

Draft Minutes for the April 7, 2026, Planning Commission Regular Meeting

A) PZ26-0043 Public hearing and recommendation to City Council to rezone approximately 1.5 acres out of the Baystone Subdivision, Lots 1 and 2, at the request of John Holler, from R-2 AH (Single-Family and Two-Family Airport Hazard Overlay District) and R-2 AH SUP (Single-Family and Two-Family Airport Hazard Overlay District with a Special Use Permit for Multifamily Use) to C-1A AH (Neighborhood Business Airport Hazard Overlay District), currently addressed at 222 and 224 Alves Lane. (*Applicant/Owner: John Holler; Staff Contact: Mary Lovell, Senior Planner, AICP, CNU-A*)

Mary Lovell introduced the aforementioned item.

Chair Sonier asked if there were any questions for staff. There were none.

Chair Sonier invited the applicant to speak on the item.

Applicant/ Owner John Holler elaborated on the request discussing the benefit of the rezoning and the design of the proposed assisted living facility.

Discussion followed on the construction and design of new buildings on the two parcels, connection of the duplexes, number of beds, plans for parking and traffic concerns.

Chair Sonier opened the public hearing and asked if anyone present wished to speak on the item.

3 individuals spoke in opposition of the item.

1 individual spoke in favor of the item.

Chair Sonier closed the public hearing.

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

Discussion followed on the traffic concerns.

Motion by Commissioner Alsup, seconded by Commissioner Rudy, to recommend approval of the item to City Council. Motion carried unanimously (7-0-0).