

Draft Minutes for the November 6, 2024, Planning Commission Regular Meeting

- G) SUP24-338 Public hearing and recommendation to City Council to rezone approximately 9.4 acres out the J.M. Veramendi Survey, Abstract No. 2, Comal County, from C-2 (General Business District), C-4 (Resort Commercial District) and M-1 (Light Industrial District) to MU-B SUP (High Intensity Mixed Use District with a Type 1 Special Use Permit), currently addressed at 373 & 403 E. Bridge St., 312, 340 & 373 E. Mill St., and 385 & 401 E. San Antonio St. (Applicant: Killen, Griffin & Farrimond, PLLC; Owner: ADM Milling Co.; Case Manager: Mary Lovell, Senior Planner)**

Commissioner Nolte recused himself from the final item and left the meeting at 6:49pm.

Chair Sonier called for a brief recess at 6:50pm.

Chair Sonier called the meeting back to order at 6:55pm.

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

Chair Sonier asked if there were any questions for staff.

Brief discussion followed on hotel allowance in the proposed development.

Chair Sonier invited the applicant to speak on the item.

Ashley Farimond elaborated on the request with the aid of a Powerpoint, providing a brief history of the subject property, and discussing project overview and goals, development phasing, zoning and land uses, requested deviations from current city regulation, and communication efforts with neighboring property owners.

Discussion followed on the design of the proposed development and proposed parkland dedication to the city.

Chair Sonier opened the public hearing and asked if anyone would like to speak on the item.

The following individuals spoke on the item:
Jonathan Packer and George Rodriguez.

Brief discussion followed regarding flooding.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further discussion or a motion.

Motion by Commissioner Chafin, seconded by Commissioner Allen, to recommend approval of the item to City Council. Motion carried unanimously.