



**Action Summary - Final
Planning and Zoning Commission**

Monday, December 14, 2015

6:00 PM

Council Chambers

1. Roll Call

Present: 6 - Joel Powell, Denny Campo, Ron Roberts, Leslie Lightfoot, Michael Seagraves and Earl Rice

Absent: 2 - Steve Kemp and Ed Whittington

Also Present: 4 - Ken Suddreth, Russell Martin, Joey Staubes and Terri Graham

2. Call to Order

A. Public Hearing - Zoning Request - Z15-003 - Rezoning of the subject property from R-15 to RAD-Conditional for the development of six (6) single-family homes - 1.31 Acres - Land Lot 592 - 1514 Hawthorne Avenue - Tuley & Tuley, Inc. ***Request to be tabled to January 11, 2016 Planning and Zoning meeting by the applicant.***

Sponsors: Anulewicz and Kemp

- Attachments:**
- [Z15-003 Memo](#)
 - [Proposed Site Plan_Z15-003](#)
 - [Proposed Tree Plan_Z15-003](#)
 - [Zoning Vicinity Map_Z15-003](#)
 - [Land Use Vicinity Map_Z15-003](#)
 - [Rezoning Application_Z15-003](#)
 - [HomeElevations_Z15-003](#)
 - [Floor Plans_Z15-003](#)
 - [Legal Description_Z15-003](#)

A motion was made by Boardmember Michael Seagraves to table until the January 11, 2016 Planning and Zoning meeting at the request of the applicant item 2015-125 for a zoning request (Z15-003) for the rezoning of the subject property from R-15 to RAD-Conditional for the development of six (6) single-family homes on 1.31 Acres, Land Lot 592 located at 1514 Hawthorne Avenue by applicant Tuley & Tuley, Inc.; seconded by Boardmember Ron Roberts. The motion carried by the following vote:

Aye: 5 - Denny Campo, Ron Roberts, Leslie Lightfoot, Michael Seagraves and Earl Rice

Absent: 2 - Steve Kemp and Ed Whittington

B. **Public Hearing** - Zoning Request Z15-012 - Annexation, Rezoning and Zoning Amendment for the construction of a 250 unit independent senior housing development - 4.8 Acre Tract - Land Lot 691 - 4840 & 4788 Hanson Drive - Creekside Village Development Group, Inc.
Request to table this item indefinitely.

Sponsors: Rice and Fennel

- Attachments:** [Zoning Vicinity Map_Z15-012](#)
[Land Use Vicinity Map_Z15-012](#)
[Rezoning Application_Z15-012](#)
[Proposed Site Plan_V.1_Z15-012](#)
[Proposed Site Plan_V.2_Z15-012](#)
[Proposed Tree Plan_Z15-012](#)
[Building Elevations_Z15-012](#)
[Building Floor Plans_Z15-012](#)

A motion was made by Boardmember Earl Rice to table indefinitely item 2015-194 for a zoning request (Z15-012) for an annexation, rezoning and zoning amendment for the construction of a 250 unit independent senior housing development on 4.8 Acre Tract, Land Lot 691 located at 4840 & 4788 Hanson Drive by the applicant Creekside Village Development Group, Inc.; seconded by Boardmember Michael Seagraves. The motion carried by the following vote:

Aye: 5 - Denny Campo, Ron Roberts, Leslie Lightfoot, Michael Seagraves and Earl Rice

Absent: 2 - Steve Kemp and Ed Whittington

C. Approval of subdivision plat for two residential lots in the R-15 zoning district - 0.843 Acres - Land Lot 525 - 3420 Lee Street - Paramount Realty Group, LLC

Sponsors: Lnenicka

- Attachments:** [Plat Approval Memo_3420 Lee Street](#)
[Zoning Vicinity Map_3420 Lee Street](#)
[Land Use Vicinity Map_3420 Lee Street](#)
[Proposed Subdivision Plat_3420 Lee Street](#)

Chairman Joel Powell called upon Senior Planner Rusty Martin to discuss the background for this item. He stated that Paramount Realty Group, LLC was requesting approval to subdivide their property at 3420 Lee Street into two single-family residential lots. The applicant planned to subdivide the property within the requirements of the R-15 zoning district, so no rezoning was required. The subject property was 0.843 acres in size and is zoned R-15 (single-family residential). Community Development has reviewed the proposed subdivision against the requirements of the R-15 zoning district. Staff believes the proposed subdivision meets the intent of the requirements of the R-15 zoning district. Community Development recommends approval of the requested subdivision.

A motion was made by Boardmember Michael Seagraves to approve item 2015-421 for the approval of subdivision plat for two residential lots in the R-15 zoning district on 0.843 Acres, Land Lot 525 located at 3420 Lee Street by the applicant Paramount Realty Group, LLC.; seconded by Boardmember Earl Rice. The motion carried by the following vote:

Aye: 5 - Denny Campo, Ron Roberts, Leslie Lightfoot, Michael Seagraves and Earl Rice

Absent: 2 - Steve Kemp and Ed Whittington

D. Public Hearing - Zoning Request Z15-022 - Rezoning from R-15 to RAD-Conditional for the development of two single-family homes - 0.431 Acres - Land Lot 489 - 1195 Hill Street - SNE, LLC

Sponsors: Kemp and Anulewicz

- Attachments:** [Staff Memo_Z15-022](#)
[Zoning Vicinity Map_Z15-022](#)
[Land Use Vicinity Map_Z15-022](#)
[Rezoning Application_Z15-022](#)
[Proposed Site Plan_Z15-022](#)
[Proposed Tree Plan_Z15-022](#)
[Building Elevations_Z15-022](#)
[1935 Plat_Z15-022](#)

A motion was made by Boardmember Ron Roberts to table until the January 11, 2016 Planning and Zoning request item 2015-423 for a zoning request (Z15-022) for the rezoning from R-15 to RAD-Conditional for the development of two single-family homes on 0.431 Acres, Land Lot 489 located at 1195 Hill Street by applicant SNE, LLC.; seconded by Boardmember Michael Seagraves. The motion carried by the following vote:

Aye: 5 - Denny Campo, Ron Roberts, Leslie Lightfoot, Michael Seagraves and Earl Rice

Absent: 2 - Steve Kemp and Ed Whittington

4. Approval of Minutes:

A. Approval of the November 9, 2015 Meeting Minutes of the Planning and Zoning Board

Attachments: [11-09-2015 November 9, 2015 P&Z Meeting Minutes - FINAL without attachments.pdf](#)

A motion was made by Boardmember Earl Rice to approve item 2015-415 for the approval of the November 9, 2015 meeting minutes of the Planning and Zoning Board; seconded by Boardmember Denny Campo. The motion carried by the following vote:

Aye: 5 - Denny Campo, Ron Roberts, Leslie Lightfoot, Michael Seagraves and Earl Rice

Absent: 2 - Steve Kemp and Ed Whittington

5. Adjournment

Chairman Joel Powell announced the adjournment of the December 14, 2015 Planning and Zoning Board at 6:10pm.