

## AGENDA



Thursday, December 16, 2010

**Public Hearings and Possible Actions  
RECOMMENDATION FOR COUNCIL ACTION****Item No. 96**

---

**Subject:** Conduct a public hearing to consider an appeal by Mrs. Carol Torgrimson of the Zoning and Platting Commission's decision to approve a Hill Country Roadway site plan for The Trails at 620, located at 8300 N. R.M. 620, (SPC-2009-0349C) and its associated variance for an additional driveway cut.

**For More Information:** George Zapalac, 974-2725; Sarah Graham, 974-2826;

**Prior Council Action:** Recommended by the Zoning and Platting Commission.

---

Interested party Mrs. Carol Torgrimson is appealing the Zoning and Platting Commission's decision to approve the Hill Country Roadway Site Plan and an associated variance request for an additional driveway cut along N RM 620 for The Trails at 620, case number SPC-2009-0349C, located at 8300 N RM 620.

The subject site is located along RM 620, a Hill Country Roadway Corridor, at the intersection of Wilson Parke Ave. The applicant is proposing multiple buildings consisting of General Retail Sales, Restaurants, Medical Office, and a Theater on 169.8 acres. The applicant requested approval of a variance from Land Development Code Section 25-6-415 (A), which allows a maximum of two access points from any one site to a Hill Country Roadway, in order to obtain a third access point to RM 620. The site is also proposing two driveways to Wilson Parke Ave. A variance from cut and fill requirements was also requested.

The case was heard by the Zoning and Platting Commission on November 2, 2010, in which Mrs. Torgrimson spoke of her concerns about the applicant's variance request for the third access point at the public hearing. The Zoning and Platting Commission heard the case, closed the public hearing, and voted to approve the Hill Country Roadway Site Plan and the associated variance requests, with conditions. On November 15, 2010, the case manager received the Site Plan Appeal form from Mrs. Torgrimson.

The appellant states that her neighborhood association, 2222 Coalition of Neighborhood Associations, Inc., believes the variance was unwarranted and that the additional driveway will create an unnecessary risk to public safety.

Staff recommends denial of the appeal because the site has nearly ½ mile of frontage along RM 620 and the spacing between all driveways is at least 450 feet. The third driveway will help to better disperse traffic and will be restricted to right turns in and right turns out only.