

Draft Minutes for the March 3rd, 2020 Planning Commission Regular Meeting

Item C - PZ20-0021 Public hearing and recommendation to City Council regarding the proposed rezoning of approximately 80.16 acres out of the A.M Esnaurizar Eleven League Grant, Abstract No. 20, located southeast of the 700 block of Saengerhalle Road, from “APD” Agricultural/Pre-Development District to “ZH-A” Zero Lot Line Home District. (Applicant: Tom Yantis; Owners: Tyler Timmermann and Sidney Timmermann; Case Manager: Matthew Simmont)

Commissioner Sonier left the dais at 7:53pm.

Mr. Simmont presents.

Commissioner Meyer asked for clarification on the definition of low density.

Mr. Simmont clarified anything less than 10 units per acre would be considered low density; ZH-A is considered low density but is the highest density option of the single-family zoning districts.

Nick Reynolds, 652 W Mill St., Applicant, stated there is a large drainage easement that runs through the property.

Vice Chair Reeves asked if any driveways will be along Saengerhalle Road.

Mr. Reynolds stated all driveways would be internal.

Commissioner Sonier returned to the dais at 7:59pm.

Chair Edwards asked if anyone wished to speak in favor.

No one spoke.

Chair Edwards asked if anyone wished to speak in opposition.

Pam Timmermann, 1848 Saur Lane, stated her opposition due to traffic concerns along Saengerhalle Rd and asked for clarification of the approximate number of units that would be going into the development.

Mr. Reynolds clarified they would not be planning to do 10 units per acre.

Mrs. Timmerman asked approximately how many units would be developed.

Chair Edwards clarified the maximum number of units that could be on the lot per acreage is reduced by 20% due to drainage, driveways, and streets

Chair Edwards clarified what is being considered at this point by the commission is strictly the zoning of the property.

Mrs. Timmerman asked what would be done about the roads and traffic.

Chair Edwards stated the development would have to complete a Traffic Impact Analysis.

Discussion followed.

Mrs. Snell stated the subdivision ordinance has been revised and Master Plans no longer go through Planning Commission and are only administratively approved; the subdivision process is no longer discretionary as long as they are in full compliance.

Discussion followed.

Mr. Reynolds stated they are working with the school nearby to create a thoroughfare to Deborah Dr to alleviate traffic.

Charles Saur, 1618 Saur Ln, stated his concerns for drainage throughout the development as well as traffic.

Motion by Commissioner Laskowski, seconded by Commissioner Sonier, to close the public hearing. Motion carried (7-0-0).

Motion by Commissioner Laskowski, seconded by Commissioner Sonier to recommend approval to City Council regarding rezoning of approximately 80.16 acres out of the A.M Esnaurizar Eleven League Grant, Abstract No. 20, located southeast of the 700 block of Saengerhalle Road, from "APD" Agricultural/Pre-Development District to "ZH-A" Zero Lot Line Home District.

Commissioner Mathis asked for clarification if this would be the only time this development would be brought before the Commission.

Mrs. Snell stated this is correct as long as the development fully meets code it would not come before the Commission again.

Motion carried (5-0-2) with Commissioner Mathis and Commissioner Meyer in opposition.