

## **Draft Minutes for the January 7, 2025, Planning Commission Regular Meeting**

**B) PZ24-0396 Public hearing and recommendation to City Council to rezone approximately 10.43 acres out of the Orilla Russell Survey, Abstract No. 485, from APD AH (Agricultural/Pre-development District with Airport Hazard Overlay) to M-1A AH (Light Industrial District with Airport Hazard Overlay), currently addressed at 3137 FM 1102. (Applicant: James Ingalls, P.E.; Owner: Johnnie F. Rowe; Case Manager: Mary Lovell, Senior Planner)**

Mary Lovell presented the aforementioned item and recommended approval.

Chair Sonier asked if there were any questions for staff.

No one spoke.

Chair Sonier invited the applicant to speak on the item.

James Ingalls elaborated on the item discussing the existing and proposed zoning.

Brief discussion followed on the intended use of the property.

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

No one spoke.

Chair Sonier closed the public hearing.

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

Motion by Commissioner Taylor, seconded by Vice-Chair Nolte to recommend approval of the item to City Council.

Discussion followed on the intended use of the property, land use in the area, staffs recommendation, the proximity to residential uses, growth in the area, and uses allowed by the requested zoning versus staff recommended zoning.

Earlier motion by Commissioner Taylor, seconded by Vice-Chair Nolte, to recommend approval of the item with staff recommendations to City Council. Motion carried (5-1-1) with Commissioner Schaeffer in opposition and Commissioner Allen abstaining.