

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

- C) PZ25-0071 Public hearing and recommendation to City Council to rezone approximately 4 acres out of the J M Veramendi Survey, Abstract 2, from R-2 AH (Single-Family and Two-Family District with Airport Hazard Overlay) to C-4A AH (Resort Commercial District with Airport Hazard Overlay), currently addressed at 1251 Ervendberg Avenue. (Applicant: Justin Gruene Texas 90, LLC; Case Manager: Amanda Mushinski, Planner, CNU-A, AICP-Candidate)**

Discussion followed on nearby property zoning.

Chair Sonier invited the applicant to speak on the item.

Justin Holiday elaborated on the request, discussing the current condition and use of the property, the intent of the request, the zoning and uses of surrounding properties, communication efforts with neighboring property owners, and conceptual plans to utilize the property.

Discussion followed on the conceptually proposed use of the property.

Commissioner Miedema left the dais at 8:15pm.

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

Gerry Petty asked if the property was located in a flood zone.

Justin Holiday confirmed that the property was not located within a flood zone.

Commissioner Miedema returned to dais at 8:18pm.

The following individuals spoke in opposition of the item: Jason Pampell and Robert & Kimberley Herman.

Chair Sonier closed the public hearing.

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

Discussion followed on the current use of the subject property, use of surrounding properties, and the conceptually proposed use of the property.

Motion by Commissioner Rudy, seconded by Commissioner Allsup, to recommend approval of the item to City Council. Motion failed (3-5-0), with Commissioner Allen, Commissioner Miedema, Commissioner Schaeffer, Commissioner Taylor, and Vice-Chair Nolte in opposition.

Chair Sonier called a brief recess at 8:25pm.

Chair Sonier reconvened the meeting at 8:32pm.