

Zoning and Variance Meeting Minutes 6/2/2021

- Call to Order: 7:01 via WebEx
- Commissioners Present: Rita Cabral, Leyila Cabus, Brian Endicott, Jo Leppert, Kristen McKinley, and Larry Weber
- Brian Endicott was reappointed as chair, Rita Cabral was reappointed as vice chair, and Leyila Cabus was reappointed as secretary of the zoning committee.
- Larry motioned to approve and Brian seconded the motion. The motion carried to reappoint the previous seats.

Z21-038 Twin Creeks Drive

- The applicant wants to demolish the previous office building and they want to rebuild with more office uses and business operations.
- It is their intent to make this building look better than the pre-existing building.
- The proposed office building is a one story office space. As of right now, there are many people who would like to utilize this space and there are many different proposed uses within this office space.
- The pre-existing building is 3 stories to which they would like to demolish for a one story building.
- They will have parking on the front side of the building and they are proposing 330 parking spaces for their proposed usages of 40% office space and 60% warehouse space.
- They are proposing retention ponds as well as pedestrian friendly landscaping, including sidewalks.
- 95% of trees will stay and they want to add a natural buffer by adding evergreen trees.
- The building has a 73.5 foot setback with a 6 foot setback for pavement.
- The city wants less of a setback for what the development is proposing.
- They plan on landscaping along the setbacks.

- This development will primarily have box trucks and vans, therefore there will not be many semi trucks entering this location or contributing to surrounding traffic.
- There are two curb cuts on Twin Creeks and they plan on keeping it that way. They are introducing a third curb cut onto Wilson Road.
- They imagined that trucks would enter through a truck dock and would have a specific entrance to reduce visibility amongst the neighborhoods.
- The committee requests the traffic study findings before the June 17th meeting.
- They estimate 160 new jobs will be created, so that means roughly 2 jobs will be created per 1,000 square feet of the property.
- Larry Weber would like that the city review this a little more before we approve.
- Rita Cabral looked at the staff review of this project and she would like to see more comments in favor of the project.
- They responded that they are willing to meet all of their conditions and that the city's comments are pretty minor.
- Kristen McKinley agreed with Larry and Rita.
- Final approval must come before June 15th.
- Brian Endicott suggested that we table the discussion and come back on the June 30th meeting. We all agreed.

Z21-039 River Oaks Drive

- Within this project there is already an existing property.
- It has been zoned LAR district since the 1990's.
- They are proposing a lot split. Along with that, they are requesting a rezoning from AR1 to LAR-12.
- They will not be developing on the unzoned property as of right now, which means it could be redeveloped later.
- They aren't developers, so they won't be developing, however that does not mean that they will not be selling their land to future developers.
- The eastern 5 acres is not zoned and it is simply open space.
- If we were to rezone, we might not be involved in zoning processes later.

- AR1 changes density, but the applicant says they are not planning on tearing down any buildings or increasing the height.
- The applicant wants to commit to the as built architecture of the property.
- There is no staff review on the city's website.
- The applicant wants to amend to an L for tonight on the June meeting.
- Rita would like this in writing for the June 30th meeting.
- Brian expressed he would be fine with committing to LAR1 as long as they put their amendment into writing.
- Everyone voted to approve contingent the changes made.
- Brian motioned to extend the meeting until 9:00 and Larry seconded.

Z21-041

- The existing property is LM and they would like the other two acres to be LM as well.
- The applicant purchased another two acres that way they can expand their business.
- They would like to rezone the residential land they bought to LM.
- They took out a lot of trees due to an infestation of emerald ash borers.
- Before they bought the site they had to put in a sanitary line. It does not come near the creek and it will probably not be an issue.
- The zoning is in compliance with the Trabue Roberts plan and the city is in approval of the rezoning.
- They've planted 40 trees so far and they plan on planting about 15 more.
- Brian motioned to approve the rezoning and Rita seconded the motion. The motion carried.
- Brian motioned to end the meeting and Leyila seconded.
- The meeting adjourned at 9:00 PM.