

### **Excerpt from the December 5, 2017 Planning Commission Regular Meeting**

**PZ-17-047: Public hearing and recommendation to City Council regarding the proposed rezoning to apply a Special Use Permit to allow specific commercial uses on 2.937 acres located at the southwest intersection of Klein Road and Klein Meadows in the “APD” Agricultural/Pre-Development District.**

(Applicant: Ghadivel: Case Manager: M. Greene)

Mr. Greene presented the Staff report and recommended approval, with a recommendation for a concurrent Future Land Use Plan amendment from Low Density Residential to Commercial with the second and final reading of the ordinance by City Council.

Commissioner Bearden requested clarification regarding the previous denial from City Council.

Mr. Greene clarified it was recommended the applicant request a Special Use Permit.

Discussion followed regarding alcohol sales.

Chair Elrod asked if anyone wished to speak in favor.

Sarah Ward, 4235 Klein Meadows, wished to speak in favor. She expressed gratitude to the developers for working with the neighborhood. She described commercial uses the neighborhood had been previously concerned by.

Jerry Feagans, 254 Logans Way, a representative for the applicant, wished to speak in favor. He described the process of selecting the uses requested in the Special Use Permit.

Chair Elrod asked if anyone wished to speak in opposition.

No one spoke.

Motion by Vice Chair Edwards, seconded by Commissioner Nolte, to close the public hearing. The motion carried (8-0-0).

Motion by Vice Chair Edwards, seconded by Commissioner Hoyt, to recommend approval to City Council regarding the proposed rezoning to apply a Special Use Permit to allow specific commercial uses on 2.937 acres located at the southwest intersection of Klein Road and Klein Meadows in the “APD” Agricultural/Pre-Development District, with Staff recommendations. Motion carried (8-0-0).

Commissioner Bowers noted case PZ-17-047 exemplified developers successfully working with neighbors to address concerns, and commended the collaboration.