

## **Draft Minutes for the December 7, 2021 Planning Commission Regular Meeting**

**C) PZ21-0352 Public hearing and recommendation to City Council regarding the proposed rezoning of approximately 28.868 acres from “M-2” Heavy Industrial District to “MU-B” High Intensity Mixed-Use District, consisting of approximately a 14-acre tract of land, a 12-acre tract of land and a 0.74-acre tract of land out of the A.M. Esnaurizar Eleven League Grant, Survey No. 1, Abstract No. 1, Comal County, Texas, Lots 1-9, Block 1, Milltown Subdivision, Lots 1, 2, 5 and 6, Block 2, Milltown Subdivision and Lot 1, River Mill Power House and Dam Subdivision. The approximately 29 acres is addressed as or located at 601 Rusk St., 555 Porter St., 477 E. Faust St., the northeast corner of Rusk St. and Church Hill Dr., east side of Porter St. between Rusk St. and Consolidated, the southwest corner of Porter St. and Consolidated, and the northeast corner of Porter St. and McKenna Avenue. (Applicant/Owner: DRT-PMP Land LLC (Don Thomas); Case Manager: Matt Greene)**

Mr. Greene presented and recommended approval.

Commissioner Andersen-Vie asked to see previous slides in the staff presentation.

Vice Chair Laskowski asked if there were any questions for staff.

Vice Chair Laskowski asked if the applicant would like to speak.

Bill Daniel, representative for the applicant, elaborated on the intent behind the request.

Vice Chair Laskowski opened the public hearing and asked if anyone would like to speak in favor.

Pat Wiggins stated he is in favor of the request.

Vice Chair Laskowski asked if anyone would like to speak in opposition.

Tim Davis stated he is in favor of development but cited concerns over the developer selling the property and concerns over no public park properties existing in the area and no public access.

Vice Chair asked if there was any further discussion or a motion.

Motion by Commissioner Reaves, seconded by Commissioner Sonier, to recommend approval to City Council regarding the proposed rezoning of approximately 28.868 acres from “M-2” Heavy Industrial District to “MU-B” High Intensity Mixed-Use District, consisting of approximately a 14-acre tract of land, a 12-acre tract of land and a 0.74-acre tract of land out of the A.M. Esnaurizar Eleven League Grant, Survey No. 1, Abstract No. 1, Comal County, Texas, Lots 1-9, Block 1, Milltown Subdivision, Lots 1, 2, 5 and 6, Block 2, Milltown Subdivision and Lot 1, River Mill Power House and Dam Subdivision. The approximately 29 acres is addressed as or located at 601 Rusk St., 555 Porter St., 477 E. Faust St., the northeast corner of Rusk St. and Church Hill Dr., east side of Porter St. between Rusk St. and Consolidated, the southwest corner of Porter St. and Consolidated, and the northeast corner of Porter St. and McKenna Avenue. Motion carried (7-0-0).