

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
MINUTES
March 13, 2025**

NEW BUSINESS

CASE NO. 24-ZONE-0133

Request: Change in zoning from OR-1 office residential to C1-commercial with a detailed district development plan and binding elements and a waiver

Project Name: Texas Avenue Rezoning

Location: 1325 Texas Avenue

Applicant: Representative: Nathan Ryan Albert and Victoria Elizabeth Petko

Jurisdiction: Albert Johns Property Holdings, LLC.

Council District: Louisville Metro

Case Manager: 15 – Jennifer Chappell
Molly Clark, Planner II

Notices were sent by first class mail to those adjoining property owners whose names were supplied by the applicants.

The staff report prepared for this case was incorporated into the record. The Committee Members received this report in advance of the meeting. (Staff report is part of the case file maintained at the Office of Planning, 444 South 5th Street.)

Agency Testimony:

00:41:50 Molly Clark provided an overview of the request and presented a PowerPoint presentation. Clark responded to questions from Committee Members. (see recording for details)

The following spoke in favor of the request:

Nathan Albert, 1227 Hess Lane Louisville, KY 40217

Summary of those in favor:

00:50:30 Nathan Albert spoke in favor of the request. Albert stated that he is present for questions. Albert clarified that the operating hours would be 10 AM to 10 PM. Albert answered questions from Committee Members. (see recording for details)

The following spoke in opposition to the request:

Michaela Allison Roberts, 1043 ½ Wetteran Avenue Louisville, KY 40217

Chris Hughes, 1347 Texas Avenue Louisville, KY 40217

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Clay Cundiff, 1319 Texas Avenue Louisville, KY 40217

Summary of those in opposition:

00:48:15 Michaela Allison Roberts spoke in opposition. Roberts stated that she doesn't approve of the proposed project because of the proximity to her home. (see recording for details)

00:52:27 Chris Hughes spoke in opposition to the request. Hughes shared concerns about noise, parking, and traffic. (see recording for details)

00:55:55 Clay Cundiff spoke in opposition of the request. Cundiff had questions about parking and the location of the requested waiver. (see recording for details)

Rebuttal:

None

Deliberation:

01:00:37 Committee deliberation

An audio/visual recording of the Land Development & Transportation Committee meeting related to this case is available on the Office of Planning website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

RESOLVED, that the Louisville Metro Land Development & Transportation Committee by general consensus scheduled case number 24-ZONE-0133 to be heard at the April 24, 2025, Planning Commission public hearing