

## **Minutes of the April 25<sup>th</sup>, 2023, Regular Planning and Zoning Commission Meeting**

The April 25<sup>th</sup>, 2023, Planning and Zoning Commission Meeting was called to order at 6:00pm.

**Roll Call:** The Following Commissioners were present: Koelker, Beenken, Streit, Bankole, and Lohse. Commissioners Absent: Broderick. City Staff in attendance: Andy Kass, Melissa DeBoer, Bill Mettee, Kathryn Purvis, and Dawn Young.

**Agenda Approval:** Motion by Commissioner Lohse, to approve the agenda for the April 25<sup>th</sup>, 2023 Planning and Zoning Commission Meeting. Seconded by Commissioner Beenken. Ayes: Koelker, Beenken, Bankole, Lohse, and Streit. Nays: None. Motion Carried.

**Approval of the April 11<sup>th</sup>, 2023 Meeting Minutes:** Motion by Commissioner Beenken and seconded by Commissioner Lohse to approve and adopt the minutes of the April 11<sup>th</sup>, 2022, Planning and Zoning Commission Meeting. Ayes: Beenken, Bankole, Lohse, Koelker, and Streit. Nays: None. Motion Carried.

**Open Forum:** None

### **Approval of a Site Plan for McDonald's (2820 Grand Prairie Parkway)**

City planner, Bill Mettee, introduced the request for approval of a site plan related to a new McDonald's restaurant as submitted by the applicant, McDonald's. The subject property is generally located south of SE Esker Ridge Drive and west of Grand Prairie Parkway, containing approximately 1.54 acres.

Mr. Mettee advised that the project involves the construction of a single story building approximately 4,455 square feet in area. The main entrance to the building is along the north side and a trash enclosure will be provided in the southwest corner of the site. Access to the development is provided from surrounding public streets and shared internal access points. The project also includes the installation of a 5-foot-wide sidewalk along SE Esker Ridge Drive. All public utilities will be extended to the site and stormwater management will be accommodated within detention basins in the overall development. All parking, landscaping, open space, and lighting requirements have been met at this time.

Staff recommends approval of the site plan for McDonald's subject to remaining staff comments.

- Commissioner Koelker questioned if there is one drive-thru kiosk. Mr. Mettee advised it is a double drive thru much like the existing McDonalds on Hickman Road.
- Commissioner Lohse questioned if there were two entrances on the west side of the site. Mr. Mettee advised that was correct.

Commissioner Streit moved to approve the site plan for McDonald's (2820 Grand Prairie Parkway). The motion was seconded by Commissioner Koelker. Ayes: Beenken, Bankole, Lohse, Koelker, and Streit. Nays: None. Motion Carried.

### **Approval of a Final Plat for Alder Point Plat 1**

Planning Coordinator, Melissa DeBoer, introduced the request for approval of a site plan related to a single-family residential and neighborhood commercial development as submitted by the applicant, HRC Alder Point, LLC. The subject property is generally located south of NW Douglas parkway and west of NW 10<sup>th</sup> Street and contains approximately 21.44 acres.

Mrs. DeBoer advised that the final plat identifies a total of 39 lots intended for single-family residential development under the R-2 bulk regulations modified with a Planned Development Overlay allowing for reduced lot size in exchange for conditions regarding the size and materials used. The Commercial lot follows the standard C-1A bulk regulations. Public streets will be provided and extended as part of the development and five-foot-wide sidewalks will be provided along all sides of the streets with individual lot development. Public utilities will be extended to serve all lots and stormwater will be managed by existing infrastructure. Parkland dedication requirements of 2.3 acres is satisfied with the dedication of 3.59 acres of greenbelt to the south of the development in which the city plans to extend a trail through.

Staff recommends approval of the site plan for Alder Point Plat 1 subject to remaining staff comments, review of the legal documents, and completion of public improvements.

- Commissioner Beenken questioned if specific setbacks related to the cellular tower in the vicinity of the development. Mrs. DeBoer advised that there are buffers around the tower, however the adjacent lot may be affected at the time it is developed.

Commissioner Bankole moved to approve the final plat for Alder Point Plat 1 subject to remaining comments, review of the legal documents, and completion of public improvements. The motion was seconded by Commissioner Beenken. Ayes: Beenken, Bankole, Lohse, Koelker, and Streit. Nays: None. Motion Carried.

### **Approval of a Final Plat for Indi Run Plat 5**

Planning Coordinator, Melissa DeBoer, introduced the request for approval of a site plan related to a single-family residential subdivision as submitted by the applicant, Indi Run West, LLC. The subject property is generally located north of Hickman Road and east of NW 2<sup>nd</sup> Street and contains approximately 7.14 acres.

Mrs. DeBoer advised that the final plat identifies a total of 22 lots for single family residential development under the R-2 bulk zoning regulations modified with a Planned Development Overlay allowing reduced lot area and side yard setbacks in exchange for elevated standards related to the size of the housing product and materials used. Public streets will be

extended or constructed through the development and all public utilities will be extended to serve the individual lots. Stormwater detention will be accommodated with a detention basin within Outlot Z at the northwest corner of the plat, which will be owned and maintained by a homeowner's association. Parkland dedication will be satisfied with future phases of the Indi Run development.

Staff recommends approval subject to remaining staff comments, review of the legal documents, and completion of public improvements.

Commissioner Streit moved to approve the final plat for Indi Run Plat 5 subject to any remaining staff comments, review of the legal documents, and completion of public improvements. the motion was seconded by Commissioner Koelker. Ayes: Beenken, Bankole, Lohse, Koelker, and Streit. Nays: None. Motion Carried.

### **Approval of a Final Plat for Indi Run Plat 6**

Planning Coordinator, Melissa DeBoer, introduced the request for approval of a site plan related to a single-family residential subdivision as submitted by the applicant, Indi Run West, LLC. The subject property is generally located north of Hickman Road and east of NW 2<sup>nd</sup> Street and contains approximately 12.73 acres.

Mrs. DeBoer advised that the final plat identifies a total of 26 lots for single family residential development. 24 lots conform to the standard R-2 bulk zoning regulations, lots 24 and 25 conform to a modified R-2 with a Planned Development Overlay regulation, which allows for reduced lot area and side yard setbacks in exchange for elevated standards related to the size of the housing product and materials used. Public streets will be extended or constructed through the development and all public utilities will be extended to serve the individual lots. Stormwater detention will be accommodated with a detention basin within Outlot Z, which will be owned and maintained by a homeowner's association. Parkland dedication will be satisfied with outlot Y, which is approximately 1.77 acres in area.

Staff recommends approval subject to remaining staff comments, review of the legal documents, and completion of public improvements.

- Commissioner Streit questioned if Staff knew how many more plats of Indi Run would be submitted. Mrs. DeBoer advised she was unsure as there were several areas of non-single-family development in this development that would still need to gain Commission approval in the future.

Commissioner Koelker moved to approve the final plat for Indi Run Plat 6 subject to any remaining staff comments, review of the legal documents, and completion of public improvements. the motion was seconded by Commissioner Lohse. Ayes: Beenken, Bankole, Lohse, Koelker, and Streit. Nays: None. Motion Carried.

## **New Business**

Planning Coordinator, Melissa DeBoer, introduced new business to the commission.

## **Adjournment**

Commissioner Koelker moved to adjourn the April 25<sup>th</sup>, 2023 Planning and Zoning Commission Meeting. the motion was seconded by Commissioner Beenken. Ayes: Beenken, Bankole, Lohse, Koelker, and Streit. Nays: None. Motion Carried.

The Meeting was adjourned at 6:21 pm.

---

Luke Streit, Chairman

Attest:

---

Melissa DeBoer, Planning Coordinator