

**Draft Minutes for the April 2, 2024, Planning Commission Regular Meeting**

**B) PZ24-0038 Public hearing and recommendation to City Council to rezone approximately 5 acres consisting of Lot 2 of the William E. Field Subdivision, from R-2 AH (Single-Family and Two-Family with Airport Hazard Overlay District) to C-4A AH (Resort Commercial with Airport Hazard Overlay District), currently addressed at 1493 Gruene Road. (Applicant/Owner: LGD 1, LLC; Justin Holliday; Case Manager: Amanda Mushinski, CNU-A, Planner)**

Amanda Mushinski presented the above-mentioned item.

Chair Edwards asked if there were any questions for staff.

No one spoke.

Chair Edwards invited the applicant to speak.

Justin Holiday elaborated on the request and stated they were available for questions.

Chair Edwards opened the public hearing and asked if anyone wished to speak.

The following individuals spoke on the item: Scott Retzliff and Ted Meadows.

Discussion followed on flood potential of the area and residential buffering.

Justin Holiday clarified that no vertical development was proposed in the floodway.

Chair Edwards closed the public hearing.

Chair Edwards asked if there were further discussion or a motion.

Commissioner Reaves asked a question regarding the current condition of the property.

Matthew Simmont, Planning Manager, clarified that the property was currently vacant.

Motion by Commissioner Anderson-Vie, seconded by Commissioner Nolte, to recommend approval to City Council regarding a proposed rezoning of approximately 5 acres consisting of Lot 2 of the William E. Field Subdivision, from R-2 AH (Single-Family and Two-Family with Airport Hazard Overlay District) to C-4A AH (Resort Commercial with Airport Hazard Overlay District), currently addressed at 1493 Gruene Road. Motion carried (7-0-0).