

Draft Minutes for the July 5, 2017 Planning Commission Regular Meeting

PZ-17-025: Public hearing and recommendation to City Council regarding a proposed amendment to the Parkridge Estates Planned Development District Concept Plan and related Development Standards on property comprising approximately 49.52 acres located on the south side of W. County Line Road between North Ranch Estates Boulevard and Cornerstone Drive.

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

Mr. Campbell distributed additional notification responses that had been submitted after the packet was distributed.

Mr. Campbell presented the Staff report and recommended approval, as the proposed change will maintain the use of the property as single-family residential with negligible impact on the existing PREPD neighborhood or on the surrounding neighborhoods.

Commissioner Laskowski inquired about the number of lots in Unit 1 that had been fully developed.

Mr. Campbell responded that Unit 1 includes 86 lots, but a precise calculation had not been done for the percentage of completed construction at that time. Mr. Campbell provided an estimation of approximately 25 fully developed lots. Mr. Campbell stated the applicant was present if the Commission had any additional questions.

Chair Elrod asked if anyone wished to speak in favor.

No one spoke.

Chair Elrod 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 (9-0-0).

Motion by Commissioner Sonier, seconded by Commissioner Conkright, to recommend approval to City Council regarding a proposed amendment to the Parkridge Estates Planned Development District Concept Plan and related Development Standards on property comprising approximately 49.52 acres located on the south side of W. County Line Road between North Ranch Estates Boulevard and Cornerstone Drive. Motion carried (9-0-0).