

**Planning Commission
Regular Meeting Minutes
January 3, 2024**

Members Present

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

Members Absent

Angela Allen
Cinderella Von Hach

Staff Present

Jordan Matney, Deputy City Manager
Jean Drew, Assistant Director of Planning &
Development Services
Nathan Brown, Assistant City Attorney
Matthew Simmont, Planning Manager
Mary Lovell, Senior Planner
Amanda Mushinski, Planner
Caitlin Garrigus, Assistant Planner

1. CALL TO ORDER

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

2. ROLL CALL

Roll was called and a quorum was declared.

3. APPROVAL OF MINUTES

Motion by Commissioner Anderson-Vie, seconded by Commissioner Sonier, to approve the Regular Meeting Minutes of December 5, 2023, as presented. Motion carried (7-0-0).

4. CITIZENS COMMUNICATION

No one spoke.

5. BRIEFINGS

No items.

6. CONSENT AGENDA

No items.

7. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) REP23-498 Public hearing and consideration of a proposed replat of Bergfeld Addition Subdivision, Block 2, Lot 17, currently addressed at 2679 Katy Street and 2662 Second Street, establishing Lots 17A & 17B. (Applicant: Seth Reichenau, P.E.; Owner: Comal County Habitat for Humanity; 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.

Adrian Ayala stated they were available for any questions.

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 Sonier, seconded by Commissioner Chafin, to approve the proposed replat of Bergfeld Addition Subdivision, Block 2, Lot 17, currently addressed at 2679 Katy Street and 2662 Second Street, establishing Lots 17A & 17B. Motion carried (7-0-0).

- B) PZ23-0480 Public hearing and recommendation to City Council to rezone 0.273 acres out of the Behrendt Subdivision, Lot 4, from R-2 AH (Single-Family and Two-Family District with Airport Overlay) to M-1A AH (Light Industrial District with Airport Overlay), currently addressed as 1977 Post Road. (Applicant: Harry B. Jewett, P. E.; Owner: Tonya Behrendt; 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.

Harry Jewett elaborated on the request.

Chair Edwards asked if there were any questions for the applicant.

No one spoke.

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 Sonier, seconded by Commissioner Nolte, to recommend approval with staff recommendations to City Council regarding the rezoning of 0.273 acres out of the Behrendt Subdivision, Lot 4, from R-2 AH (Single-Family and Two-Family District with Airport Overlay) to M-1A AH (Light Industrial District with Airport Overlay), currently addressed as 1977 Post Road. Motion carried (7-0-0).

- C) PZ23-0481 Public hearing and recommendation to City Council to rezone approximately 6 acres out of the Behrendt Subdivision, Lots 1, 2, and 3, from C-3 AH (Commercial District with Airport Overlay), M-1 AH (Light Industrial District with Airport Overlay), and R-2 AH (Single-Family and Two-Family District with Airport Overlay) to M-1A AH (Light Industrial District with Airport Overlay), currently addressed as 1983 & 1993 Post Road. (Applicant: Harry B. Jewett, P. E.; Owner: Margie S. Behrendt; 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.

Harry Jewett elaborated on the request.

Chair Edwards asked if there were any questions for the applicant.

No one spoke

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 Sonier, seconded by Commissioner Nolte, to recommend approval with staff recommendations to City Council regarding the rezoning of approximately 6 acres out of the Behrendt Subdivision, Lots 1, 2, and 3, from C-3 AH (Commercial District with Airport Overlay), M-1 AH (Light Industrial District with Airport Overlay), and R-2 AH (Single-Family and Two-Family District with Airport Overlay) to M-1A AH (Light Industrial District with Airport Overlay), currently addressed as 1983 & 1993 Post Road. Motion carried (7-0-0).

D) SUP23-458 Public hearing and recommendation to City Council regarding a proposed rezoning of Eickenroht Addition, Block 1, Lot 4, from R-3 (Multifamily District) to R-3 SUP (Multifamily District with Special Use Permit for Short-Term Rental of a Residence), currently addressed at 1236 South Academy Avenue. (Applicant/Owner: Kristen Nemier; Case Manager: Mary Lovell, Senior Planner)

Mary Lovell presented the above mentioned item and recommended approval with the conditions 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.

Chad Sharron stated they were available to answer any questions.

Chair Edwards opened the public hearing.

No one spoke.

Chair Edwards closed the public hearing.

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

Motion by Commissioner Sonier, seconded by Commissioner Nolte, to recommend approval with staff recommendations to City Council regarding a proposed rezoning of Eickenroht Addition, Block 1, Lot 4, from R-3 (Multifamily District) to R-3 SUP (Multifamily District with Special Use Permit for Short-Term Rental of a Residence), currently addressed at 1236 South Academy Avenue. Motion carried (7-0-0).

E) PZ23-0488 Public hearing and recommendation to City Council regarding the proposed rezoning of approximately 26 acres out of John Thompson Survey No. 21, Abstract No. 608, from APD (Agricultural/Pre-development District) to R-3H (Multifamily High Density District), TH-A (Townhouse Residential District), and C1-B (General Business District), currently addressed at 1890 FM 1044. (Applicant: Sergio Lozano-Sanchez, P.E.; Owner: FM 1044 Real Estate, LLC; Case Manager: Mary Lovell, Senior Planner)

Mary Lovell 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.

Sameer Umatiya elaborated on the request.

Discussion followed on the extension of W County Line Rd and roadway connectivity.

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

The following individuals spoke in opposition of the request: Kevin Svec, Martin Hiles, Tonya Jackson, Nashawn Meneley, John Malik, Danny Ibarra, Gary Conley, Eileen Mewbourn, Rodney Doyal, & Angela Staab.

Chair Edwards closed the public hearing.

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

Discussion followed on ownership of the property, the extension of W County Line Rd, project funding and impact on neighboring properties, traffic and drainage studies, and improvements to public infrastructure.

Motion by Commissioner Sonier, seconded by Vice-Chair Reaves, to recommend denial to City Council regarding the proposed rezoning of approximately 26 acres out of John Thompson Survey No. 21, Abstract No. 608, from APD (Agricultural/Pre-development District) to R-3H (Multifamily High Density District), TH-A (Townhouse Residential District), and C1-B (General Business District), currently addressed at 1890 FM 1044. Motion carried (7-0-0).

8. STAFF REPORT

No items.

9. ADJOURNMENT

There being no further business, Chair Edwards adjourned the meeting at 7:20pm.

Chair

Date