

Draft Minutes for the March 5, 2024, Planning Commission Regular Meeting

B) PZ24-0031 Public hearing and recommendation to City Council to rezone approximately 5 acres out of the William Pate Survey, Abstract 259, from C-1Br78 (General Business District with Restrictions) to C-1A (Neighborhood Business District), currently addressed at 2025 FM 725 & 167 Pecan Bluff. (Applicant: Killen, Griffin & Farrimond; Owner: Peregrine Schertz Holdings, LLC and HW Pecan Crossing, LLC; Case Manager: Amanda Mushinski, Planner)

Mushinski presented the above-mentioned item and recommended approval as stated in the staff report.

Chair Edwards asked if there were any questions for staff.

No one spoke.

Chair Edwards invited the applicant to speak.

Ashley Farrimond, elaborated on the request and stated they were available for any questions.

Discussion followed on land use and communication efforts with neighboring residents.

Chair Edwards opened the public hearing and asked if anyone wished to speak.

Two individuals spoke on the item.

Discussion followed on potential non-residential uses, environmental safety, traffic impact, and access to the property.

Chair Edwards closed the public hearing.

Chair Edwards asked if there were further discussion or a motion.

Motion by Vice-Chair Reaves, seconded by Commissioner Sonier, to recommend approval to the City Council regarding the proposed rezoning of approximately 5 acres out of the William Pate Survey, Abstract 259, from C-1Br78 (General Business District with Restrictions) to C-1A (Neighborhood Business District), currently addressed at 2025 FM 725 & 167 Pecan Bluff. Motion carried (8-0-0).