E) PZ24-0399 Public hearing and recommendation to City Council to rezone approximately 60 acres out of the A.M. Esnaurizar Survey, Abstract 20, from R-3L AH (Multifamily Low Density District with Airport Hazard Overlay) to R-1A-4 AH (Single-Family Small Lot Residential District with Airport Hazard Overlay), currently addressed at 1280 Saengerhalle Road. *(Applicant: Shannon Mattingly; Owner: Rockspring Saur LLC; Case Manager: Mary Lovell, Senior Planner)*

Mary Lovell presented the aforementioned item.

Chair Sonier asked if there were any questions for staff.

Discussion followed on the existing zoning versus the proposed zoning, residential density, lot size, staff's recommendation, and proximity to the airport.

Chair Sonier invited the applicant to speak on the item.

Shannon Mattingly elaborated on the item discussing zoning and land use of the subject property and surrounding properties, the intent of the request, residential density, proposed construction methods and infrastructure improvements, development agreement conditions, communication efforts with neighboring property owners, and airport safety.

Further discussion followed on the intent of the request.

Chair Sonier opened the public hearing and asked if anyone wished to speak on the item.

The following individuals spoke in favor of the request: Pam Kraft and Randon McKee.

Brief discussion followed on the intent of the request.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further questions or motion.

Discussion followed on staff's recommendation, the city's strategic plan and comprehensive plan, the existing and proposed zoning, housing affordability, multi-family versus single-family oriented development, residential density, and implications regarding the potential future airport expansion.

Motion by Commissioner Allen, seconded by Commissioner Miedema, to recommend approval of the item to City Council. Motion carried unanimously (7-0-0).