

## **Draft Minutes for the August 4th, 2020 Planning Commission Regular Meeting**

**A) PZ20-0112 Public hearing and recommendation to City Council regarding the proposed rezoning of approximately 12.3 acres (10.7 acres out of A-608 SUR-21 J. Thompson and 1.6 acre portion out of Lot 1R Schleicher Estates) located at 2919 Morningside Drive, east of the Vista Hills 2 Subdivision at the terminus of Vista Pkwy, from “R-1” Single-Family District to “R-1A-5.5” and “R-1A-4” Single-Family Small Lot Districts. Applicant: James Ingalls, P.E.; Owner: Sandra Self; Case Manager: Matthew Simmont.**

Mr. Simmont presented. Staff recommended approval.

Chair Edwards asked if there were any questions for staff.

Commissioner Meyer asked how many units have been proposed for this development.

Mr. Simmont stated the applicant may be able to answer the question in regard to the number of units more accurately.

Commissioner Meyer asked where the development would be accessed.

Mr. Simmont stated Vista Pkwy would provide two exit and entry points for the development.

Commissioner Meyer asked for clarification access would be taken through the existing surrounding subdivisions.

Mr. Simmont stated this is correct.

Chair Edwards asked if the applicant would like to speak.

James Ingalls, Miller Associates, stated the lot count is approximately 35 45-foot lots and 17 50-foot lots and there are lots for detention.

Commissioner Meyer asked the applicant to address the concern from a neighboring property about the possibility of two-story homes abutting her rear yard.

Mr. Ingalls stated there is the possibility for two-story homes in the development.

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

Emily Sanders, 2964 Vista Pkwy, asked for clarification on the condition of the surrounding roads.

Mr. Ingalls stated the roads are owned by the city and cannot be improved with the development.

Mrs. Sanders asked what the rear setback would be for the new homes.

Mr. Ingalls stated there will be a 25-foot front setback, 5-foot side, and a 20-foot rear setback for the homes.

Mrs. Sanders asked if there would be fences built along the perimeter of the development adjacent to existing neighborhoods.

Mr. Ingalls stated there would be 6-foot fences built along with construction.

Isabelle Guzman, asked when the first home may be available for sale.

Mr. Ingalls stated mid-end September for council approval and then a year and 6 months following for design and construction, totaling roughly 18 months.

John and Brenda Meyer, 2923 Morningside Dr, asked how the development may affect the noise within the area and if there will be an HOA.

Mr. Ingalls stated there would be measures such as noise restrictions within the subdivision.

Mr. Meyer asked how the traffic may be affected.

Mr. Ingalls stated all traffic would go to Morningside Dr, however there are plans for this road to be improved.

Chair Edwards stated a traffic impact analysis will be conducted for the subdivision.

Motion by Vice Chair Laskowski, seconded by Commissioner Sonier, to recommend approval to City Council regarding the proposed rezoning of approximately 12.3 acres (10.7 acres out of A-608 SUR-21 J. Thompson and 1.6 acre portion out of Lot 1R Schleicher Estates) located at 2919 Morningside Drive, east of the Vista Hills 2 Subdivision at the terminus of Vista Pkwy, from "R-1" Single-Family District to "R-1A-5.5" and "R-1A-4" Single-Family Small Lot Districts. Motion carried (8-0-0).