

## **Draft Minutes for the October 4, 2023, Planning Commission Regular Meeting**

- D) PZ23-0349 Public hearing and recommendation to City Council to rezone approximately 25.59 acres out of the John Thompson Survey No. 21, Abstract No. 608, Comal County, Texas, from APD (Agricultural/Pre-development District) to R-3H (Multifamily High Density District), TH-A (Townhome 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)**

Mary Lovell presented the aforementioned item and recommended approval as stated in the staff report.

Commissioner Sonier left the dais at 7:06pm.

Discussion followed on the proposed number of units per acre, height restrictions, and public improvement requirements on County Line Rd.

Commissioner Sonier returned to the dais at 7:09pm

Chair Edwards invited the applicant to speak.

Sergio Lozano elaborated on the request discussing development configuration, zoning of the property, distances to nearby residents, the dedication of land for public improvements, and stated an intent to communicate with neighboring residents regarding the proposed development.

Discussion followed on project renderings, the height of the proposed buildings, parking, and fencing.

Matthew Simmont clarified that the request was to change the base zoning districts of the property and that no design component was required with the request, but any proposed development would need to comply with applicable building codes and setbacks and other development standards of multifamily developments and of the proposed zoning district.

Discussion followed on public improvement requirements.

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

The following individuals spoke in opposition of the request: Nashawn Meneley, Ken Winslow, Laurel Winslow, Angela Staab, John Malik, Derrik Haley, Karma Delgado, Rodney Doyle, and Tommy Basik.

Kate Villanueva asked about the potential of traffic light installation at County Line Rd and FM 1044 when the roadway is extended.

Discussion followed on public improvement requirements and process, access, proposed uses, and multifamily development standards.

Commissioner Miedema left the dais at 7:33pm.

Commissioner Miedema returned to the dais at 7:35pm.

Discussion then followed on TxDOT roadway regulations, drainage requirements, ownership of multifamily developments, and traffic.

Tommy Vasek then spoke in opposition of the item.

Chair Edwards closed the public hearing.

Discussion followed on topographic characteristics of the area and drainage, the zone change request, and the presented concept plan for the proposed development.

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

Motion by Vice-Chair Reaves, seconded by Commissioner Allen, to recommend denial to City Council regarding the proposed rezoning of 25.59 acres out of the John Thompson Survey No. 21, Abstract No. 608, Comal County, Texas, from APD (Agricultural/Pre-development District) to R-3H (Multifamily High Density District), TH-A (Townhome Residential District), and C1-B (General Business District), currently addressed at 1890 FM 1044. Motion passed (6-1-0) with Chair Edwards in opposition.