

**PLANNING AND ZONING COMMISSON/CITY COUNCIL
JOINT MEETING MINUTES
TUESDAY, APRIL 5, 2022**

Commissioners Present:

Jamie WilsonChairman
Michael Hennigan. Vice Chairman
George Mortimer. Commissioner
MaQuettia Ledet Commissioner
Daryl Cowart..... Commissioner

Commissioners Absent:

Robert Vigil..... Commissioner
Tiffany Bell..... Commissioner

City Council Members Present:

Mary McKenna
Brad Childs
David Bailey
Paul Burch

City Council Members Absent:

Larry Spears, Jr.
Terrie Salter
Caroline Hennigan

Staff Present:

Kelvin Knauf, Director of Planning & Community Development
Wendy Lloyd, Planning Secretary
Jennifer Krummel, Deputy City Secretary
Mike Kunst, City Manager
Jay Trahan, Assistant City Manager & EDC Director
Leigh Ann Dallas, Event Manager & EDC Assistant
Lane Martin, Police Chief

Chairman Wilson called the Planning & Zoning meeting to order at 5:30 p.m.
Mayor Pro Tem Burch the City Council meeting to order at 5:30 p.m.

CITIZEN COMMENTS

None

PUBLIC HEARING

- a. **Case No. 22:04. Conduct a public hearing on a preliminary plat submitted by Reserve at Mallard Lake LLC for The Reserve at Mallard Lake Phase I subdivision.**

Public hearing opened at 5:31 p.m.

Mr. Knauf stated this is a proposed 119 single family lot subdivision to go in off of Allie Payne Road between Mallard Lake and Martin Luther King Drive roughly. They would also have a retention pond out there to handle the drainage. They have submitted this plat to us. Now when I sent out the plat with the agenda items, there were some things that they had not yet submitted but they have since submitted the application which we have placed at your desks and then a revised plat with showing the fire hydrant there at the northeast corner of they property and then they have also submitted the homeowner's association bylaws and covenants. Here they are if you would like to read them. They are rather extensive and voluminous but there's some blanks in the homeowner's association bylaws and covenants but being the preliminary plat, I don't think it's that critical that those blanks be filled in but before the final plat is approved then we would need for them to fill in those blanks. So, this is like I said 119 lots, single family subdivision. There could be a phase II and a phase III that comes after this subdivision just depending on how the lot and home building goes. We have Derek Pelloquin who is here representing the owners.

Derek Pelloquin – Louisiana: Mr. Pelloquin stated I'll address the homeowner's association. Obviously from the developer standpoint we develop the subdivision from start to finish. Obviously, these lots are under contract to be sold so we establish the bylaws and the HOA restrictions and bylaws. They're sent to us by our builder who will eventually maintain the HOA in its entirety and they will purchase all the lots and they actually maintain. So, all we do is we leave the blanks until we actually assign the HOA. The HOA documents that you have are for the builder, their own HOA bylaws, and restrictions. So when we assign the HOA over to the builder right at the takedown of the lots when they are purchased, they maintain the HOA in its full capacity because obviously at that point we do not own the land anymore. Other than that, I think Kelvin had pretty much touched on everything for the most part. From an engineering standpoint, Sam Fountain is here with S&R Consulting who has engineered and designed this subdivision. Obviously with detention ponds and retention ponds these days, we have to store all of our own personal water within the boundaries of our property. This is a retention pond. This is going to be a wet bottom pond. So this will retain water and based on a 100 year storm event, we store all of that water on site and by knowing that impact obviously that water is discharged from that detention pond through subsurface drainage into the actual lakes beyond the property which is also being purchased by us. I think there's a second page to this. You're just seeing the residential portion of it but by way of takedown and purchase we are purchasing all of the lakes as well. We're taking all of this property, maintaining all of the levy systems around it by way of cutting grass within the HOA we are maintaining as well. We also have a weir structure on the end of this so all water from our retention pond flows into the actual Mallard Lakes. There is now going to be a new control structure on the rear side which obviously takes our water and lets it out as it does today. So there's no net impact to the lake based on a 100 year storm event. I think Sam can answer that question a little bit better. Anything beyond a 100 year storm event, then I think it might rise because there's a current 5 ½ foot of freeboard in that lake as it stands so at a 100 year storm event I think it raises 3 ½ inches at most. It's such a large vast lake that if it were a smaller pond, obviously that water would rise a little bit quicker at a 100 year storm event. And obviously our weir structure on the east side of the property once it reaches that level it then discharges into the SRA canal.

Chairman Wilson stated so then it's an automatic weir system. Who controls the weir system? Mr. Pelloquin stated the weir is set at a certain elevation based on a 100 year storm event.

Vice Chair Hennigan stated it's a pond overflow basically, the weir. Mr. Pelloquin stated yes it's an outfall structure if you will. Vice Chair Hennigan stated and how much freeboard space did you say you have. Mr. Fountain stated we've got like 2 ½ foot of freeboard at a 100 year storm. Mr. Pelloquin stated that answers every question about the drainage. Vice Chair Hennigan stated well there was one question in the original packet that we had that talked about a canal alongside the property being on the west side. I think Kelvin said something about that being on the east side. Has that been corrected and is it there? Are you talking about the SRA ditch right? Mr. Knauf stated right. The developer in his letter addressed a canal to the west of the property and the canal is actually east. It was directional. Mr. Pelloquin stated right. Again, this is all curb and gutter streets, no open ditch development, all subsurface drainage, all subsurface water, sewer, full electrical plan and design along with Entergy that helped design the electrical plans that Sam designed for this.

Commissioner Mortimer stated is this the piece of property that has been cleared recently. Mr. Pelloquin stated that's correct, on Allie Payne. Commissioner Mortimer stated and you have your retention pond to the west of the subdivision, is that what I'm seeing here? Mr. Pelloquin stated that's correct. Commissioner Mortimer stated so it's going to drain into the lakes that are on the east of it. Mr. Fountain stated so all of the subsurface drainage in this development will flow to this pond where it is then stored and when this pond reaches elevation based on a 100 year storm event and then it starts come out here. We can't just discharge all water. It's all stored on site. Obviously, the roadside ditch here on Allie Payne is quite short so you can't discharge there. There's no other body of water to do this so the best thing to do is take it through the lakes and then discharge to the SRA canal. It's a sizeable canal.

Vice Chair Hennigan stated so the street light, was that up to code, the lighting they proposed? Mr. Knauf stated yes. Vice Chair Hennigan stated and also I noticed there were 12 new hydrants going to be in the community. Were those put into code like 100 foot distance between the hydrants and shorten that distance if there's any dead ends or cul-de-sacs or anything. Mr. Pelloquin stated that's correct. Mr. Knauf stated the fire marshal says it meets the 2015 fire code. Also, this property is zoned R-3 and the minimum lot size for R-3 is 4000 square feet. These lots are much larger so they are actually creating lots that are larger than what's required by the zoning ordinance. This could have been a much more dense subdivision. Mr. Pelloquin asked if there were any other questions.

Councilmember Childs stated are you having to raise the elevation of the subdivision. Mr. Pelloquin stated based on our dirt we're grading in a way that allows for our subsurface drainage to get to our pond and then obviously elevations to get our subsurface back to the lakes. That entire drainage plan, drainage analysis has been submitted to Orange County Drainage District and I think they vote on it next Tuesday. Councilmember Childs stated do you know what the elevation benchmark is? Mr. Pelloquin stated I'm going to lean to my engineer for the benchmark. Vice Chair Hennigan stated yes that was going to be one of my last questions also, from the drainage district, you have not received a report from them yet. Mr. Pelloquin stated they vote on it next Tuesday. Our final benchmarks, obviously we don't set benchmarks now because they get damaged during construction and obviously we've cleared everything to this point so setting benchmarks early before the

clearing process and that was really the Houseman Corporation that allowed us to clear the property to get the trees off. It gives us an early start and let the property dry out pretty good. All streets are going to be concrete curb and gutter, that's correct. Mr. Fountain stated the plans I have are real small and I can't read it but the existing elevation without the property developed ranges from 12 to 11 and we're not changing that grade much.

Mr. Knauf stated I just might note in my memo to you, I wrote that it was a detention pond and it's actually a retention pond so thanks to Commissioner Mortimer for pointing that out to me. So that was a mistake on my part.

Chairman Wilson asked for any discussion. None was made

Public hearing closed at 5:41 p.m.

Mayor Pro Tem Burch adjourned City Council at 5:42 p.m.

PLANNING & ZONING COMMISSION DISCUSSION/ACTION ITEMS

- a. Case No. 22:04. Consider a recommendation to the City Council on a preliminary plat submitted by Reserve at Mallard Lake LLC for The Reserve at Mallard Lake Phase I subdivision.**

Mr. Knauf stated when the agenda packet went out my recommendation would have been to do an approval contingent upon those items being met. Those items have since been met so it meets the subdivision ordinances so under state law council is going to have to approve it. My recommendation to you is you recommend approval.

Commissioner Mortimer motioned to recommend approval
Vice Chair Hennigan 2nd

Vote: 5 – 0

Motion Carries

PLANNING & ZONING APPROVAL OF MINUTES

- a. Approval of March 1, 2022, Planning and Zoning Commission regular meeting minutes.**

Vice Chair Hennigan motioned to approve
Commissioner Mortimer 2nd

Vote: 5 – 0

Motion Carries

Chairman Wilson adjourned the Planning and Zoning Commission meeting at 5:43 p.m.