

### **Draft Minutes for the September 6, 2023, Planning Commission Regular Meeting**

- A) PZ23-0183 Public hearing and recommendation to City Council regarding the proposed rezoning of approximately 31 acres of the A.M. Esnaurizar Survey, Eleven League Grant, Block No. 106, Abstract No.20, from C-3 (Commercial District) and APD (Agricultural/Pre-Development District) to MU-A (Low Intensity Mixed Use District), currently addressed at 1865 S SH 46. (Applicant: Carlton-Behr Capital & Killen, Griffin & Farrimond, PLLC; Owner: Chob Kamolsri & Prapapan Kamolsri; Case Manager: Caitlin Garrigus)**

Caitlin Garrigus presented the aforementioned item and recommended approval as stated in the staff report.

Chair Edwards asked if there were any questions for staff.

No one spoke.

Chair Edwards invited the applicant to speak.

Ashley Griffin elaborated on the request with the aid of a presentation.

Discussion followed on the design of the residential units in the proposed development.

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

The following individuals spoke in opposition of the request: Sharon Seiber, Tim Cornell, Steve Clark.

Chair Edwards closed the public hearing.

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

Discussion followed on potential financial impacts, property values, and concerns for crime.

Motion by Commissioner Anderson-Vie, seconded by Commissioner Sonier, to recommend approval to City Council regarding the proposed rezoning of approximately 31 acres of the A.M. Esnaurizar Survey, Eleven League Grant, Block No. 106, Abstract No.20, from C-3 (Commercial District) and APD (Agricultural/Pre-Development District) to MU-A (Low Intensity Mixed Use District), currently addressed at 1865 S SH 46. Motion carried (8-0-0).