



Cover Memo

To:	City Council
From:	Planning & Development Services – Alison Brake, CNU-A
Date:	November 12, 2015
Re:	Northwest Intersection of Wonder World Drive and Hunter Road Preferred Scenario Amendment Request

At their regular meeting on November 10, 2015, the Planning and Zoning Commission considered this item during a Public Hearing.

Public Notification:

*Courtesy notification was mailed on August 10, 2015.
Personal notification was resent on October 29, 2015
See attached map and list.*

Correspondence:

There were four emails received from citizens against this project. They have been included in the Public Input section of the background information.

Public Hearing:

For:

No one spoke

Against:

- 1. Rob Roark*
- 2. Dianne Wassenich*

Planning & Zoning Commission *draft* meeting minutes:

PSA-15-02b (Wonder World Drive and Hunter Road) Hold a public hearing and consider a request by Pape-Dawson Engineers for a Preferred Scenario Amendment to change an Area of Stability and Open Space to an Employment Center and Open Space for an approximately 6.4 acre tract, more or less, out of the J.M. Veramendi Survey, Abstract 17, located at the northwest corner of Wonder World Drive and Hunter Road.

Chair Wood opened the public hearing.

Alison Brake, Staff Planner, gave an overview of the request.

Rob Roark discussed his concern with access. He applauded the idea of development at this corner but was concerned about the intensity requested.

Dianne Wassenich discussed her concern with access off of Wonder World Drive. She stated that the City promised no curb cuts off Wonder World when the road was extended. She also discussed her concern with flooding in the area.

A motion was made by Commissioner Garber, seconded by Commissioner McCarty that PSA-15-02b (Wonder World Drive and Hunter Road) be denied. The motion carried by the following vote:

For: 4 – Commissioner Garber, Commissioner Ramirez, Commissioner Gonzales and Commissioner McCarty

Against: 3 – Chairperson Wood, Vice Chair Ehlers, and Commissioner Dupont

Absent: 2 – Commissioner Olson and Commissioner Kelsey

Attachments:

- 1. Notification map*
- 2. Property owner list*