

MINUTES
PLANNING AND ZONING COMMISSION MEETING
October 9, 2014

CALL TO ORDER – Roll Call and Determination of a Quorum

The Planning and Zoning Commission met on the above date. Vice Chairperson Lozano called the meeting to order at 7:00 P.M.

Commissioners Present:

Chairperson Wright	X Commissioner Raney
X Commissioner Sutaria	X Commissioner Lozano
X Commissioner Stanislav	

Alternate Jeang	X Alternate Cassavechia
x Alternate Leamy	

Alternate Cassavechia was appointed a voting member.

Staff/Others Present

X City Administrator Flanigan	X City Secretary Smith
X Developer Steve Sallman	X Developer's Engineer Richard Hovas

PLEDGE OF ALLEGIANCE

The pledges were recited.

PUBLIC COMMENTS The City Council invites any person with business before the Council to speak to the Council. No formal action may be taken on these items at this meeting. Please keep comments to 3 minutes.

None

INDIVIDUAL CONSIDERATION ITEMS

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION MEETING MINUTES FOR SEPTEMBER 18, 2014.

Amendment: Page 2, Item 3 - replace Standridge with Stanislav

MOTION: Commissioner Sutaria move to approve the minutes as amended. Commissioner Stanislav seconded with Commissioners Cassavechia, Sutaria, Lozano, and Stanislav voting for. Motion carried 4-0. Commissioner Raney abstained.

2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A PRELIMINARY PLAT FOR KINGS CROSSING PHASE 2.

City Council approved a development agreement in 2007, Resolution 2007-170, on this tract of land, AKA Bedell Tract. The plat must comply with the agreement. City Engineer has reviewed the preliminary plat and noted six items that are outstanding in the third review letter dated 10/7/2014. Lot sizes allowed per the agreement are 1 acre minimum.

Developer Steve Sallman and his Engineer Richard Hovas were present to answer questions.

1. Only 1 point of access from an improved public roadway is provided for this development. City Ordinance requires 2 points of access be provided. The developer is requesting a variance.

City Administrator Flanigan stated the second access point will be provided in a future phase of the development. Currently there are other developments; such as Edgewater, Creekside, The Knolls and McCreary Creek that have been granted a variance by constructing wider entry ways. The entry proposed for this development is 2 24-foot lanes divided by a 5-foot median. The 2 wider roadways provides for emergency traffic. Mr. Sallman stated in other developments the 2 divided lanes meets the 2 points of access requirement. This development will have a second access connecting to a future phase. It was clarified that all phases on the Bedell tract are required to be developed in accordance with the approved development agreement and concept plan.

Commission discussion ensued. It was communicated to the developer all future phases are required to meet the City code and have 2 points of access. Commissioner Stanislav has a concern with the traffic load on Lewis Lane once all phases are developed. He would like the developer to consider an additional connection to Lewis Lane.

2. 2-feet freeboard is required above the 100-year water surface elevation (WSEL) in the drainage channels. The previous response letter provided stated that 2-feet of freeboard is to be provided between the 100-year WSEL and the finished pads of the adjacent lots. The City may consider the 2-feet freeboard between the 100-year WSEL and the finished pad elevation with a minimum of 1-foot freeboard contained within the channel.

City Administrator Flanigan stated this requirement is not found in the City Codes and he will check with the City Engineer to find out where this requirement can be found.

The City Flood Prevention Ordinance states:

In all areas of special flood hazards where base flood elevation data has been provided as set forth in (i) [Section 16-165](#), (ii) [Section 16-172](#)(8), or (iii) [Section 16-177](#)(3), the following provisions are required:

(1) *Residential construction.* New construction and substantial improvement of any residential structure shall have the lowest floor (including basement), elevated to two (2) feet above the base flood elevation. A registered professional engineer, architect, or land surveyor shall submit a certification to the Floodplain Administrator that the standard of this subsection as proposed in [Section 16-173](#)(1)(a), is satisfied.

The 2-foot freeboard requirement makes the ditch deeper and the added slope causes maintenance issues for the property owner. The ditch will handle a 100-year flood event. They are requesting a variance for 1.7-foot freeboard.

3. The depth shown on the calculations for the off-site channel does not match the contours provided.

This is an engineering issue to be resolved prior to going before Council.

4. Riprap shall be placed at each end of all storm culverts, discharges, and bends in the drainage channel.

This is an engineering issue to be resolved prior to going before Council.

5. Maximum length cul-de-sac is 600-feet. Response letter provided by the developer states that the development agreement allows cul-de-sac lengths of 1,500 feet. City to verify.

The cul-de-sac's are temporary and will no longer be a dead end when the next phase is constructed. The 1,500 feet is allowed by the Development Agreement.

6. Written release is required from existing easement holders prior to construction.

This is an engineering issue to be resolved prior to going before Council.

MOTION: Commissioner Raney moved to recommend approval of Kings Crossing Phase 2 Preliminary Plat subject to:

Items 3, 4 and 6 noted in the City Engineer review letter dated 10/7/2014 being resolved prior to going to Council, and

Allowing a variance for Items 1 and 5 noted in the City Engineer review letter dated 10/7/2014 as requested, and

Allowing a variance for Item 2 subject to a 2-feet freeboard within a minimum 2-foot elevation.

In all future phases the developer is to provide two points of access.

Commissioner Sutaria seconded with Commissioners Cassavechia, Raney, Wright, Lozano and Stanislav voting for. Motion carried 5-0.

ROUTINE ITEMS

3. FUTURE AGENDA ITEMS

- Heritage Zoning classification
- Parker Road Estates Phase 2 Preliminary Plat

4. ADJOURN

Vice Chairperson Lozano adjourned at 8:41 p.m.

Minutes Approved on _____ day of _____, 2015.

Vice Chairman Joe Lozano

Attest:

Commission Secretary Stanislav

Prepared by City Secretary Carrie L. Smith