

## **Draft Minutes for the March 4, 2025, Planning Commission Regular Meeting**

**B) PZ25-0019 Public hearing and recommendation to City Council to rezone approximately 9.5 acres out of the John Thompson Survey No. 21, Abstract 608, from R-2 (Single-Family and Two-Family District) to C-1B (General Business District), currently addressed at 3119 IH 35 S. (Applicant: Kelsey Munson, Berger Munson Engineers; Owner: Matt Fortner, Bruckner's Truck & Equipment; Case Manager: Mary Lovell, Planner, Senior Planner, CNU-A)**

Mary Lovell presented the aforementioned item and recommended approval of the item.

Chair Sonier asked if there were any questions for staff.

No one spoke.

Chair Sonier invited the applicant to speak on the request.

Matt Fortner elaborated on the request, discussing the intent, the proposed site plan, and neighboring land uses.

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 questions or a motion.

Motion by Commissioner Allsup, seconded by Vice-Chair Nolte, to recommend approval of the item to City Council.

Discussion followed on residential buffering requirements.

A vote was taken on the earlier motion by Commissioner Allsup, seconded by Vice-Chair Nolte, to recommend approval of the item to City Council. Motion carried unanimously.