

- Vice Chairman De Los Santos discussed if the project would be pursuing for Leadership in Energy and Environmental Design (LEED) certification for this project.
- Vice Chairman De Los Santos and Commissioner Driskill discussed the amount and orientation of glass on the facades.
- Commissioner Bertl commended the plant selection and discussed landscaping, expressing concerns regarding junipers. Commissioner Bertl also discussed planting native grasses.
- Vice Chairman De Los Santos discussed the roof type for the fire station.
- Commissioner Yarbrough discussed the City's plans for the current location of the fire station.
- Chairman Moore discussed the importance of the City constructing the trails on the site since developers are required to construct trails for their projects.
- Commissioner Driskill pointed out a possible typo in the staff report. Commissioner Driskill said that the sentence featuring "Strategic Land Commerce" should read "Strategic Land Committee". Ms. Firgens said this error would be corrected.

Regarding Public Hearing Item C.1:

- Commissioner Zavala discussed the timeline regarding the applicant's tenant lease associated with the subject property.
- Commissioner Yarbrough discussed the reasons for staff's recommendation for this Specific Use Permit request, and if this was communicated with the applicant.
- Commissioner Sullivan discussed the status of the City's East Side comprehensive plan and other locations where the applicant's proposed use could be viable.
- Vice Chairman De Los Santos noted that there are currently several locations along Garden Brook Drive that sell automobiles.

Regarding Public Hearing Item C.2:

- Chairman Moore discussed the locations of the zoning districts affected by this proposed Zoning Amendment.
- Ms. Firgens discussed why the City was proposing this Zoning Amendment.

Hearing no further questions or comments, Chairman Moore adjourned the Study Session at 6:55 PM. Staff and the Commissioners reconvened in Council Chambers for the Regular Meeting at 7:01 PM.

A.2 [TMP-3000](#)

Discuss agenda items for future Planning and Zoning Commission consideration.

Zavala, to continue hearing this case. The motion passed by the following vote:

Aye: 7 - Chairman Moore, Commissioner Yarbrough, Commissioner Sullivan, Commissioner Bertl, Commissioner Zavala, Commissioner Retana and Vice Chairman De Los Santos

Nay: 1 – Commissioner Driskill

Ms. Jenifer Paz, Senior Planner, gave a brief presentation regarding the applicant's proposal.

Chairman Moore asked for questions from the Commissioners for staff.

Commissioner Zavala discussed both the timeline regarding vacancy of the building and the previous tenant.

Hearing no further questions or comments from the Commissioners, Chairman Moore opened the public hearing. No one came forward to speak to this agenda item. Chairman Moore closed the public hearing and asked for a motion.

A motion was made by Commissioner Zavala, seconded by Commissioner Retana, that this Specific Use Permit be recommended for denial. The motion carried unanimously.

Aye: 8 - Chairman Moore, Commissioner Yarbrough, Commissioner Driskill, Commissioner Sullivan, Commissioner Bertl, Commissioner Zavala, Commissioner Retana and Vice Chairman De Los Santos

C.2 [18-ZA-15](#)

Conduct a public hearing and consider a request to amend the Comprehensive Zoning Ordinance including amending: Article 3. Zoning District Dimensional Standards as it relates to measurement and exception standards, and one-family residence and two-family residence bulk, area, siting, and dimensional standards; and take appropriate action.

This is a city-initiated zoning amendment to amend the Comprehensive Zoning Ordinance (CZO) as it relates to maximum building heights and stories of one-family and two-family residence zoning districts in order to facilitate allowing larger residences being constructed to meet the needs of families today, within existing residential neighborhoods. The zoning districts affected include: One-Family Residence District-1 (R-1); One-Family Residence District-2 (R-2); One-Family Residence District-3 (R-3); One-Family Residence District-4 (R-4); One-Family Residence District-5 (R-5); One-Family Residence District-6 (R-6); Two-Family Residence District-1 (D-1); and Two-Family Residence District-2 (D-2). On November 6, 2018, City Council directed staff to move forward with amending the CZO in this manner in order to accommodate new home construction and additions onto existing homes within the city. Staff recommends approval of this Zoning request as presented.

Ms. Tina Firgens, Director of Planning, gave a brief presentation regarding this proposal.

Chairman Moore asked for any questions from the Commissioners for staff.

Commissioner Yarbrough discussed how this information would be communicated to developers should this Zoning request be approved.

Commissioner Bertl discussed how this proposed Zoning request would affect current residential development on the west side of the City.

Hearing no further questions or comments from the Commissioners, Chairman Moore opened the public hearing. No one came forward to speak to this agenda item. Chairman Moore closed the public hearing and asked for a motion.

A motion was made by Commissioner Yarbrough, seconded by Commissioner Driskill, that this Zoning Amendment be recommended for approval. The motion carried unanimously.

Aye: 8 - Chairman Moore, Commissioner Yarbrough, Commissioner Driskill, Commissioner Sullivan, Commissioner Bertl, Commissioner Zavala, Commissioner Retana and Vice Chairman De Los Santos

D. ADJOURMENT

Being no further business, Chairman Moore requested for a motion to adjourn the meeting.

A motion was made by Commissioner Bertl, seconded by Commissioner Retana, that the meeting be adjourned. The motion carried unanimously.

Aye: 8 - Chairman Moore, Commissioner Yarbrough, Commissioner Driskill, Commissioner Sullivan, Commissioner Bertl, Commissioner Zavala, Commissioner Retana and Vice Chairman De Los Santos

The meeting was adjourned at 8:24 PM.

Chairman

City Administration