

**REGULAR PLANNING AND ZONING COMMISSION**  
**MEETING MINUTES**  
**JUNE 5, 2017**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Bill Moser, Commissioners Charlie Womack, John Lopez, Cheryl Smith, Joshua Spare, Shawn Connor.

COMMISSIONERS ABSENT: Kurt Johnson

PUBLIC HEARING AGENDA Item #15– Z170603 - Zoning Change - 3304 Corn Valley Rd (City Council District 2) and Item #6-P170604 - Final Plat - Sarinana Addition, Lots 1-2, Block 1. Planner Colby Collins presented the case report and gave a Power Point presentation to approve a of a Zoning Change from General Retail (GR) district to Single Family-Attached Residential District to create two lots out of one lot for single family detached residences. The 0.539 acre vacant property is currently zoned General Retail and Item #6-P170604 - Final Plat - Sarinana Addition, Lots 1-2, Block 1 (City Council District 2). A request to approve a Minor Subdivision Plat of Lot 1 and Lot 2, Block 1, of Sarinana Addition, to create two separate lots out of one lot within the existing non-residential subdivision. The 0.539-acre tract is zoned General Retail (GR) addressed as 3304 Corn Valley. The owner is Jose Sarinana and the surveyor is Luke Keeton, Keeton Surveying Co.

Mr. Collins stated the site is currently zoned GR. The applicant is requesting for a zoning change to Single Family Attached, which is governed by the density and dimensional requirements in SF-A and the Unified Development Code. The proposal meets the density and dimensional standards. The site is accessible by Corn Valley Rd. and Racquet Club Dr. Mutual access easements will provide access to other properties in the development. The plat depicts required utility easements and wall maintenance easement.

Mr. Collins stated the Development Review Committee recommends approval with the conditions contained in the DRC comments.

Chairperson Motley noted there were no more questions for staff, opened the public hearing, and asked for speakers.

Merrick Mitchell, 3701 Green Hollow Drive, TX stepped forward in opposition to this request. His concern is the creek and how the lot slopes, and asked if these lots would meet the erosion requirements. What are the homes square footages and would these garages be facing the front of the property, because the lots seem too small to fit the size of homes that would be consistent with the neighborhood.

Mr. Collins stated the homes square footages would have to meet the Single Family Attach requirements the applicant is proposing a 2,200 square foot home with side entry garages.

Chairperson Motley stated the property is currently zoned for general retail and asked if Mr. Mitchell would rather have single family homes on these lots or retail.

Mr. Mitchell stated he would rather have the homes on these lots than retail, but is concern of the lot size.

There being no further discussion on the case Commissioner Moser noted the applicant was not present to answer questions from the Commission therefore he would move to close the public hearing and table cases Z170603 and P170604. The action and vote being recorded as follows:

Motion: Moser

Second: Womack

Ayes: Connor, Lopez, Moser, Motley, Smith, Spare, and Womack

Nays: None

Approved: 7-0

Motion: **carried.**