



Memo

To: Mayor Dowless, Council President Horn,
Council Members Chotas Lomas, Pierce, and Rader

From: Sandy Riffle, Interim City Clerk

Date: May 12, 2022

Re: Boards and Committees Reports

The following business items were reviewed by the Planning and Zoning Board.

- **Special Exception 2022-02 (Sec. 134-405)(10)(11)(14) – 169 Jamaica Lane – Art Stone Granite**

The following is provided in your agenda packet for your review and consideration.

- City Planner report dated 3/30/2022
- Special Exception application dated 2/16/2022

The notice of Public Hearing was mailed on Thursday, March 31, 2022 to those property owners within 500 feet of the subject property regarding Special Exception 2022-SE-02. There were 33 notices provided by U.S. Mail. Zero notices were returned as undeliverable, and no objections were received at City Hall as of the date of this memo.

The City Planner has no objections to the Special Exception and is prepared to respond to any questions you may have regarding the request. The applicant/representative for Art Stone Granite will also be in attendance to answer questions.

Board Member Nelson made a motion to recommend approval of Special Exception 2022-02

- to allow the use of granite/stone sales and manufacturing including outdoor storage of merchandise, parts, or other equipment,
- building material storage, and sales (new, no junk or used material),
- storage and wholesale distribution warehouse adjacent to a residential zoning district or property with a residential future land use designation including those across a right-of-way.

The motion was seconded by Board Member Santurri. Approved (4/0).

The motion was approved by roll call vote.

Board Member Nelson	Favor
Chair Kreidt	Favor
Board Member Santurri	Favor
Board Member Gibson	Favor
Board Member Gragg	Absent

1. Holden Avenue PD/Haven Oaks

a. Development Plan/Preliminary Subdivision Plan Review

The following is provided in your agenda packet for your review and consideration.

- City Planner report dated 5/4/2022
- Landscape Architect report dated 5/10/2022
- City Engineer report dated 5/4/2022
- Development plans dated 4/7/2022
- Landscape and arbor plans dated 4/19/2022
- Development plan responses from AVCON dated 4/7/2022

Board Member Nelson made a motion to recommend approval of the Haven Oaks development plan and subdivision plan subject to the conditions enumerated by staff, including approval of the comprehensive sign plan but not including a covered tot lot. The motion was seconded by Board Member Gragg and was approved (2/1).

The motion was approved by roll call vote:

Board Member Nelson	Oppose
Board Member Gragg	Favor
Board Member Gibson	Favor
Chair Kreidt	Absent
Board Member Santurri	Absent

The City Planner, City Engineer, and Landscape Architect are prepared to respond to any questions you may have regarding the Haven Oaks Development Plan. The applicant/representative(s) for Haven Oaks will also be in attendance.

b. Orange County School Concurrency Mitigation Agreement

Per Orange County, with the approval of the approved Preliminary Subdivision Plants, a school concurrency agreement must be signed by the City.