

Draft Minutes for the December 2, 2025, Planning Commission Regular Meeting

C) PZ25-0394 Public hearing and recommendation to City Council, at the request of Ashley Farrimond of Killen, Griffin & Farrimond, PLLC, on behalf of Brandy Worley, to rezone approximately 6 acres out of Billie and Ed Miles Subdivision Unit 2, Block 1, Lots 1A, 1B, and 2, from C-1A (Neighborhood Commercial District) and R-3 SUP (Multifamily District with a Special Use Permit to allow bed and breakfast and retail) to C-4A (Resort Commercial District), currently addressed at 830, 832, and 870 Gruene Road. (Applicant: Killen, Griffin & Farrimond, PLLC; Owner: Brandy Worley; Case Manager: Amanda Mushinski, Planner, AICP, CNU-A)

Amanda Mushinski introduced the aforementioned item.

Chair Sonier asked if there were any questions for staff

Discussion followed on the intent of the request and permitted uses of both the requested zoning and the existing zoning.

Chair Sonier invited the applicant to speak on the item.

Ashley Farrimond elaborated on the request discussing the current condition of the property, the intended use and zoning, the proposed design and site plan, and proximity to neighboring residences.

Discussion followed on removal of existing buildings, the area requested to be rezoned, proximity to nearby residences, and allowable height and density.

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

Five individuals spoke in favor of the item.

Seven individuals spoke in opposition 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 intended use, allowable development under the current and proposed zoning, existing nonconforming uses, and potential impacts such as noise and density.

Motion by Commissioner Allsup, seconded by Commissioner Rudy, to recommend approval of the item to City Council. Motion carried (7-2-0) with Commissioner Allen and Commissioner Brasier in opposition.