MINUTES

PLANNING AND ZONING COMMISSION MEETING

February 6, 2014

COMMISSIONERS PRESENT

Dr. Ray Puri Mr. Doug Wheeler Ms. Sara Loe Mr. Anthony Stanton Mr. Rusty Strodtman Ms. Tootie Burns

COMMISSIONERS ABSENT

Mr. Bill Tillotson Mr. Andy Lee Mr. Steve Reichlin

I) CALL TO ORDER

DR. PURI: Planning & Zoning Commission Meeting for February 6, 2014 will come to order.

II) APPROVAL OF AGENDA

DR. PURI: All right. Any changes to the agenda? Seeing none.

III) APPROVAL OF REGULAR MEETING MINUTES

- January 23, 2014 (work session)
- January 23, 2014 (regular meeting)

DR. PURI: Approval of regular meeting minutes of January -- actually, work session minutes first, I guess, January 23rd, 2014. Everybody in favor of that say aye. Opposed, same sign.

(Unanimous voice vote for approval.)

DR. PURI: Okay. Also regular meeting minutes for January 23, 2014 as well. All in favor? (Unanimous voice vote for approval.)

IV) PUBLIC HEARINGS

Case No. 13-257

A request by ACC OP Development, LLC (contract purchaser) to rezone approximately 3.26 acres from R-3 (Medium Density Multiple-family Dwelling) to PUD-60 (Planned Unit Development with a maximum of 60 du/ac) and variances to Sections 29-10(d)(5) and (7) and 25-43 of the City Code pertaining to PUD building height and perimeter setbacks and minimum required right-of-way width, respectively. The 3.26 acres contains 12 tracts of land located north of Turner Avenue, east of Providence Road, south of Stewart Road and west of Fifth Street. (Applicant requests that this item be tabled to the February 20, 2014 meeting).

DR. PURI: May we have a staff report, please.

Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends approval of the tabling request.

DR. PURI: So this will be a new application again or will this be an amendment to this?

MR. ZENNER: It will -- it is -- we are looking at it as an amendment to the actual application itself, but it will, in essence, be new. The -- we are holding a public information meeting next Tuesday

in accordance with notice requirements, as well as we have readvertised for the lesser zoning density requested and the larger footprint. It actually will cover a slightly larger area. It now goes all the way out to the corner of Turner and Fifth. It incorporates the property that was in the southeast corner of the original overall site development tract that was not at the time that the application was originally submitted secured. So what we will consider is a tract that instead of 3.26 acres will include roughly 3.1 -- or 3.8 acres and be a PUD-55 versus a PUD-60. Same type of development; however, the site plan that was originally submitted now has been revised to accommodate the additional acreage and shifted the building footprints around. All of the other substantial issues -- traffic, utilities, land use compatibility -- all of that has been reviewed and was the reasoning for the original tabling because we were still working out issues. In the interim period of time of working those issues out to today, additional land area was acquired, and the density was reduced accordingly. So we are basically going to be reviewing the revised application at our next meeting on February 20th, and all of the parts will be together at that point.

DR. PURI: Okay. Commissioners, any questions of the staff? I see none. This is a public hearing item. Anybody wishing to speak, please address at the podium.

PUBLIC HEARING OPENED

MR. HOLLIS: I'm Robert Hollis, attorney with the VanMatre Law Firm with offices at 1103 East Broadway. Pat covered it well. If you have any questions, I would be happy to try and answer them.

DR. PURI: Commissioners, any questions of the speaker? I see none.

MR. HOLLIS: Thank you.

DR. PURI: Thank you.

PUBLIC HEARING CLOSED

DR. PURI: Discussion, Commissioners? Do we have a motion?

MR. WHEELER: I move that we table this to the February 20th meeting.

MR. STRODTMAN: I'll second.

DR. PURI: Mr. Strodtman seconds; Mr. Wheeler first. May we have a roll call, please.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Loe, Dr. Puri,

Mr. Stanton, Mr. Strodtman, Mr. Wheeler, Ms. Burns. Motion carries 6-0.

MR. STRODTMAN: The motion to table has been approved.

DR. PURI: All right. Comments of the public?

V) COMMENTS OF PUBLIC

DR. PURI: Seeing none. Comments of Staff?

VI) COMMENTS OF STAFF

MR. ZENNER: Your next meeting will be February 20th. The only item on that agenda is what we just tabled. And again, we will be looking at a PUD-55 rezoning request with a development plan approval. Here is the acreage of the original request. The corner that has been added to this revised proposal is the corner where my cursor is right now, which in the southeast corner of the block

bounded by Fourth, Fifth, Turner and Conley. We will be added this limited amount of acreage. And that will then take all of your acreage here, and this as a block, and basically will be being considered. Road right-of-way upgrades and a variety of other site improvements have been accomplished in the interim period between the original application and what will be before you on the 20th. Other than that, that is all we have. And we appreciate your attendance for this evening.

VII) COMMENTS OF COMMISSIONERS

DR. PURI: Comments of Commissioners?

MR. STRODTMAN: I have a quick question. Do we have a work session next week?

MR. ZENNER: You will have a work session on the 20th. At that work session we intend on covering an update to the ADU ordinance, along with the potential changes that we need to make. We will also be going over your 2014 Work Program and Gantt chart with the distribution of staff assignments so we can move particular projects in order as discussed at the February 6th meeting -- or January 23rd meeting.

MR. STRODTMAN: Thank you.

MR. ZENNER: And that will be a regular work session starting at 5:30.

DR. PURI: Any other comments, Commissioners? We are done. Adjourn.

VIII) ADJOURN

(The meeting was adjourned at 7:07 p.m.)