

PZ-18-050 Public hearing and recommendation to City Council regarding the proposed rezoning of 97.27 acres out of the J S Johnson Survey, Abstract 190 and 91.422 acres out of the Sarah Dewitt Survey, Abstract 103, located north of the terminus of Sunshine Lane, southeast of the Legend Pond Subdivision and surrounding property addressed at 910 W. Zipp Rd., from “R-1A-6.6” Single Family District, “APD” Agricultural/Pre-Development District and Zipp Meadows Planned Development District to “ZH-A” Zero Lot Line Home District.

(Applicant: F. Heimer; Case Manager: M. Simmont)

Mr. Simmont presented the Staff report and recommended approval.

Commissioner Mathis left the dais at 8:08 p.m.

Discussion....

Commissioner Mathis returned to the dais at 8:10 p.m.

Chair Edwards invited the applicant to speak.

Thor Thornhill, 410 N. Seguin Avenue, stated he was speaking on behalf of the applicant. He explained the request for the ‘ZH-A’ zoning designation and stated he can make sure to put a note on the master plan notes for the project indicating the homes will not be zero lot line and maintain 5-foot side setbacks.

Discussion followed regarding properties adjacent to the subject property.

Chair Edwards asked if anyone wished to speak in favor.

No one spoke.

Chair Edwards asked if anyone wished to speak in opposition.

No one spoke.

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. Motion carried (8-0-0).

Motion by Commissioner Laskowski, seconded by Commissioner Sonier, to recommend approval to City Council regarding the proposed rezoning of 97.27 acres out of the J S Johnson Survey, Abstract 190 and 91.422 acres out of the Sarah Dewitt Survey, Abstract 103, located north of the terminus of Sunshine Lane, southeast of the Legend Pond Subdivision and surrounding property addressed at 910 W. Zipp Rd., from “R-1A-6.6” Single Family District, “APD” Agricultural/Pre-Development District and Zipp Meadows Planned Development District to “ZH-A” Zero Lot Line Home District.

Discussion followed.

Vice Chair Reaves, Commissioner Meyer, and Commissioner Mathis expressed support for requiring the master plan to have a plat note indicating 5-foot side setbacks will be required on all lots.

Mr. Looney clarified the Commission may not make the plat note a condition of the zone change approval and it can only be required upon approval of the master plan.

The motion carried (7-0-1) with Commissioner Tubb in opposition.