

## **Draft Minutes for the June 6, 2017 Planning Commission Regular Meeting**

**PZ-17-024: Public Hearing and recommendation to City Council regarding the proposed rezoning of approximately 74 acres comprising a 60.579 acre tract out of the A-20, A M Esnaurizar Survey, addressed at 1584 and 1568 Weltner Road, and the 13.421 acre Countryville Subdivision, from “APD” Agricultural/Pre-Development District and “R-1A-6.6” Single-Family District to Weltner Farms Planned Development District (WFPD).**

(Applicant: Moeller; Case Manager: B. Campbell)

Mr. Campbell distributed additional notification responses that had been submitted earlier that day.

Mr. Campbell presented the Staff report and recommended approval, noting that a super majority vote was required due to over 20% of the notification responses being in objection.

Chair Elrod asked if anyone wished to speak in favor.

James Ingalls, 2021 SH 46 W., spoke on behalf of the property owner. Mr. Ingalls presented an overview map of the property to indicate the boundary lines where it is the intention of the developer to create drainage channels.

Mr. Ingalls also indicated that the developer wishes to alter the proposed development standards. The first proposed alteration is regarding the minimum building square footage. The developer is proposing to lower the 45' Lots' to 1400sf and increase the 60' Lots' to 1700sf, rather than the previously proposed 1600sf minimum. The second proposal is the addition of a maximum building square footage of 12,000sf to both lot types.

Chair Elrod Edwards asked if anyone wished to speak in opposition.

No one spoke.

Motion by Commissioner Sonier, seconded by Commissioner Laskowski, to close the public hearing. The motion carried (8-0-0).

Motion by Commissioner Laskowski, seconded by Commissioner Hoyt, to recommend approval to City Council regarding the proposed rezoning of approximately 74 acres comprising a 60.579 acre tract out of the A-20, A M Esnaurizar Survey, addressed at 1584 and 1568 Weltner Road, and the 13.421 acre Countryville Subdivision, from “APD” Agricultural/Pre-Development District and “R-1A-6.6” Single-Family District to Weltner Farms Planned Development District (WFPD), with staff recommendations and proposed alterations to the Development Standards regarding maximum and minimum living area and lot coverage. Motion carried (7-0-0).