

REGULAR MEETING MINUTES
PLANNING AND ZONING
Tuesday, December 08, 2020
6:30 P.M. Meeting in City Council Chambers.

The Planning and Zoning Board held a regular meeting on Tuesday, December 08, 2020 at 6:30 PM, with 6 members present, as follows:

Victor Corralejo
Marolee Lunsford
Steve Groomer
Debra Cook
Roger Chambers
Edward Delgado

Others present were Building Inspector Robert Nunley, Ray Ojayski represents the purchaser and Board Secretary Sandra Barraza.

CALL TO ORDER – ROLL CALL

Chairperson Marolee Lunsford called the meeting to order at 6:30 PM. The roll was called with six (6) members present, constituting a quorum.

APPROVAL OF MINUTES

1. Consider approval of the October 13, 2020 P&Z Regular Meeting Minutes.

Commissioner Groomer made a motion to approve the prior meeting minutes with corrections.

Commissioner Cook seconded the motion, which carried by a unanimous vote as follows:

AYE: 6 Groomer, Lunsford, Cook, Delgado, Corralejo and Chambers

NAY: 0

PUBLIC HEARING

2. Hold a Public Hearing to discuss, and consider the recommendation to amend Section 111-93 "MF-24-A multifamily residential district high density" of the Zoning Ordinance by amending parking and density credit requirements.

Robert Nunley explained to the board that the Oakview Apartments had density credits in place during their Planning and Development. Mr. Nunley informed the board the problem they are having with the current density credit with the apartments it's not having clear understanding. Mr. Nunley explained the amending plan that the City Attorney Drew Larkin wanted to correct the current density credits. The plan is to allow the apartment complex to have more green space and upscale landscaping such as dog parks and courtyards.

Chairperson Lunsford wanted an explanation of the difference in the density credit.

Mr. Nunley explained that a density credit is an area of open space within a plat of land. The ordinance states that multifamily-24 would consist of 24 units per acre, but utilizing a density credit allows the apartment complex to have more coverage which is adding around 1.49 acres.

Commissioner Corralejo asked if the change will be any different from the current density.

Mr. Nunley explained the difference will be around 1.49 acres which will correct the issue with the parking lot prior to the current density.

Ray Ojayski introduced himself. Mr. Ojayski asked for the board members to allow the density. They are wanting to be able to move forward with the purchase of the apartment complex.

Commissioner Cook made a motion to close the public hearing. Commissioner Delgado seconded the motion which carried by a unanimous vote as follows:

AYE: _6_ Groomer, Lunsford, Cook, Delgado, Corralejo, Chambers

NAY: _0_

ACTION FROM PUBLIC HEARING

3. Discuss and consider recommendation to amend Section 111-93 "MF-24-A multifamily residential district high density" of the Zoning Ordinance by amending parking and density credit requirements.

Commissioner Delgado made a motion to approve the amendment Section 111-93 "MF-24-A multifamily residential district high density" of the Zoning Ordinance by amending parking and density credit requirements. Commissioner Groomer seconded the motion which carried by a unanimous vote as follows:

AYE: _6_ Groomer, Lunsford, Cook, Delgado, Corralejo and Chambers

NAY: _0_

ADJOURN

Meeting adjourned at 6:42PM

Approved: this 8th day of December, 2020.

Approved:

Marolee Lunsford
Chairperson

Attest:

Sandra Barraza
Board Secretary