

ABSENT:	Arthur Munoz, Kerry Rohrmeier
ABSTAIN:	
RECUSED:	

- 5.5 Staff Report (For Possible Action - Recommendation to City Council)
Case No. **LDC24-00033 (Plumb Lane Properties)** - A request has been made for a zoning map amendment from Professional Office (PO) and Single-Family Residential 8 units per acre (SF-8) to Mixed-Use Urban (MU). The ±0.88 acre site is comprised of four parcels located on the south side of East Plumb Lane ±685 feet west of its intersection with Kietzke Lane. The site has a Master Plan land use designation of Urban Mixed-Use (UMU). **[Ward 1]**

Garrett Gordon, representing the applicant, gave an overview of the project and the requested zone change.

Jeff Foster, Development Services Associate Planner, provided staff analysis and stated that staff was able to make all the required findings.

Disclosures: communicated with applicant's representative, familiar with the site

Public Comment: None

Questions:

Commissioner Becerra referenced an earlier statement that the applicant's fees for this were returned because the City is encouraging these proposed zone changes and he asked why the City does not initiate the changes to bring parcels into conformance.

Mr. Foster explained that he does not know when but there will likely be a time when the City does come through and look at all non-conforming parcels to bring them into conformance. That would be done through a comprehensive process and not on a parcel by parcel basis.

Mr. Foster explained for Commissioner Villanueva the allowed uses that could potentially come in for development on this site.

Discussion on the motion:

Commissioner Villanueva stated she will vote in favor of the motion but wanted to highlight a couple of things for the record. This is a unique site because it is adjacent to residential and we don't know what will be built here. However, that whole area is changing and it is for the best. If this was located in a

different area of the city, it is not something she would necessarily be in favor of. Given the area and the character of the community, she thinks this is an appropriate change.

It was moved by Manny Becerra, seconded by Alex Velto, to recommend that City Council approve the zoning map amendment by ordinance. Motion Pass.

RESULT:	Approved [5 TO 0]
MOVER:	Manny Becerra, Commissioner
SECONDER:	Alex Velto, Commissioner
AYES:	Drakulich, Armstrong, Becerra, Velto, Villanueva
NAYS:	
ABSENT:	Arthur Munoz, Kerry Rohrmeier
ABSTAIN:	
RECUSED:	

- 5.6 Staff Report (For Possible Action - Recommendation to City Council):
Case No. **LDC24-00031 (Bella Vista Ranch Phase II PUD Amendment)** - A request has been made for an amendment to the Bella Vista Ranch Phase II Planned Unit Development (PUD) handbook to: a) reduce the amount of nonresidential from $\pm 178,600$ sq. ft. to $\pm 117,612$ square feet; b) increase the maximum dwelling units from ± 575 units to ± 609 units; and c) modify the allowed land uses, design standards, development standards, and street design standards. The ± 77.37 acre site is located southeast of the eastern terminus of South Meadows Parkway, north of the northern terminus of Rio Wrangler Parkway and east of Steamboat Creek within the Bella Vista Ranch Phase II PUD zoning district. The site is located within Bella Vista Ranch Phase II PUD zoning district and has a Master Plan land use designation of Special Planning Area (SPA). **[Ward 3]**

(Member Armstrong left the meeting at 6:48 p.m. and returned at 6:50 p.m.)

Andy Durling, Wood Rodgers representing the applicant, gave an overview of the project and request for an amendment to the PUD.

Leah Piccotti, Development Services Associate Planner, provided staff analysis and stated that staff was able to make all the required findings.

Disclosures: familiar with the site, read and received emails, spoke with applicant's representative, spoke with City Council Member Duerr.

Public Comment: