

Minutes of the January 25th, 2022 Regular Planning and Zoning Commission Meeting

The January 25th, 2022 Planning and Zoning Commission Meeting was called to order at 6:00pm.

Roll Call: The Following Commissioners were present: Hoifeldt, Streit, Broderick, Koshy, Ward, and Gerlitz. Commissioners Absent: Inman. City Staff in attendance: Andy Kass, Bill Mettee and Kathryn Purvis.

Agenda Approval: Motion by Commissioner Streit, seconded by Commissioner Hoifeldt, to approve the agenda for the January 25th, 2022 Planning and Zoning Commission Meeting. Ayes: Hoifeldt, Streit, Broderick, Koshy, Ward, and Gerlitz. Nays: none. Motion Carried.

Approval of the January 11th, 2022 Meeting Minutes: Motion by Commissioner Ward and seconded by Commissioner Hoifeldt to approve and adopt the minutes of the January 11th, 2022 Planning and Zoning Commission Meeting. Ayes: Hoifeldt, Streit, Broderick, Koshy, Ward, and Gerlitz. Nays: none. Motion Carried.

Approval of a Rezoning related to a change from A-1 (Agricultural District) to R-2 (One & Two Family Residential)/ PD-1 (Planned Development Overlay) and R-4 (Row Dwelling and Townhome District) [Painted Woods West Phase 2]

Director of Development, Andy Kass, introduced the request for rezoning to R-4 (Row Dwelling & Townhome District) as submitted by the applicant, CMBK, LC. The subject property is currently zoned A-1 (Agricultural District) and contains approximately 77.60 acres located north of Interstate 80 and west of R-22/ Ute Avenue.

Mr. Kass advised that the applicant has provided 50.14% consent from property owners within 250- feet of the property to be rezoned. Notices of the Rezoning were mailed January 14, 2022. Rezoning Signs were placed on the site January 18th, 2022. Staff has not received any correspondence for this request.

A concept plan was provided that identified approximately 179 single-family lots within the area to be rezoned to R-2. 118 lots are shown in the area identified as R-2/PD-1. A total of 181 townhomes are identified in the southwest corner of the property and is conceptual, any townhome development would require further review and approvals by the City. Landscape buffers would be required along all sides of the townhome development and along lots that abut U Place, and public streets would provide access to the development except within the townhome area where the streets would be privately owned and maintained.

At this time staff would recommend approval for the rezoning for Painted Woods West Phase 2.

- Commissioner Broderick questioned who would be responsible for the rural road. Mr. Kass advised that U Place would be a 50/50 split for improvement with future development to make the extensions of sewer water storm infrastructure and paving more equitable for all parcel owners.
- Commissioner Hoifeldt questioned if the city would install curb and gutter. Mr. Kass advised the developer would be responsible for the installment when both sides of the road have development occurring.
- Commissioner Streit verified if this avoided an asphalt overlay that would need to be torn out in the near future. Mr. Kass advised that is correct.

Commissioner Hoifeldt moved to approve the rezoning related to a change from A-1 (Agricultural District) to R-2 (One & Two Family Residential), R-2 (One & Two Family Residential) / PD-1 (Planned Development Overlay) and R-4 (Row Dwelling and Townhome District) [Painted Woods West Phase 2] subject to any remaining staff comments and review of the legal documents. Commissioner Streit seconded the motion. Ayes: Hoifeldt, Streit, Broderick, Koshy, Ward, and Gerlitz. Nays: none. Motion Carried.

Approval of a Preliminary Plat for Coffee Bean Addition Plat 1
Approval of a Final Plat for Coffee Bean Addition Plat 1

Director of Development, Andy Kass, introduced the request for approval of a preliminary and final plat for a commercial retail business as submitted by the applicant, Brandon Haverty. The subject property contains approximately 4.56 acres and is generally located south of SE University Avenue, north of SE Bishop Drive, and west of SE Waco Place. The property was originally part of a larger rezoning in 2015 for the Cove at Kettlestone project, since that time there have been several replats of the property and this request is similar as previous ones.

Mr. Kass advised that a total of two lots are identified on the plat for commercial development and all lots meet the minimum requirements of the C-1 bulk zoning regulations. No additional streets will need to be extended, but a 5 foot sidewalk will be installed along SE University Avenue, SE Waco Place, and SE Bishop Drive as part of improvements. All public utilities exist to serve the site.

At this time staff would recommend approval of the preliminary and final plats subject to any remaining staff comments and review of the legal documents.

- Commissioner Streit questioned if there would be a full access to allow a south turn onto SE Waco Place from university headed east. Mr. Kass advised that the site only includes a right in/ right out access at this time.
- Commissioner Hoifeldt questioned if this is a split lot. Mr. Kass advised that is correct. Commissioner Koshy commented that it was an odd split. Mr. Kass explained that it may

have something to do with preserving the marketability of the lot by maintaining its flexibility.

Commissioner Broderick moved to approve the preliminary plat for Coffee Bean Addition Plat 1 subject to any remaining staff comments and review of the legal documents. Commissioner Ward seconded the motion. Ayes: Hoifeldt, Streit, Broderick, Koshy, Ward, and Gerlitz. Nays: none. Motion Carried.

Commissioner Streit moved to approve the final plat for Coffee Bean Addition Plat 1 subject to any remaining staff comments and review of the legal documents. Commissioner Hoifeldt seconded the motion. Ayes: Hoifeldt, Streit, Broderick, Koshy, Ward, and Gerlitz. Nays: none. Motion Carried.

New Business

Director of Development, Andy Kass, introduced new business relating to future projects, a workshop with the City Council, and Election of officers at the next meeting.

Adjournment

Commissioner Koshy moved to adjourn the January 25th, 2022 regular planning and zoning commission meeting. Commissioner Broderick seconded the motion. Ayes: Hoifeldt, Streit, Broderick, Koshy, Ward, and Gerlitz. Nays: none. Motion Carried.

The January 25th, 2022 regular Planning and Zoning Commission Meeting was adjourned at 6:34 pm.

Cherian Koshy, Chairman

Attest:

Andy Kass, Director of Community Development