

## **Comprehensive Plan Amendments Timeline**

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### **Pebble Creek Development Co. (PCDC)**

#### **Animate Habitat, Ltd.**

Following Pre-Application Conferences (PAC) in Spring 2004 held with each group, each was advised of possible benefit to reviewing these matters in a concurrent manner for various reasons.

The following is a timeline and summary prepared for the purpose of analyzing the extent to which staff and the applicants reviewed the applications and analyzed the regional issues that applied.

- 4-12-2004 PAC for Animate Habitat, Ltd. (formerly referred to as Thousand Oaks) with Robert Rayburn, Paul Clarke, and Travis Martinek of Clarke & Wyndham.
- 5-5-2004 Meeting with Davis Young (PCDC) regarding future development plans (Jane Kee, Trey Fletcher, Molly Hitchcock)
- 5-27-2004 Comprehensive Plan Amendment application filed by Pebble Creek Development Co. to amend the land use plan for four parcels and two corridors on the thoroughfare plan.
- 6-7-2004 Staff (Kim Foutz, Ken Fogle, Trey Fletcher) met at Mike McClure's office with Mike McClure, Jessica Jimmerson and Joe Blaschke to discuss alternatives to removing the minor collector extension of Congressional Drive.
- 6-17-2004 Meeting with Animate Habitat held at Clarke & Wyndham office (Trey Fletcher & Ken Fogle)
- 6-30-2004 Comprehensive Plan Amendment application filed by Paul Clarke for Animate Habitat, Ltd.
- 7-1-2004 Deadline for quarterly review of Comprehensive Plan Amendments
- 7-14-2004 Internal meeting to review comprehensive plan amendments (Jane Kee, Ken Fogle, Trey Fletcher, Lindsay Boyer, Carol Cotter, Spencer Thompson)
- 7-16-2004 Internal meeting to review comprehensive plan amendments (Carol Cotter, Charles Wood, Dale Schepers, Jane Kee, Ken Fogle, Kim Foutz, Kristan Clann, Lindsay Boyer, Mark Smith, Ric Ploeger, Spencer Thompson, Trey Fletcher, Troy Rother)

- 7-19-2004 Staff worked on developing traffic generation rates for proposed amendments (Ken and Trey)
- 7-22-2004 TxDOT holds open house at the Wellborn Community Center to present proposed improvements for SH 6 from Deacon Drive, south to the Navasota River. City staff attended.
- 7-23-2004 Meeting at Clarke & Wyndham to continue discussing Animate Habitat proposals based on TxDOT open house.
- 7-23-2004 Meeting with applicant for Pebble Creek Comprehensive Plan Amendments. From staff email to arrange this meeting:

*Mark/Troy: The purpose of this meeting is to present our preliminary staff findings relative to the land use plan and t-fare amendments that Davis Young is requesting. We are generally supportive of each of their requests except for the removal of Congressional from the Thoroughfare Plan. We will also be recommending that this Minor Collector be upgraded to a Major Collector section between SH 6 and the tributary to Alum Creek.*

Staff backed away from extending the collector to SH 6 and promoting to a Major Collector as referred to above.

- 8-3-2004 Meeting with CS Utilities to discuss advanced deliverable for water and wastewater master plan update to include areas being evaluated for comprehensive plan amendments. Staff invited to the meeting included: Bob Mosley, Dale Schepers, Edwin Savage, Spencer Thompson, Trey Fletcher
- 8-10-2004 Per note to arrange meeting with staff and the Animate Habitat development:

Long Range Staff have been meeting with the developer (Paul Clarke) regarding this over the last few weeks while reviewing the land use and thoroughfare plan changes. This would be a final follow-up with the applicant and staff to mutually address any concerns prior to staff reports due the following day. I will confirm time etc after confirming with Paul's group. Thanks very much.

Staff included: Dale Schepers, Glenn Brown, Jane Kee, Jennifer Prochazka, Ken Fogle, Kim Foutz, Kristan Clann, Mark Smith, Ric Ploeger, Trey Fletcher, Troy Rother

- 8-12-2004 Cursory meeting with representatives of the Nantucket Preservation Association (Trey Fletcher, Jennifer Prochazka)

- 8-16-2004 Meeting with the Pebble Creek Owners Association and the Pebble Creek City Liaison Committee. Staff attending included: Glenn Brown, Joey Dunn, Trey Fletcher, Ken Fogle, Jennifer Prochazka, Troy Rother
- 8-17-2004 Staff meeting to continue discuss related to utility plan updates (Dale Schepers, Edwin Savage, Jane Kee, Trey Fletcher)
- 8-19-2004 Staff (TF) met with the Animate Habitat team
- 8-19-2004 Planning & Zoning Commission

Five of the six Pebble Creek amendments were approved per staff recommendation. The request to remove Congressional Drive from the Thoroughfare Plan was denied by the Commission, per the staff recommendation.

The land use and thoroughfare plan amendments for Animate Habitat were approved per the staff recommendation.

- 8-25-2004 Management Team Presentation - Summarized both Comprehensive Plan Amendments pending CC review on 9-9-04. Iterated outcome of cases before the P&Z. (JK, TF, KF)
- 8-30-2004 Staff (TF, KF, JP) met with representatives of the Pebble Creek City Liaison Committee to discuss and develop alternative alignments in lieu of removing the minor collector connection.
- 9-9-2004 City Council date – Both items were pulled from the Regular Agenda following a presentation on connectivity given by Ken Fogle. Tom Brymer recommended to the City Council that both amendment requests be pulled from the agenda in order to take a comprehensive assessment of the thoroughfare plan in the affected areas due to the opposition expressed by many in the Pebble Creek area. At the same, it was suggested to the Council that a third party be considered for this.
- 9-22-2004 Staff met with Bob Hamm of Wilbur Smith Associates to discuss thoroughfare planning issue per the direction of City Council.
- 9-28-2004 City Council Special Meeting – the land use portion of the Pebble Creek CPA request was held. All components of the request were approved per the staff and P&Z recommendation.