

EXCERPTS
PLANNING AND ZONING COMMISSION MINUTES
JULY 9, 2020

Case Number 112-20

A request by Crockett Engineering on behalf of SBSR II Properties, LLC (owner) for approval of a 1-lot final plat to be known as "McKee Place Plat No. 1." The subject site is located at the northwest corner of McKee Street and Clark Lane, contains approximately one-acre and is zoned R-MF (Multi-family Dwelling) district.

MS. LOE: May We have a staff report, please?

MR. ZENNER: Just a moment, please. All right, as you said, this property is located in northwest corner of Clark Lane and McKee Street. You have seen it before. It was rezoned a few months back. It will be 0.74 acres. It is just a one lot final plat. Public info cards were sent out on April 24th, 16 of those were sent. Here is an aerial of the property. Again, you can see it is at the intersection. You can see from this that it is also just down a couple hundred yards from the Clark Lane boundary lane roundabout. You can see a bulk of single family to the north and west of this. There is also further north a little bit multifamily. If you remember, this was rezoned to R-MF. They are proposing a small multifamily development here of one-bedroom apartments. We will go on from there. So approval of the plat would grant legal status for development purposes. As I said, they are planning to develop it with multifamily apartment building. I guess it was more than a few months ago, I forgot, it was clear back in August when we rezoned it. I think we've got that. On the plat, they are providing additional right-of-way for Clark Lane. This image is a little misleading. It looks like the larger area of the south end here from this - well, if I could go straight, from this point to here is dedicated as right-of-way. I believe much of it was already street easement or some other kind of arrangement, but they are dedicating it all as right-of-way at this point to meet the minimum 60-foot half-width for Clark Lane, which is a minor arterial, I believe, or a major arterial area, either one. There is also right-of-way provided on McKee Street frontage to reach a 25-foot half-width, and that area is from the north end of the lot there to the south. Pedestrian easements are also being provided. For some reason, or another, the sidewalk is not going to be able to be

accommodated within the right-of-way, so you will see on the east side here, there is a small piece of pedestrian right-of-way that tapers as it goes around the corner. That is for sidewalk, again, and then to accommodate existing utilities, the sidewalk, again, has to enter on the private property in this little section, that is additional sidewalk easement there. That is really the bulk of it. Our recommendation would be for approval for McKee Place Plat No. 1.

MS. LOE: Thank you. Before we move to questions of staff, I would like to ask any commissioner who has had any ex parte prior to this meeting related to this case to please disclose that now so all commissioners have the same information to consider on behalf of the case in front of us. Seeing none, are there any questions? Mr. MacMann? You are waiting for me to finish --

MR. MACMANN: I was waiting for you to finish the ex parte.

MS. LOE: I am finished with ex parte.

MR. MACMANN: If you are done, I will --

MS. LOE: Mr. MacMann, questions for staff.

MR. MACMANN: Thank you. Yes, I do. Thank you, Madam Chair. Mr. Palmer, we got some community feedback when this was rezoned. Did you get anything on this?

MR. PALMER: No, I did not.

MR. MACMANN: Okay. We sent out all of the standard stuff, and you didn't seem to know why the sidewalk was moved? Do we know why the sidewalk was moved?

MR. PALMER: I believe it was because the road, the end of the payment is already close to the edge of the right-of-way there.

MR. MACMANN: The existing right-of-way?

MR. PALMER: Correct, and then on the south side is because there is an existing pad-mounted transformer for some electrical equipment that is mounted basically adjacent to the property line so they have to build the sidewalk around it.

MR. MACMANN: Those are just points of information. Thank you for your information.

MS. LOE: Any additional questions for staff? If not, we will open the floor for public comment if there is anyone that would like to make public comment on behalf of this case. Seeing none, we will close public comment.

PUBLIC HEARING CLOSED

MS. LOE: Commission discussion. Mr. MacMann and Mr. Stanton.

MR. MACMANN: I do not wish to trample on anyone. I got a couple of looks like people were going to move to approve here. If people have any questions and want to discuss it, that is totally fine, otherwise I was going to move to approve this final plat.

MR. STANTON: Second.

MS. LOE: Second by Mr. Stanton. We have a motion on the floor. any discussion on that motion? Seeing none, Ms. Burns, may we have roll call, please?

MS. BURNS: Yes.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Loe, Mr. MacMann, Mr. Stanton, Ms. Geuea Jones, Ms. Rushing. Motion carries 8-0.

MS. BURNS: 8-0 motion carries.

MS. LOE: Recommendation for approval will be forwarded to City Council. That brings us to public hearing