

## Draft Minutes for the May 6, 2025, Planning Commission Regular Meeting

**B) SUP25-103 Public hearing and recommendation to City Council to rezone approximately 35 acres consisting of Lot 1, Block 1 of the FM 1102 35-Acre Tract Subdivision, from R-1A-6.6 AH (Single-Family District with Airport Hazard Overlay) and M-1A AH (Light Industrial District with Airport Hazard Overlay) to R-3L AH SUP (Multifamily Low Density District with Airport Hazard Overlay and a Type 1 Special Use Permit to allow multiple single-family dwelling units with alternate design standards), currently bounded by Hunter Road to the north and FM 1102 to the south, and situated at the intersection of Hunter Road and Rolling Field. (Applicant: Shannon Mattingly; Owner: George W. House; Case Manager: Mary Lovell, Senior Planner, CNU-A)**

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

Chair Sonier asked if there were any questions for staff.

Discussion followed on the design of the proposed development.

Chair Sonier invited the applicant to speak on the item.

Shannon Mattingly elaborated on the request, discussing the size and existing zoning of the subject property, the intended project design, development standards allowed under both the existing and proposed zonings, conditions of the proposed SUP, communication efforts with neighboring property owners, and the proposed density of the project.

Discussion followed on the design of the proposed development, surrounding land use, development standards in similar residential zoning districts, and ROW dedication requirements.

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

Twelve individuals spoke in opposition of the item, one individual spoke in favor of the item, and two individuals asked questions to clarify the request.

Chair Sonier closed the public hearing.

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

Discussion followed on city growth and rights to develop, the intent and suitability of the proposed zoning district, service capacity of utilities, the existing zoning, potential conditions for a recommendation to City Council, the proposed design of the development, street maintenance, and conditions proposed by the applicant under the requested SUP,

Chair Sonier reopened the public hearing.

One individual asked for clarification regarding the intent of the request.

Discussion followed on the intent of the request and the uses allowed under the existing zoning.

Chair Sonier closed the public hearing.

Motion by Commissioner Schaeffer, seconded by Commissioner Allen, to recommend denial of the item to City Council. Motion carried (6-1-0), with Chair Sonier in opposition.