

Draft Minutes for the June 7, 2022 Planning Commission Regular Meeting

D) PZ22-0174 Public hearing and recommendation to City Council regarding a proposed rezoning from “APD” Agricultural Predevelopment District to “C-O” Commercial Office District of approximately 25.097 acres out of the R. Ximinez Survey, Abstract No. 347, addressed at 409 Franks Road. (Applicant: James Mahan III; Owner: Ruth Franks; Case Manager: Laure Middleton)

Mrs. Middleton presented and recommended approval as stated in staff report.

Chair Edwards asked if there were any questions for staff.

Discussion followed on Traffic Impact Analysis’ and a lack of sewer service in the area.

Chair Edwards invited the applicant to speak.

Burt Wellmann, KFW Engineers 162 W Mill St, elaborated on the intent for a mixed-use commercial development, and addressed the proposed throughfares surrounding the property as well as the submitted TIA form.

Discussion followed on the undetermined plan for the development and the existing runway located on the property.

Chair Edwards called attention to the surrounding residential uses.

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

Debbie Williams, 111 Cottontail Lane, expressed concern for the uncertainty regarding the proposed development and cited concerns for a commercial development on septic system as well as the potential for a multifamily development.

Mrs. Snell stated that ultimately the type of development will be dependent on the utilities and infrastructure regulated by the city’s platting and building permit processes.

Chair Edwards closed the public hearing.

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

Motion by Commissioner Anderson-Vie, seconded by Commissioner Sonier, to recommend approval to City Council regarding the proposed rezoning from “APD” Agricultural Predevelopment District to “C-O” Commercial Office District of approximately 25.097 acres out of the R. Ximinez Survey, Abstract No. 347, addressed at 409 Franks Road. Motion carried (8-1-0) with Chair Edwards in opposition.