

## **Draft Minutes for the April 4, 2023, Planning Commission Regular Meeting**

**D) PZ23-0102 Public hearing and recommendation to City Council regarding a proposed rezoning of approximately 92.4 acres out of the A.M. Esnaurizar Survey, Abstract 20, from “APD” Agricultural/Pre-Development District with Airport Hazard Overlay to “R-3L” Multifamily Low Density District and “R-3H Multifamily High Density District with Airport Hazard Overlay, currently addressed at 1280 Saengerhalle Road and 1682 Saur Lane. (Applicant: INK Civil - James Ingalls, P.E.; Owner: Rockspring Saur LLC - Beau Ryan; Case Manager: Matthew Simmont)**

Matthew Simmont presented the aforementioned item.

Chair Edwards asked if there were any questions for staff.

Discussion followed on airport hazard zoning district development restrictions, alternative zoning districts, and the potential realignment of Saur Lane.

Chair Edwards invited the applicant to speak.

James Ingalls, 2021 SH 46, clarified responses on the notification map, elaborated on the request and future plans to widen Saengerhalle Rd to address traffic concerns, the city's recommendation of mixed-use zoning rather than multifamily, and intent of development regarding the proposed R-3L and R-3H zoning.

Discussion followed on the zone change process, project timelines, future land use of the area, and multifamily versus mixed use zoning districts.

Chair Edwards opened the public hearing and asked if anyone wished to speak.

Pam Timmerman, 1848 Saur Ln, discussed the current condition of Saur Ln, expressed concerns regarding future growth and its impact on traffic and safety in the area.

Pam Kraft, 1540 Saur Ln, spoke in opposition and expressed concern for land dedication as a result of the future expansion of Saengerhalle Rd.

Discussion followed on land dedication in the platting process.

Chair Edwards closed the public hearing.

Chair Edwards asked if there were further discussion or a motion.

Motion by Commissioner Sonier, seconded by Vice chair Reaves to recommend approval to City Council regarding a proposed rezoning of approximately 92.4 acres out of the A.M. Esnaurizar Survey, Abstract 20, from “APD” Agricultural/Pre-Development District with Airport Hazard Overlay to “R-3L” Multifamily Low Density District and “R-3H Multifamily High Density District with Airport Hazard Overlay, currently addressed at 1280 Saengerhalle Road and 1682 Saur Lane. Motion carried (9-0-0).