

## **Draft Minutes for the July 5, 2023, Planning Commission Regular Meeting**

**D) PZ23-0214 Public hearing and recommendation to City Council, regarding the proposed rezoning of 0.13 acres in the Juan Martin de Veramendi Survey, Abstract No. 2, from R-2 (Single-Family and Two-Family District) to C-1A (Neighborhood Business District), currently addressed as 175 Comal Avenue. (Applicant/Owner: Gina Motz, Casita on Comal, LLC; Case Manager: Caitlin Garrigus)**

Caitlin Garrigus presented the aforementioned item.

Chair Edwards asked if there were any questions for staff.

Discussion followed on land use and zoning of the area, commercial development requirements, and the configuration of the property.

Chair Edwards invited the applicant to speak.

Gina Motz elaborated on the request discussing the concerns of the Commission, the configuration of the property, commercial development requirements, and land use in the area. Motz went on to discuss alternate ways the property could be developed should the current request fail.

Discussion followed on the condition and configuration of the property.

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

No one spoke.

Chair Edwards closed the public hearing.

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

Motion by Commissioner Chafin, seconded by Commissioner Allen, to recommend approval to City Council regarding a proposed rezoning of 0.13 acres in the Juan Martin de Veramendi Survey, Abstract No. 2, from R-2 (Single-Family and Two-Family District) to C-1A (Neighborhood Business District), currently addressed as 175 Comal Avenue. Motion failed (3-3-0) with Commissioner Anderson-Vie, Vice-Chair Reaves, and Chair Edwards in opposition.