersection of Saengerhalle Road and State Highway 46 is already too congested. She also informed the Commission there is Texas Historical Cemetery on the property which she hopes will be preserved.

Peter James, 1398 Fall Cover, wished to speak in opposition. He stated he was concerned with the impact the development will have on traffic in the area. He further stated he does not believe the lots will address the need for affordable housing.

Louis Cavallaro, 1342 Jericho Ridge, wished to speak in opposition. He expressed concerns regarding traffic congestion and safety. He further described the issue of limited visibility when turning on to State Highway 46.

Judy McCarthy, 1340 Copper Path, wished to speak in opposition. She stated she had concerns regarding traffic safety, drainage, and the impact the development will have on her property's value.

Mr. Thornhill clarified the cemetery will be protected because the existing drainage easement will prevent development near it.

Discussion then followed regarding the affordability of the lots.

Shawn Gabbard, 1380 Copper Path, wished to speak in opposition. He expressed concerns regarding the impact on traffic. He stated he does not believe a stop light will be installed on Saengerhalle and Highway 46. He further detailed the frequency of traffic accidents in the area.

Motion by Commissioner Laskowski, seconded by Vice Chair Reaves, to close the public hearing. Motion carried (8-0-0).

Discussion followed regarding workforce housing.

Motion by Commissioner Gibson, seconded by Commissioner Meyer, to recommend approval to City Council regarding the proposed rezoning of approximately 40.9 acres out of the A M Esnaurizar Survey, Abstract 20, located on the northwest corner of the intersection of State Highway 46 South and Saengerhalle Road from "APD" Agricultural/Pre-Development District and "R-2" Single-Family and Two-Family District to "C-1B" General Business District and "ZH-A" Zero Lot Line Home District. Motion carried (8-0-0).

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