

**Planning Commission
Regular Meeting Minutes
March 5, 2024**

Members Present

Chair Lee Edwards
Vice-Chair Ron Reaves
Angela Allen
Kurt Andersen-Vie
Taylor Chafin
Bernard Miedema
Chad Nolte
Jerry Sonier

Staff Present

Nathan Brown, Assistant City Attorney
Jean Drew, Assistant Director of Planning &
Development Services
Matthew Simmont, Planning Manager
Mary Lovell, Senior Planner
Amanda Mushinski, Planner
Colton Barker, Assistant Planner

Members Absent

1. CALL TO ORDER

The meeting was called to order by Chair Edwards at 6:00pm.

2. ROLL CALL

Roll was called and a quorum was declared.

3. APPROVAL OF MINUTES

Motion by Commissioner Sonier, seconded by Commissioner Chafin, to approve the Regular Meeting Minutes of February 6, 2024, as presented. Motion carried (8-0-0).

4. CITIZENS COMMUNICATION

No one spoke.

5. BRIEFINGS

No items.

6. CONSENT AGENDA

A) Approval of the Amended Planning Commission 2024 Calendars for Zoning Applications and Plat Applications.

B) FP24-0043 Approval of the final plat establishing Kyndwood Unit 1, with conditions. (Applicant: HMT Engineering & Surveying; Joseph Sandoval P.E.; Case Manager: Mary Lovell, Senior Planner)

C) FP24-0046 Approval of the final plat establishing Voges Unit 3, with conditions. (Applicant: HMT Engineering & Surveying; Eric Ply, P.E.; Case Manager: Colton Barker, Assistant Planner)

Motion by Commissioner Chafin, seconded by Commissioner Anderson-Vie, to approve the consent agenda as presented. Motion carried (8-0-0).

7. INDIVIDUAL ITEMS FOR CONSIDERATION

A) SP24-0007 Public hearing and recommendation to City Council regarding the proposed Veramendi Sector Plan 7, within the Comal County Water Improvement District #1, encompassing approximately 570 acres out of the JM Veramendi Survey 2 Abstract 3, including property east of the intersection of Hueco Springs Loop Road and River Road within the Veramendi Project. (Applicant: ASA Properties; Garrett Mechler; Owner: Veramendi PE Fremantle LLC (C/- ASA Properties LLC); Peter James; Case Manager: Mary Lovell, Senior Planner)

Mary Lovell presented the above-mentioned item.

Chair Edwards asked if there were any questions for staff.

No one spoke.

Chair Edwards invited the applicant to speak.

Garrett Mechler, elaborated on the request and stated they were available for any questions.

Brief discussion followed on block length requirements and staff's recommendation.

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

The following individuals spoke on the item: Carol Caillouette, Tom Carr, Robin McGrew, Eileen McDonald, and Gloria Harlin.

Discussion occurred on the Veramendi project, concerns regarding traffic, proposed land use, property values, impervious cover and flooding, environmental concerns, residential buffering, public infrastructure, project connectivity, and project timelines.

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 with staff recommendations to City Council regarding the proposed Veramendi Sector Plan 7, within the Comal County Water Improvement District #1, encompassing approximately 570 acres out of the JM Veramendi Survey 2 Abstract 3, including property east of the intersection of Hueco Springs Loop Road and River Road within the Veramendi Project. Motion carried (8-0-0).

B) PZ24-0031 Public hearing and recommendation to City Council to rezone approximately 5 acres out of the William Pate Survey, Abstract 259, from C-1Br78 (General Business District with Restrictions) to C-1A (Neighborhood Business District), currently addressed at 2025 FM 725 & 167 Pecan Bluff. (Applicant: Killen, Griffin & Farrimond; Owner: Peregrine Schertz Holdings, LLC and HW Pecan Crossing, LLC; 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.

No one spoke.

Chair Edwards invited the applicant to speak.

Ashley Farrimond, elaborated on the request and stated they were available for any questions.

Discussion followed on land use and communication efforts with neighboring residents.

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

The following individuals spoke on the item: Thomas Deja and Christine Kochevski

Discussion followed on potential non-residential uses, environmental safety, traffic impact, and access to the property.

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 Sonier, to recommend approval to City Council

regarding the proposed rezoning of approximately 5 acres out of the William Pate Survey, Abstract 259, from C-1Br78 (General Business District with Restrictions) to C-1A (Neighborhood Business District), currently addressed at 2025 FM 725 & 167 Pecan Bluff. Motion carried (8-0-0).

8. STAFF REPORT

No items.

9. ADJOURNMENT

There being no further business, Chair Edwards adjourned the meeting at 6:41pm.

Chair

Date