

Draft Minutes for the February 3, 2026, Planning Commission Regular Meeting

- C) SUP25-464 Public hearing and recommendation to City Council requested by Ayo Phillips, and TJ Grossi of Schumann Consulting, on behalf of Deborah and Garry Miller, of approximately 4 acres out of the A M Eznaurizar Survey, Abstract 20, from APD AH (Agricultural/Pre-Development District, Airport Hazard Overlay) to APD AH SUP (Agricultural/Pre-Development District, Airport Hazard Overlay with a Special Use Permit to allow an Assisted Living Facility), currently addressed at 695 Saengerhalle Road. (*Applicant: TJ Grossi; Owner: Deborah & Garry Miller; Case Manager: Amanda Mushinski, Planner, AICP, CNU-A*)

Amanda Mushinski introduced the aforementioned item and recommend approval with the conditions outlined in the staff report.

Chair Sonier asked if there were any questions for staff.

Brief discussion followed on the scope of intended uses as part of the request.

Chair Sonier invited the applicant to speak on the item.

TJ Grossi elaborated on the request discussing project intent, compatibility with the surrounding area, state-regulated unit limits, memory care and related services under the assisted living umbrella, prior experience with similar developments, the proposed conceptual designs, and anticipated traffic impacts.

Brief discussion followed on received written responses from neighboring property owners.

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

Two individuals spoke in favor of the item.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further discussion or motion to be made.

Motion by Commissioner Allsup, seconded by Commissioner Nolte, to recommend approval of the item. Motion carried unanimously (8-0-0).