

## **Draft Minutes for the August 3, 2021 Planning Commission Regular Meeting**

**C) SUP21-234 Public hearing and recommendation to City Council regarding a proposed rezoning to apply a Special Use Permit to allow a duplex on a lot less than 8,000 square feet in area, in the R-2 Single and Two-Family District addressed at 2662 Second Street. Applicant: HMT Engineering; Owner: Comal County Habitat for Humanity; Case Manager: Holly Mullins.**

Mrs. Mullins presented and recommended approval with conditions as stated in staff report.

Chair Edwards asked if there were questions for staff.

Discussion followed on nearby structures and surrounding properties.

Chair Edwards asked if the applicant would like to speak.

Crystal Moore elaborated on the request.

Discussion followed on the total number of floors, ownership structure, parking, price, Second St, and appearance of the project.

Chris Van Heerde provided further clarification.

Chair Edwards asked if anyone would like to speak.

Lydia Aleman, adjacent neighbor, spoke on Second St running behind the subject property, size of the lot, and survey.

Discussion followed on Second St. and access to the alleyway.

William Rodgers brought up a concern not posted on the agenda.

Chris Van Heerde addressed concerns over the driveway which was existing on the property.

Discussion followed on access to the property and the adjacent property.

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 of the proposed rezoning to apply a Special Use Permit to allow a duplex on a lot less than 8,000 square feet in area, in the R-2 Single and Two-Family District addressed at 2662 Second Street. Motion carried (7-1-0) with Commissioner Tubb in opposition.