

## **Draft Minutes for the June 1, 2021 Planning Commission Regular Meeting**

**D) PZ21-0155 Public hearing and recommendation to City Council regarding the proposed rezoning of Block 1 Lot 15 and a portion of Lot 14, Guada Coma Subdivision, addressed at 46 Guada Coma Drive, from “R-1A-6.6” Single-family District to “R-2A” Single-family and Two-family District. Applicant: City of New Braunfels; Owner: Gordon & Nancy Schroeder; Case Manager: Holly Mullins.**

Mrs. Mullins presented and recommended approval.

Chair Edwards asked if there were any questions for staff.

Chair Edwards asked if the property owner would like to speak.

Gordon Schroeder, 42 Guada Coma, clarified the intent behind the request.

Chair Edwards asked if anyone would like to speak in opposition of the request.

Bobby Avary, 62 Guada Coma, asked for clarification on the public notice.

Jerry Ford, 58 Guada Coma, stated opposition to the request citing density and rental concerns.

Nancy Ford, 58 Guada Coma, stated opposition to the request in line with previous concerns.

Karon Preiss, 47 Guada Coma, number 8, stated they are not in opposition to the request with new information.

Penny Snell, 44 Guada Coma, asked for clarification on what is allowed on her R-1-6.6 lot.

Discussion followed.

Joanna Chambers, 56 Guada Coma, stated opposition to the request in line with previous concerns.

JR Berry, 49 Guada Coma, stated opposition to the request.

William Rodgers, 15 La Mesa Dr, stated opposition to the request in line with previous concerns.

Don Pickett, 679 Ashmore St, stated opposition to the request in line citing traffic and safety concerns.

Chair Edwards asked if anyone would like to speak in favor of the request.

Kaya Schroeder, 42 Guada Coma, provided clarification of the request.

Chair Edwards closed the public hearing.

Discussion followed on clarification the nature of the request.

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

Motion by Commissioner Reaves, seconded by Vice Chair Laskowski, to recommend denial to City Council of the proposed rezoning of Block 1 Lot 15 and a portion of Lot 14, Guada Coma Subdivision, addressed at 46 Guada Coma Drive, from “R-1A-6.6” Single-family District to “R-2A” Single-family and Two-family District. Motion failed (3-0-5) with Chair Edwards, Commissioner Gibson, Commissioner Mathis, Commissioner Nolte, and Commissioner Tubb in opposition.

Motion by Commissioner Tubb, seconded by Commissioner Mathis, to recommend approval to City Council of the proposed rezoning of Block 1 Lot 15 and a portion of Lot 14, Guada Coma Subdivision, addressed at 46 Guada Coma Drive, from “R-1A-6.6” Single-family District to “R-2A” Single-family and Two-family District. Motion passed (5-0-3) with Vice Chair Laskowski, Commissioner Reaves, and Commissioner Sonier in opposition.