

Draft Minutes for the May 6, 2025, Planning Commission Regular Meeting

E) PZ25-0101 Public hearing and recommendation to City Council to rezone approximately 7 acres out of the J M Veramendi Survey, Abstract 2, from R-2 (Single-Family and Two-Family District), R-2 SUP (Single-Family and Two-Family District with an SUP to allow Commercial Uses), and C-1B (General Business District) to C-1B (General Business District), currently addressed at 2944 and 2956 Loop 337. (Applicant: James Ingalls, P.E., INK Civil; Owner: Parc Haus NB, LLC; Case Manager: Amanda Mushinski, Planner, CNU-A, AICP-Candidate)

Amanda Mushinski 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.

Rusty Standt stated he was present to answer any questions.

Brief discussion followed on the intent of the request, if any buffering would be required for adjacent property located outside city limits, development requirements for the subject property, and city jurisdiction.

Chair Sonier opened the public hearing and asked if anyone would like 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.

Discussion followed on the existing special use permit associated with the property, uses allowed by both the existing zoning and the requested zoning, and the uses allowed by the zoning of nearby developed properties.

Motion by Commissioner Taylor, seconded by Commissioner Rudy, to recommend approval of the item to City Council. Motion carried unanimously, (8-0-0).