

## MEMORANDUM

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**From: Julio Dimas, CFM, Assistant Director of Development Services**

**Date: June 4, 2015**

**Subject: AAF Apartment meeting with Developer and Tuloso Midway ISD and Neighborhood**

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During a rezoning case on May 26, 2015 in the City Council meeting, the Council tabled the rezoning case and requested that the Developer of the proposed apartments, meet with the Tuloso Midway ISD and the neighborhood to help address some of the concerns that were brought up during the public

During the rezoning public hearing, several residents discussed concerns about traffic, drainage, gas pipelines, low cost apartments and other concerns. The school district superintendent, discussed the current traffic issues and how the apartments would add to that traffic problem. Council decided to table the rezoning case until June 16<sup>th</sup> to give the applicant time for the meeting.

Development Services helps in facilitating the meeting and providing the necessary information such as the returned notices and signed petitions with the contact information for the neighborhood.

A meeting with Dr. Nelson, TMISD Superintendent was held on June 2<sup>nd</sup> at 2:00 pm at the TMSID Administration building. Dr. Nelson, Patrick Hernandez, Director of Transportation/Maintenance and Operations for TMISD, Mr. John Condit, Mr. Chris Weigand, Engineer for developer and Julio Dimas with Development Services were in the meeting.

Mr. Condit proposed to Dr. Nelson, that the development company was willing to pay for all the proposed improvements presented in the traffic report to improve the traffic on and off the school's property. Including the school's parking lot and the restriping of the adjacent streets.

Dr. Nelson was receptive to the idea but would wait until the meeting with the public later that evening.

### **Public Meeting:**

A meeting was held with the general public/neighborhood on June 2<sup>nd</sup> at 5:00 pm at the Owen R. Hopkins Public Library. Mr. John Condit, Mr. Chris Weigand were both in attendance along with Mr. Raymond Chong, City Traffic Engineer and Julio Dimas with Development Services. Approximately twelve citizens attended the meeting.

Some of the questions and concerns that were brought up from the neighborhood were:

Quality of the apartments – Mr. Condit presented several pictures for several of the existing locations. The people seemed to understand that the apartments were going to be a nice quality product.

Storm Water/Drainage – Concerns about how apartments would add to an existing issue. Mr. Condit explained how it is a state and local requirement to handle all the additional stormwater created and they would have to follow that criteria. Mr. Weigand, proceeded to explain some technical details such as the detention pond that was going to be designed to handle the excess water and how the site would actually take on additional stormwater from adjacent properties and they transfer it through its site and then to Upriver road.

Compactor Location – There were several people that voiced concerns about the location of the trash compactor and how it would cause traffic on the local street getting in and out of the property to empty/service the compactor. There was clarification from the developer, that the compactor would be serviced through the local street at the rear, Charles Dr.

The developer described that the compactor is completely enclosed and then it is placed inside a building, which is landscaped all around, so you could not even realize it is a compactor. There would be no smell since it is inside a building. People were still concerned about large trucks going through a small local street that is already in bad shape. It was explained that the truck would be no larger than the City truck that currently picks up residential trash. The people were still concerned and ask if maybe the compactor can be located on the front of the complex along Up River rd. to minimize the traffic on the local street.

The developer said, they would look into a possible different location and would work with Development Services to see what other locations could work for the City and the Developer. After the meeting it was suggested that maybe the apartment trash schedule could be coordinated with the local city trash pickup schedule so that it would minimize the number of days large trucks would be going through the local streets. The developer was ok, however, depending on the use of the compactor by the tenants, the number of days to service the compactor, could be more than once a week, thus still adding a day of service to the apartments.

There was a request from a couple of people to see if there could be a second meeting with the public to include more people. The citizens believe that not everyone was notified. The developer did state that they placed priority on the formal notifications first and called everyone who left a number on the forms and then started to contact several other from the petitions, however, they did state that several messages were left with people with no return calls and several of those people did not show up to the meeting.

One citizen did volunteer to transcribe the petitions and provide the developer with names and numbers of everyone so that they can be reached for a possible second meeting.

As of today, no plans have been made for a second public meeting.

Overall the meeting was very productive and the developer address all of the concerns for the school and the neighborhood, with the exception of the compactor location and a possible second meeting to include more people.