

Draft Minutes for the January 9, 2018 Planning Commission Regular Meeting

PZ-17-051: Public hearing and recommendation to City Council regarding the proposed rezoning of 14.87 acres out of the J. M. Veramendi A-2 Survey, addressed at 1656 Gruene Road, from “R-2” Single and Two-family District to Cabins at Gruene Planned Development District (CGPD) with a Concept Plan and Development Standards.

(Applicant: Moeller; Case Manager: H. Mullins)

Mrs. Mullins presented the Staff report and recommended denial. She stated should the Planning Commission recommend approval of the rezoning, Staff recommended the applicant's request for a Future Land Use Plan amendment from Commercial to Low Density Residential also be approved.

Vice Chair Edwards asked if anyone wished to speak in favor.

James Ingalls, a representative with Moeller and Associates, provided a brief history of the project. He explained why they did not include the internal layout on the Concept Plan, and described the potential internal layout options. He stated they did not wish to zone the property as 'ZH-A' Zero Lot Line Home District, as more flexibility with the development standards are required for the proposed development type.

Commissioner Bearden inquired about the internal street width.

Mr. Ingalls stated the street would have the standard width.

Commissioner Bearden inquired if the structures would be two stories in height.

Mr. Ingalls responded that it was unknown at that time.

Discussion followed regarding buildable area.

Commissioner Bearden inquired if the lots would provide front in parking.

Mr. Ingalls responded yes.

Discussion followed regarding the property's location in the recharge zone.

Pam Magee, 1704 Gruene Road, wished to speak in favor. She stated her belief that the development would be a positive addition to the neighborhood and community. She described the neighborhood meeting held with the developers.

Pam Mayfield, 1608 Gruene Road, wished to speak in favor. She explained that as a neighboring property, she favored the single-family development rather than another development type.

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

No one spoke.

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

Vice Chair Edwards emphasized the importance of the neighboring property owners speaking in favor of the development. He stated that the proposed decreased density would be more compatible with the character of the area compared to the other previously considered development types.

Commissioner Sonier asked if there were other developments in the City with 40-foot-wide lots.

Discussion followed.

Motion by Commissioner Bearden, seconded by Commissioner Sonier, to recommend approval to City Council regarding the proposed rezoning of 14.87 acres out of the J. M. Veramendi A-2 Survey, addressed at 1656 Gruene Road, from "R-2" Single and Two-family District to Cabins at Gruene Planned Development District (CGPD) with a Concept Plan and Development Standards, with Staff recommendations for a Future Land Use Plan amendment from Commercial to Low Density Residential also be approved. Motion carried (8-0-0).

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