

## **Draft Minutes for the March 3rd, 2020 Planning Commission Regular Meeting**

**PZ20-0017 Public hearing and recommendation to City Council regarding the proposed rezoning of approximately 49 acres out of the William H. Pate Survey No. 22, A-259, addressed as 2272 FM 1044, from "APD" Agricultural/Pre-Development to "ZH-A" Zero Lot Line Home District.**

(Applicant/Owner: James Ingalls, Moeller & Associates; Case Manager: Holly Mullins)

Mrs. Mullins presents. Staff recommends approval.

Vice Chair Reeves asked for clarification on the argument of ZH-A providing workforce housing.

Mrs. Mullins explained that it is specified in the comprehensive plan to provide a variety of housing types.

Discussion followed.

Mrs. Mullins specified that the zoning may allow for a more affordable option, but it is at the discretion of the developer to work within the limitations of zoning.

Chair Edwards stated developers often seek out ZH-A rezoning since it is the only zoning that allows for a smaller minimum lot size than other residential zoning districts.

Commissioner Meyer expressed concern that the price points to justify ZH-A aren't being met.

Discussion followed.

Mrs. Mullins clarified that ZH-A allows for a smaller lot size than other residential zoning districts which reduces land costs and allows for the ability to meet price points closer to workforce housing; staff is unable to give price point information as that is up to the discretion of the developer.

Discussion followed.

James Ingalls, Moeller & Associates, stated that most homes will be the same size and cost the same material-wise, but lot size can vary and is the most variable piece in determining total cost; land itself can potentially increase a home value by \$50-70,000 alone.

Chair Edwards asked to confirm the price of frontage per linear foot as approximately \$800, and to confirm there is less impact on city maintenance and city utilities for smaller lots.

Mr. Ingalls stated this was correct.

Vice Chair Reeves asked if the smallest lot size for ZH-A is 40 feet.

Chair Edwards clarified within other residential zoning districts even 50 feet is not permitted.

Discussion followed.

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.

Motion by Commissioner Laskowski, seconded by Commissioner Sonier, to close the public hearing. Motion carried (7-0-0).

Motion by Commissioner Laskowski, seconded by Commissioner Sonier to recommend approval to City Council regarding the proposed rezoning of approximately 49 acres out of the William H. Pate Survey No. 22, A-259, addressed as 2272 FM 1044, from "APD" Agricultural/Pre-Development to "ZH-A" Zero Lot Line Home District with staff recommendations. Motion carried (6-1-0) with Commissioner Meyer in opposition.

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