

Draft Minutes for the March 3, 2026, Planning Commission Regular Meeting

B) SUP26-028 Public hearing and recommendation to City Council, requested by Killen, Griffin & Farrimond, PLLC on behalf of Farmers Mutual Fire, Leslie Lammers and Tom Tumlinson, Melvin Nolte, Jr, Chad L. Nolte, Sandra J. Nolte, Comal Properties, LLC, and Qdream, LLC, of approximately 2.112 acres out of City Blocks 2004, 2007, and 2014, from C-2 (General Business District), M-1 (Light Industrial District), and M-1 SUP (Light Industrial District with a Special Use Permit for STR) to MU-B SUP (High Intensity Mixed Use District with a Special Use Permit), currently addressed at 342, 352, & 353 East Bridge Street, 343 & 353 East Mill Street, 218, 232, 266, & 288 North Market Avenue, and 309 & 351 East San Antonio Street. (Applicant: Killen, Griffin & Farrimond, PLLC; Owners: Farmers Mutual Fire, Leslie Lammers and Tom Tumlinson, Melvin Nolte, Jr, Chad L. Nolte, Sandra J. Nolte, Comal Properties, LLC, and Qdream, LLC; Staff Contact: Mary Lovell, Senior Planner, AICP, CNU-A)

Commissioner Nolte recused himself and left the dias at 6:09pm.

Mary Lovell introduced the aforementioned item and recommended approval with the conditions listed in the staff report.

Chair Sonier asked if there were any questions for staff.

Discussion followed on staffs recommended conditions of approval, proximity of the subject property to nearby residences, proposed height allowances, and the height of existing buildings in the area.

Chair Sonier invited the applicant to speak on the item.

Ashley Farrimond elaborated on the request by providing additional context of the project and a brief history of the property. She went on to discuss the intent of the request, proposed screening and development standards, and the proposed use of the property.

Brief discussion followed on the proposed land use.

Chair Sonier opened the public hearing and asked if anyone present wished to speak on the item.

No one spoke.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further discussion or motion to be made.

Brief discussion followed on proximity of short-term rentals to the subject property.

Chair Sonier reopened the public hearing.

One individual spoke in opposition of the item.

Ashley Farrimond offered to elaborate more on the request with the individual following the meeting.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further discussion or motion to be made.

Brief discussion followed on the proposed residential buffering.

Motion by Commissioner Schaefer, seconded by Commissioner Allsup, to recommend approval of the item to City Council with staff recommendations. Motion carried (6-2-1) with Commissioner Allen and Vice-Chair

Taylor in opposition.

Commissioner Nolte returned to the dais at 6:28pm.

DRAFT