

Draft Minutes for the December 5, 2023, Planning Commission Regular Meeting

F) PZ23-0456 Public hearing and recommendation to City Council to rezone approximately 42 acres out of the A. M. Esnaurizar Survey, Abstract 20, from MU-A AH (Low-Intensity Mixed-Use District with Airport Overlay) to C-1B AH (General Business District with Airport Overlay), currently addressed at 1983 State Highway 46. (Applicant: Colliers Engineering & Design, Wayne Flores; Owner: HKEK LLC, Tamala & Allen Schaefer; Case Manager: Amanda Mushinski, Planner)

Amanda Mushinski presented the above-mentioned item and recommended approval as stated in the staff report.

Chair Edwards asked if there were any questions for staff.

Vice-Chair Reaves asked about the portion of the property proposing to be rezoned.

Mushinski clarified.

Chair Edwards invited the applicant to speak.

Wayne Flores, elaborated on the request.

Discussion followed on the proposed use of the property.

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

The following individuals spoke in opposition of the request: Terri Bowser, Traci Armes, Jena Jordan

Discussion followed on traffic concerns.

Chair Edwards closed the public hearing.

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

Motion by Vice-Chair Reaves, seconded by Commissioner Miedema, to recommend approval to the City Council regarding a proposed rezoning of approximately 42 acres out of the A. M. Esnaurizar Survey, Abstract 20, from MU-A AH (Low-Intensity Mixed-Use District with Airport Overlay) to C-1B AH (General Business District with Airport Overlay), currently addressed at 1983 State Highway 46. Motion carried (7-0-0).