

Draft Minutes for the November 6, 2024, Planning Commission Regular Meeting

- F) PZ24-0292 Public hearing and recommendation to City Council to rezone approximately 2.7 acres out of the Sarah Dewitt Survey No. 48, Abstract No. 103, Guadalupe County, from APD SUP (Agricultural/Pre-development District with a Type 1 Special Use Permit) to C-1B (General Business District), located at the southwest corner of West Klein Road and Klein Meadows. (Applicant: Patrick W. Christensen; Owner: New Leaf Homes. LLC (Frank Ghavidel); Case Manager: May Lovell, Senior Planner)**

Mary Lovell presented the aforementioned item.

Chair Sonier asked if there were any questions for staff.

Discussion followed on the requested zoning, recommended zoning, and potential impacts on traffic in the area.

Chair Sonier invited the applicant to speak on the item.

Patrick Christensen elaborated on the request, discussing the intent of the request, development standards and permit requirements, and adjacent land uses.

Discussion followed on development requirements and processes, uses allowed by the requested zoning, and the applicants request to continue in requesting C-1B zoning for the property.

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 discussion or a motion.

Motion by commissioner Rudy to recommend approval of the item with C-1A zoning as opposed to the applicant requested C-1B zoning to City Council. Motion failed due to the lack of a second.

Brief Discussion followed on the proposed zoning.

Motion by Commissioner Chafin, seconded by Commissioner Allen, to recommend approval of the item as requested to City Council. Motion carried (6-1-0) with Commissioner Rudy in opposition.