

## Draft Minutes for the December 3, 2024, Planning Commission Regular Meeting

- A) SUP24-362 Public hearing and recommendation to City Council to rezone approximately 1.7 acres out of the Tri-Acres Subdivision, Lots 2 and 3, from C-1A AH (Neighborhood Business District with Airport Hazard Overlay) and R-3 AH (Multifamily District with Airport Hazard Overlay) to C-1B AH SUP (General Business District with Airport Hazard Overlay and a Type 1 Special Use Permit), currently addressed at 1182 & 1212 Old FM 306. (Applicant: James Ingalls, P. E.; Owner: Paul Ringmacher, River Forest Properties LLC; Case Manager: Mary Lovell, Senior Planner)**

Mary Lovell presented the aforementioned item and recommended approval with the conditions stated in the staff report.

Chair Sonier invited the applicant to speak on the item.

James Ingalls, elaborated on the request and discussed intent to expand existing business, addressed concerns for noise and access to the property.

Discussion followed on the existing warehouses and the allowable uses of the proposed rezoning.

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

John Cranford spoke in opposition of the item.

Brief discussion followed regarding the intended use of the property and property access.

Paul Williams spoke in opposition of the item.

Discussion followed regarding traffic safety, intended use and allowable use of the property under the existing and proposed zonings, and property access.

Chair Sonier closed the public hearing.

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

Discussion followed on the responses received by neighboring property owners, fencing/residential buffering, the existing zoning of the property, and traffic safety concerns.

Motion by Vice-Chair Nolte, seconded by seconded by Commissioner Rudy, to recommend approval of the item with staff recommended conditions to City Council. Motion carried (7-1-0) with Commissioner Schaefer in opposition.