



Village Planning Committee Meeting Summary

Z-TA-2-21-7

Date of VPC Meeting	January 10, 2022.
Request From	Amend Article XIII (Airport Zoning), Section 4-241 (Zones) of the City Code to permit up to 250 feet in height.
Location	Southwest corner of 1st Street and Jackson Street.
VPC Recommendation	Approval, per the staff recommendation with direction.
VPC Vote	11-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Committee member Chris Colyer declared a conflict of interest and Will Gaona left the meeting during this item, bringing quorum to 11.

Sarah Stockham, staff, reviewed the surrounding zoning, land uses, site history and previous approvals, the Airport Height Map and the proposed changes to the City Code text and Airport Height Map.

Noel Griemsmann, representing the applicant with Snell & Wilmer, displayed a site aerial map, historic images, and a rendering of the proposed project, reviewed past approvals on the site and the Airport Zoning Map and nearby projects and their existing heights. Mr. Griemsmann reviewed the project outreach and notification area, their project website and the No Hazard Determination they received by the FAA.

Questions from the Committee:

Vice Chair Ryan Boyd asked how The Summit at Copper Square is taller (254 feet) than the allowable height per the Airport Height Map which is 240 feet, and asked why the applicant is not asking just to extend Area 4B of the Airport Height Map over the subject site. Mr. Griemsmann replied that there was an update to the Airport Height Map which was done after The Summit at Copper Square was already entitled or built, and that there is not an area on the map that allows 250 feet which is why they are requesting a map amendment.

Darlene Martinez asked for clarification on the proposed building and the parking (automobile and bicycle) that will be provided. Mr. Griemsmann replied that the hotel operator will work with the developer to provide adequate parking, the hotel will most

likely have travelers who are flying in rather than driving in, there will be adequate parking for hotel guests and there will be bicycle parking and amenities provided on site.

Public Comment:

None.

Motion:

Vice Chair Ryan Boyd motioned to recommend approval per the staff recommendation with direction that the Airport Height Map be updated to reflect the current building heights which are not in conformance. **Darlene Martinez** seconded the motion.

Vote

11-0, Motion to approve passed, with Committee Members Burns, Gonzalez, R. Johnson, Lockhart, Martinez, Olivas, Panetta, Starks, Uss, Boyd and Sonoskey in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.