

## **Draft Minutes for the June 3, 2025, Planning Commission Regular Meeting**

**C) PZ25-0139 Public hearing and recommendation to City Council to rezone approximately 5 acres out of the John Thompson Survey 21, Abstract 608, from C-3 (Commercial District) and APD (Agricultural/Pre-Development District) to C-1B (General Business District), currently addressed at 4001 IH 35 S. (Applicant: Killen, Griffin & Farrimond, PLLC; Owner: Juan Wiebe; Case Manager: Amanda Mushinski, Planner, AICP, CNU-A)**

Amanda Mushinski presented the aforementioned item and recommended approval.

Chair Sonier asked if there were any questions for staff.

No one spoke.

Chair Sonier invited the applicant to speak on the item.

James Griffon elaborated on the intent of the request, surrounding land use, the existing and proposed zoning districts, and a conceptual site plan.

Discussion followed on the intended use of the property.

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

Mike Bachofer asked questions regarding an existing access easement adjacent to the subject property.

Brief discussion followed regarding easements, and platting and zoning procedures.

Chair Sonier closed the public hearing.

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

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