"A Great Place to Live"

**MINUTES**
**PLANNING AND ZONING COMMISSION**
**TUESDAY, AUGUST 7, 2018**
**CITY HALL COUNCIL CHAMBER, 7105 WHITLEY ROAD**
**REGULAR MEETING**
**6:00 P.M.**

Commissioners Present:

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|---|---|
| Larry Clark | Chairperson, Place 3 |
| Robert Martinez-Merlo | Member, Place 1 |
| Kay Ivey | Member, Place 2 |
| Ron Holland | Member, Place 4 |
| Cristy McCauley | Member, Place 5 |
| Sergio Molina | Member, Place 6 |
| Jeremy Blain | Member, Place 7 |

Staff Present:

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|---|---|
| Andrea Gardner | City Manager |
| Denise Wilkinson | Economic Development Specialist |
| Randy Richards | Building Official |
| Paul Hackleman | Director of Public Works |
| Shawn Fannan | Fire Chief |

City Council Liaison Present:

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|---|---|
| Mark Taylor | Council Member & Primary Liaison |
| Tom Snyder | Council Member & Secondary Liaison |

Additional City Council Members Present:

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|---|---|
| David Griffith | Mayor Pro Tem |
| Melva Clark | Council Member |
| Sandra Bush | Council Member |

**CALL TO ORDER**

Chairperson Clark called the meeting to order at 6:01 P.M.

**INVOCATION**

Chairman Clark gave the invocation.

## APPROVAL OF MINUTES

1. Minutes of regular meeting of June 5, 2018

   Ms. McCauley made a motion to approve the minutes of the regular meeting of June 3, 2018 as presented. Mr. Holland seconded and the motion carried unanimously with a vote of 6-0. (Clark abstained)

## PUBLIC HEARING

1. **Planning and Zoning Case Z-18-03:** Consider request for a zoning change from SF-6 (Single Family – 6,000 square foot lots), and LB (Local Business) to PD (Planned Development) for Hightower Commons, a proposed mixed use project on properties located at the southeast corner of Hightower Drive and Whitley Road and, on the north and south sides of Hightower Drive, east of Quail Run and west of Echo Hill Drive. Lauren Partovi/Sunscope Development, applicant. Zaghoul A N, Shiber E L, Don Valk, Victor Adoue, Ibrahim Spidari Khan, M Khan Family LP, owners.

   Ms. Gardner gave a summary of the application. Ms. Lauren Partovi, applicant began presentation. Chairman Clark called a brief recess in order to set up the presentation slides. Chairman Clark re-opened the public hearing. Ms. Partovi provided a slide presentation with details of the proposed development for Hightower Commons. Questions from the Commissioners were directed to Ms. Partovi.

   Chairperson Clark opened the public hearing at 6:34. Chairperson Clark asked for speakers in favor of the request to please come forward to deliver comments. Mr. Rick Garza, architect, stated he was in favor. The following speakers spoke in opposition to the zoning change request:

   Paul Hopkins, 7509 Meadowbrook Drive
   Sharon Gehle, 7725 Partridge
   Ron Spellman, 7000 Bernadine
   Leah Chauvin, 6621 Starnes
   Jim Bates, 6524 Brookdale
   Diane Kissel, 6524 Brookdale
   Marilyn Shore, 7012 Valleyford Court
   Matt Bennett, 6620 Springhill Drive
   John Cowan, 7008 McCoy Drive
   Lisa Thompson, 6025 Herschel
   Casey Jones, 6001 Herschel
   Jesus Raso, 6600 Springhill
   Neal Cooper, 6921 Cheatham
   Keith Chadwick, 6809 Brookdale
   Lissa Sieja, 6605 Jerri Lynn
   Debbie King, 6900 Brookdale
   Marty Land, 6913 Cheatham
   Kathy Cannon, 7912 Lazybrook

Diana Knight, 5921 Robin

**PUBLIC HEARING (continued)**

Eric Stevens, 5521 Timberidge Court
Scott Prescher, 6501 Patsy Lane
Garrett Apa, 6721 Lyndale Drive
Patty Syvson, 7105 Brookdale Court
Andrew Neal, 6920 Cheatham
Will Lewis, 6704 Brookdale
Mary Stormer, 6545 Old Mill Circle
Amber Wade, 7028 Lyndale
Melinda McCullough, 6917 Cheatham Drive
Kendall Maroney, 6401 Ridglea Drive
Brian Oyer, 7401 Glen Drive
Diana Torti, 6058 Oakdale

Chairman Clark asked if there were anyone else in audience that wanted to speak in opposition to please show their hands. Chairman Clark recognized the entire audience raising their hands and then stated there was not anything new to hear and closed the public hearing at 8:21.

**NEW BUSINESS**

1. Consideration and action on Planning and Zoning Case Z-18-03: Consider request for a zoning change from SF-6 (Single Family – 6,000 square foot lots), and LB (Local Business) to PD (Planned Development) for Hightower Commons, a proposed mixed use project on properties located at the southeast corner of Hightower Drive and Whitley Road and, on the north and south sides of Hightower Drive, east of Quail Run and west of Echo Hill Drive. Lauren Partovi/Sunscope Development, applicant. Zaghoul A N, Shiber E L, Don Valk, Victor Adoue, Ibrahim Spidari Khan, M Khan Family LP, owners.

Discussion was held among the Commissioners. Ms. McCauley motioned to recommend disapproval of Hightower Commons on the basis that the application requests high-density residential and the Master Plan states medium density residential in the mixed use designation for the properties. Mr. Molina seconded and the motion carried by a vote of 4-2 with the following vote:

Ayes - Martinez-Merlo
Ivey
McCauley
Blain
Noes- Holland
Molina

**ADJOURNMENT**

Chairperson Clark adjourned the meeting at 7:20 PM.

**APPROVED:** this the 8 day of Oct, 2018.

**SIGNED:** this the 8 day of Oct, 2018.

**APPROVED:** Larry Clark /s/
Chairperson

**ATTEST:** Cristy McCauley /s/
~~Kay Ivey~~, ~~Secretary~~

Cristy McCauley

**NOTE**: Original Audio and Video Recording of this meeting is preserved and maintained by the City Secretary's Office