

Draft Minutes for the June 1, 2021 Planning Commission Regular Meeting

C) PZ21-0150 Public hearing and recommendation to City Council regarding a proposed rezoning of approximately 60.1 acres out of the J. Thompson Survey, A-608 and William H. Pate Survey, A-259 located east of the intersection of FM 1044 and Michelson Lane, from “APD” Agricultural/Pre-Development District to “ZH-A” Zero Lot Line Home District. Applicant: Chris Van Heerde, P.E., HMT Engineering & Surveying; Owner: Sandra Wunderlich.

Mr. Simmont presented and recommended approval.

Chair Edwards asked if there were any questions for staff.

Discussion followed on surrounding Residential zoning districts, land uses, and lot sizes.

Chair Edwards asked if the applicant would like to speak.

Thor Thornhill, 290 S Castell, provided further clarification on the surrounding land uses and lot sizes.

Chair Edwards asked if anyone would like to speak in opposition of the request.

Barbara Cooper, 1986 Kalli Jo Ln, stated opposition to the request citing concerns over density and land use.

Rico Ugoletti, 1974 Kalli Jo Ln, stated opposition to the request citing concerns over more affordable housing, noise, and property values.

Benjamin Schlomach, 1998 Kalli Jo Ln, stated opposition in line with previous comments.

Chair Edwards asked for a show of hands for residences in Voss Farms that are in opposition of the request.

11 in-person public participants raised their hands that they agree with the previous comments made in opposition.

Robert Knudson, 355 Michelson Ln, stated concerns over the drainage area and construction within the subdivision.

Angelina Camet, 1917 Sunspur Rd, stated concerns over traffic and density.

David Ortiz, 217 Michelson Ln, asked about access to the property and cited traffic concerns.

Kristen Coker, 1762 Jacobs Court, stated concerns over rapid growth, land use, and nearby school capacity.

Jeffrey Martin, 1994 Kalli Jo Ln, stated opposition in line with previous comments.

Dakota Pacheco, 2328 Arctic Warbler, stated opposition to the request in line with previous comments and concerns about crime, and mentioned a petition in opposition of the request.

Sarah Ortiz, 217 Michelson Ln, stated opposition in line with previous comments.

William Rodgers, 16 La Mesa Dr, stated opposition to the request citing concerns over flooding, emergency access,

Leah Gomez, 1319 Michelson, stated opposition to the request in line with previous concerns.

John Malik, 1927 Lou Ann Dr, stated opposition to the request in line with previous concerns.

Harley Miller, 1918 Kalli Jo Ln, stated opposition to the request in line with previous concerns.

Tanner Davis, 2325 Arctic Warbler, stated opposition to the request citing concerns over environmental impacts to the area, and emergency response.

Jose Sandoval, 1929 Bluethroat, stated opposition to the request in line with previous concerns.

Chair Edwards asked if anyone would like to speak in favor of the request.

Thorn Thornhill, 290 S Castell, addressed concerns from the public comment such as drainage, access, traffic concerns, and lot size.

Discussion followed on the density, building contractors, access, Michelson Ln, and surrounding lot sizes.

Mark Hampton, 2836 Meadow Breeze, stated he is in favor of the request and provided statistics to show how property values will not decrease.

Casey Lee, 936 Gruene Rd, stated he is in favor of the request as a realtor citing concerns over housing shortages in the city.

Chair Edwards closed the public hearing.

Discussion followed on access to 1044, potential for waivers during platting, and Michelson Ln.

Robert Knudson, 355 Michelson Ln, stated his father owned property in this area and Michelson Ln was primarily a tractor road and the road was dedicated to Guadalupe County, but the county did not follow through with maintenance and/or acceptance of the property.

Chair Edwards asked if there were further discussion or a motion.

Motion by Commissioner Mathis, seconded by Chair Edwards, to recommend approval to City Council of the proposed rezoning of approximately 60.1 acres out of the J. Thompson Survey, A-608 and William H. Pate Survey, A-259 located east of the intersection of FM 1044 and Michelson Lane, from "APD" Agricultural/Pre-Development District to "ZH-A" Zero Lot Line Home District. Motion carried (7-1) with Chair Edwards opposed.