

**MINUTES  
PLANNING AND ZONING COMMISSION  
SEPTEMBER 18, 2018**

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**Item 3:**

Public Hearing Zoning & Special Use Permits were next on the agenda. There were two items for consideration:

- B. **Public Hearing:** Consideration of a Zone Change Request From Light Industrial District (LI) to Mixed-Use District (MU); on approximately 3.695-acres, Legally Described as Lot 1, Block C, Highpoint at Timber Creek Addition and Located on the Northwest Corner of Rockbrook Drive and Oak Bend Drive; as Requested by Jason Rose, JR Rose Architecture, on Behalf of the Koulogeorgiou Family Revocable Trust, the Property Owner. (Case No. PZ-2018-09-13).

Staff gave a brief overview of the proposed zone change request and recommended approval. The applicant gave a summary of the proposed development and was available to answer questions. Member Karen Locke asked if the only proposed entrances to the development were on Oak Bend Drive, which staff confirmed. Chairman Green noted that a drainage easement was located in the building pad, and staff clarified that is the existing location and it is proposed to be relocated. Member John Lyng asked if there were any challenges to developing the proposed site, and the applicant answered that topography was the greatest concern. Member MaryEllen Miksa expressed her concerns regarding tree preservation at the site. Staff clarified some revisions would be required to the tree preservation plan but that the applicant planned to preserve many trees. Chairman Green then opened the public hearing. With no one coming forward to speak, the public hearing was then closed. A motion was made by James Davis to recommend approval of the proposed zone change request. The motion was seconded by MaryEllen Miksa. The motion passed unanimously (6-0). Staff indicated that the item would appear before the City Council on October 15<sup>th</sup> for a second public hearing and a final decision.

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