

## **Draft Minutes for the March 7<sup>th</sup>, 2017 Planning Commission Regular Meeting**

**PZ-16-065: Public Hearing and recommendation to City Council regarding a requested rezoning of approximately 98 acres out of the A.M. Esnaurizar Survey No. 1, Abstract 98, addressed as 253 S. Kowald Lane, from “APD” Agricultural/Pre-Development and “C-3” Commercial Districts to “SLPD” Solms Landing Planned Development with a Concept Plan.**

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

Mrs. Mullins presented the Staff report with the recommendation of approval with the following conditions:

1. Revise Appendix 1 (b) to reflect the various maximum heights in Zones 1, 2 and 3 for each use.
2. Replace “durable materials” with the City’s defined term of Primary Materials and require compliance with City Design Standards at a minimum.
3. Revise alternate paving standards to indicate crushed pavestone is acceptable material for trails within the private property and not authorized for public sidewalks, or for parking without approval from the City Engineer pursuant to Section 5.1-1 of the Zoning Ordinance.
4. On the concept plan, replace references to “master plan” and “concept plan” in General Notes 1 and 2. Remove Notes 5 through 12.
5. A Future Land Use Plan amendment from “Medium-High Density Residential” to “Mixed Use.”

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

No one spoke.

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 (6-0-0).

Motion by Commissioner Laskowski, seconded by Commissioner Sonier, to recommend approval with staff recommendations to City Council regarding a requested rezoning of approximately 98 acres out of the A.M. Esnaurizar Survey No. 1, Abstract 98, addressed as 253 S. Kowald Lane, from “APD” Agricultural/Pre-Development and “C-3” Commercial Districts to “SLPD” Solms Landing Planned Development with a Concept Plan. The Motion carried (6-0-0).