



## MEMORANDUM

**FROM:** Nicole Tremblay, Senior Planner  
**DEPT:** Planning and Zoning  
**TO:** Kelly Michaels, City Clerk  
**DATE:** November 18, 2025  
**RE:** Transmittal of Petitions for Council Action –  
Baker Ewing Trust Petitions 25-06AN, 25-07CP, and 25-08RZ  
**SUBJECT:** Transmittal of Petitions for Council Action 25-06AN, 25-07CP, and 25-08RZ

---

On November 17, 2025, the Planning Commission, made the following motions for the subject petitions:

### **Petition No. 25-06AN**

The following motion was **APPROVED** by a vote of 6-1:

Based on review of the application materials, the staff report and testimony provided during the public hearing, the Planning Commission, sitting as the local planning agency, finds this petition consistent with the Comprehensive Plan, in compliance with the Land Development Code and with the affirmative Findings of Fact in the record, and **RECOMMENDS APPROVAL TO CITY COUNCIL OF ANNEXATION PETITION NO. 25-06AN.**

### **Petition No. 25-07CP**

The following motion was **APPROVED** by a vote of 6-1:

Based on review of the application materials, the staff report and testimony provided during the public hearing, the Planning Commission, sitting as the local planning agency, finds this petition consistent with the Comprehensive Plan, in compliance with the Land Development Code and with the affirmative Findings of Fact in the record, and **RECOMMENDS APPROVAL TO CITY COUNCIL OF FUTURE LAND USE MAP AMENDMENT PETITION NO. 25-07CP** with the following stipulations:

1. Building height will not exceed 35'.
2. There will be a minimum 300' separation from buildings on the adjacent property to the north.
3. Density will be limited to a maximum of 60 units.

### **Petition No. 25-08RZ**

The following motion was **APPROVED** by a vote of 6-1:

Based on review of the application materials, the staff report and testimony provided during the public hearing, the Planning Commission, sitting as the local planning agency, finds this petition consistent with the Comprehensive Plan, in compliance with the Land Development Code and with the affirmative Findings of Fact in the record, and **RECOMMENDS APPROVAL TO CITY COUNCIL OF ZONING MAP AMENDMENT PETITION NO. 25-08RZ** with the following stipulations:

4. Building height will not exceed 35'.
5. There will be a minimum 300' separation from buildings on the adjacent property to the north.
6. Density will be limited to a maximum of 60 units.

To continue the processing of the petition, please complete the following:

- Schedule the public hearings before City Council, and provide our office with the legal advertisement when sent to the Gondolier so that we may prepare the notification sign and post on the property 15 days prior, per public notice requirements.
- Legistar file CC 25-06AN has been created with the following attachments. Please reformat as needed for City Council:
  1. Staff Presentation
  2. Staff Report
  3. Application
  4. Project Narrative
  5. Survey
  6. Decision Criteria Statement
  7. Land Use Compatibility Analysis
  8. Executed Pre-Annexation Agreement
  9. Tax Revenue Estimate
  10. JPA Confirmation
- Legistar file CC 25-07CP has been created with the following attachments. Please reformat as needed for City Council:
  11. Staff Presentation
  12. Staff Report
  13. Application
  14. Project Narrative
  15. Survey
  16. Decision Criteria Statement
- Legistar file CC 25-08RZ has been created with the following attachments. Please reformat as needed for City Council:
  17. Staff Presentation
  18. Staff Report
  19. Application
  20. Project Narrative
  21. Survey
  22. Decision Criteria Statement
  23. Land Use Compatibility Analysis
- The mailing list for the nearby properties is attached, but please note, if a significant amount of time passes before notices are prepared, the list will need to be updated to ensure sales/transfers are accounted for.

The Planning and Zoning Department may receive additional written correspondence on this petition, which will be forwarded to your office.

Yes    N/A

- |                          |                                     |                                                                                       |
|--------------------------|-------------------------------------|---------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | City Attorney Reviewed/Approval                                                       |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Risk Management Review                                                                |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Finance Department Review/Approval                                                    |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Funds Availability (account number): <a href="#">Click or tap here to enter text.</a> |

Attachments:      Mailing Notification List & Registered Neighborhoods List  
                         Ad/Location Map  
                         Legal Description

CC: Petition Nos. 25-06AN, 25-07CP, and 25-08RZ