

Draft Minutes for the May 4, 2021 Planning Commission Regular Meeting

B) SUP20-267 Public hearing and recommendation to City Council regarding a proposed rezoning to apply a Special Use Permit to allow a variety of residential and non-residential development on approximately 49.5 acres out of the A-103, Sarah Dewitt Survey, addressed at 514 & 720 W. Zipp Road, from “R-1A-6.6” Single Family District to allow uses allowed in the following zoning districts: “MU-B” High Intensity Mixed Use, “R-1A-4” Single-Family Small Lot Residential, “ZH-A” Zero Lot Line Home and “R-2A” Single and Two-Family Residential. Applicant: Thor Thornhill, HMT Engineering & Surveying; Owner: Gregory Family Revocable Trust, Rosemarie L Gregory; Case Manager: Matthew Simmont.

Mr. Simmont presented and recommended approval.

Chair Edwards asked if there were any questions for staff.

Discussion followed on additional information provided prior to the meeting.

Chair Edwards asked if the applicant would like to speak.

Caren Williams-Murch, 144 Sage Meadows, provided clarification on the project to address concerns from surrounding residents and the city.

Discussion followed on two story structures, the type of housing allowed, and proposed Walnut alignment.

Chair Edwards opened the public hearing and asked if anyone wished to speak.

Chris Canton, 2713 Ridge Path Dr, stated opposition to the request citing transportation, land use.

William Rodgers, 16 La Mesa Dr, stated opposition to the request in line with prior comments.

Jyoti Canton, 2713 Ridge Path Dr, stated opposition to the request in line with prior comments.

Lauren Stevenson, 2709 Ridge Path Dr, stated they are not opposed to the request so long as the residential buffer is maintained and cited concerns with the development.

Kristen York, 2757 Ridgeforest Dr, asked about a pre-existing easement along the rear of the residential development.

Glen Young, 2749 Ridgeforest, stated opposition to the request citing surrounding neighborhood context and in line with prior comments.

Robert & Kelly Yanez, 2761 Ridgeforest Dr, stated opposition in line with prior comments.

Chair Edwards closed the public hearing.

Discussion followed on the difference between a Planned Development District and SUP and further clarification on lot dimensions and easements.

Chair Edwards asked if there were any further questions or a motion.

Motion by Vice Chair Laskowski, seconded by Commissioner Meyer, to recommend approval to City Council of the proposed rezoning to apply a Special Use Permit to allow a variety of residential and non-residential development on approximately 49.5 acres out of the A-103, Sarah Dewitt Survey, addressed at 514 & 720 W. Zipp Road, from “R-1A-6.6” Single Family District to allow uses allowed in the following zoning districts: “MU-B” High Intensity Mixed Use, “R-1A-4” Single-Family Small Lot Residential, “ZH-A” Zero Lot Line Home and “R-2A” Single and Two-Family Residential with conditions to extend the 125-foot wide R-

1A-4, ZH-A, and R-2A residential to the North East corner of 2705 Ridge Path Dr, and include a detention pond adjacent to the Ridgemont Subdivision and W Klein Rd, and to not allow windows or balconies on second story residences facing the Ridgemont subdivision. Motion carried (7-0-1) with Commissioner Tubb in opposition.

DRAFT