



**Roll Call Vote:** Council Member Cecil Booth - Aye, Council member Christiene Daniel, -Nay, Council Member Mark Gongora- Aye; Council Member Terry Roberts - Aye; and Mayor Pro-Temp Travis Townsend – Nay; Mayor John Wright- Nay.

**Action: (3-3 Vote):** Windrose Green Section 5 Preliminary Plat was disapproved.

---

The applicant has submitted a revised plat in which changes were made to the noted contour lines to provide legibility and clarity to the document.

The developer also provided the approved Concept Plan which outlines the lot mix of the various lot widths and types planned throughout build-out.

Supportive documents are attached by the development engineer to address any questions regarding the drainage impact of the Windrose Green development (See attached exhibits, Watershed Map and the 100 Year Floodplain Comparison Atlas 14).

The applicants engineer, J. Stephen Wilcox, P.E., CFM forwarded the following points of explanation on the drainage for Council's consideration:

1. As part of the development and regional detention pond, volume was provided to reduce the flooding just upstream of Henderson Road within the existing subdivision. The construction of the detention system allowed for a significant increase in the culvert size from 48-inch to 2-11x9 box culverts. This greatly reduce the floodplain both at Henderson and around the regional pond for the existing City residents. The Henderson Road project was performed by the City/ADD using grant funding with the project partially funded by the developer. The developer included the requested Henderson road improvements in the overall drainage planning of the development.
2. In the existing state, the development tract drained via surface flow through private property before outfalling into an existing 48-inch under Henderson Road and then into Brushy Creek. As part of the development, this water was captured, stored, and then released into Brushy Creek via the new outfall into Rancho. The new outfall allowed for reducing the sheetflow from the site on to the neighboring property.
3. A detailed hydrologic and hydraulic analysis was performed to identify the existing 100-year water surface elevations along the entire reach of Rancho Ditch. This model not only allowed for computation of the Henderson Culvert sizes, but also to determine the detention volumes needed to mitigate the proposed development for the 100-year storm event. This analysis was submitted to the City and ADD for their review and concurrence. The model utilized the best available data and methodologies available at the time of the analysis to ensure not only no increased flooding to any properties in the 100-year storm event, but to also validate the improvements for the Henderson Road crossing.
4. As part of the construction of the regional pond and development, the excavated material from the Freedom Park regional pond was placed within Windrose Green to assist in establishing proper grades for drainage of the street and storm sewer system. The improvements at Henderson Road, Regional Pond, and internal detention system reduced

the 100-year floodplain to within the channel banks which makes any fill on the development tract a non-factor to the conditions along Rancho Ditch or Brushy Bayou. Additionally, the lands to the east and south drain away from Windrose Green and are not impacted by the placement of the fill.

---

**RECOMMENDATION:**

Staff recommends that City Council holds discussion and receive the applicant's response to the outstanding comments and consider taking final action on the Preliminary Plat for Windrose Green Section 5.