

Draft Minutes for the May 11, 2022 Planning Commission Regular Meeting

B) PZ22-0124 Public hearing and recommendation to City Council regarding the proposed rezoning of approximately 11.269 acres from “C-3” Commercial District and “R-2” Single-family and Two-family District to “MU-B” High Intensity Mixed-Use District, out of the John Thompson Survey No. 21, Abstract No. 608, New Braunfels, Comal County, Texas addressed at 3119 IH 35 S, New Braunfels, TX 78130. (Applicant: White-Conlee Builders, LTD; Owner: Balous & Julie Miller; Case Manager: Laure Middleton / Jean Drew)

Mrs. Drew presented and recommended approval as stated in staff report.

Chair Edwards asked if there were any questions for staff.

Chair Edwards invited applicant to speak.

Ashley Farrimond, 10101 Reunion PI Suite 250, San Antonio, TX, elaborated on the request, discussed existing land use, provided examples of other projects they have developed throughout Texas, and stated they are present to answer any questions.

Discussion followed on primary and secondary access, and the presented site plan.

Farrimond confirmed that TXDOT will only allow one point of access to IH-35 and that the secondary access point shown on the site plan had not been finalized and is subject to change.

Mrs. Snell clarified to the Commission that this request is for a zone change and a site plan will not be bound to the decision.

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

No one spoke.

Chair Edwards closed the public hearing.

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

Motion by Vice Chair Laskowski, seconded by Commissioner Mathis, to recommend approval to City Council regarding the proposed rezoning of approximately 11.269 acres from “C-3” Commercial District and “R-2” Single-family and Two-family District to “MU-B” High Intensity Mixed-Use District, out of the John Thompson Survey No. 21, Abstract No. 608, New Braunfels, Comal County, Texas addressed at 3119 IH 35 S, New Braunfels, TX 78130. Motion carried (6-0-0).