

**Draft Minutes for the August 8, 2024, Planning Commission Regular Meeting**

**E) PZ24-0190 Public hearing and recommendation to City Council to rezone approximately 5.3 acres out of City Block 5089, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, & 13, from R-2 (Single-Family and Two-Family District) to C-O (Commercial Office District), currently addressed as 511 E North St. (Applicant: Katherine Crowe & TJ Grossi; Owner: Rock Haus Foundation (Comal IDD); Case Manager Amanda Mushinski, Planner CNU-A)**

Amanda Mushinski presented the aforementioned item and recommended approval.

Chair Sonier asked if there were any questions for staff.

Brief discussion followed on neighboring opposition and land use.

Chair Sonier invited the applicant to speak on the item.

Katherine Crowe elaborated on the request.

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

The following individuals spoke in opposition of the request:  
Ed Connolly.

Chair Sonier closed the public hearing.

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

Discussion followed on existing deed restrictions of the property, a brief history of the property and its current use, and the intent of the request.

Further discussion followed on zoning allowances, the most appropriate zoning for the location of the property, whether a zone change, or a special use permit would be more appropriate to allow the desired expansion of the existing use, and residential protection measures from non-residential development.

Discussion then followed on allowed uses in the C-O Commercial Office Zoning District, C-O zoning in residential areas, and residential buffering requirements.

Commissioner Miedema stepped away from the dais at 7:38pm and returned at 7:40pm.

Discussion followed on the deed restrictions in place on the property, the existing use of the property, and the intent of the request.

Chair Sonier reopened public hearing.

The following individual spoke in opposition of the request:  
Ed Connolly.

Chair Sonier closed the public hearing.

Motion by Commissioner Miedema, seconded by Commissioner Schaeffer, to recommend approval of the item to City Council. Motion carried (6-1-0) with Commissioner Taylor in opposition.