

Draft Minutes for the October 8, 2025, Planning Commission Regular Meeting

- A) PZ25-0333 Public hearing and recommendation to City Council for a proposed rezoning requested by James Ingalls of INK Civil, on behalf of Audrey Raley of HAW Properties 1863, LLC, of approximately 0.75 acres out of the L. Salinas Survey No. 458 Abstract No. 531, from APD (Agricultural Predevelopment District) to C-1A (Neighborhood Commercial District), currently addressed as 160 FM 1863. (Applicant: James Ingalls, P.E.; Owner: HAW Properties 1863, LLC (Audrey Raley); Case Manager: Mary Lovell, Senior Planner, MPA, AICP, CNU-A)**

Mary Lovell introduced the aforementioned item.

Chair Sonier asked if there were any questions for staff.

Discussion followed on responses received from neighboring property owners and the intent of the request.

Chair Sonier invited the applicant to speak on the item.

James Ingalls elaborated on the item discussing local land use, the intended use of the property, and communication efforts with neighbors.

Brief discussion followed on height standards.

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

No one spoke.

Chair Sonier closed the public hearing.

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

Motion by Vice-Chair Taylor, seconded by Commissioner Nolte, to recommend approval of the item to City Council. Motion carried unanimously (8-0-0).