Planning Commission
Regular Meeting Minutes
August 3, 2021

Members Present
Chair Lee Edwards
Vice Chair Stanley Laskowski
Ron Reaves
Chad Nolte
Jerry Sonier
John Mathis
Creighton Tubb
Kurt Andersen-Vie

Staff Present
Christopher J. Looney, Planning Director
Frank Onion, Assistant City Attorney
Jean Drew, Assistant Director of Planning and Development
Stacy Snell, Planning Manager
Garry Ford, Assistant Public Works Director/City Engineer
Holly Mullins, Senior Planner
Matthew Simmont, Planner
Matt Greene, Planner
Sam Hunter, Planning Technician

Members Absent
Shaun Gibson

1. **The above meeting was called to order by Chair Edwards at 6:00 p.m.**

2. **ROLL CALL**
Roll was called, and a quorum was declared.

3. **APPROVAL OF MINUTES**
Motion by Vice Chair Laskowski, seconded by Commissioner Sonier, to approve the regular meeting minutes of July 6, 2021 as presented. Motion carried (8-0-0).

4. **CITIZENS COMMUNICATION**

5. **ELECTION OF OFFICERS**

Motion by Commissioner Sonier, seconded by Commissioner Tubb to nominate Lee Edwards as Chair. Motion carried (8-0-0).

Motion by Commissioner Sonier, seconded by Commissioner Tubb to nominate Stanley Laskowski as Vice Chair. Motion carried (8-0-0).

6. **CONSENT AGENDA**
Motion by Vice Chair Laskowski, seconded by Commissioner Sonier to remove Item A from the consent agenda.

A) FP21-0242 Approval of the final plat for Lark Canyon Unit 1 with conditions.
Applicant: Westwood Professional Services; Owner: Maritage Homes.
B) FP21-0247 Approval of the final plat for Navarro Subdivision Unit 1A with conditions. pg. 14
Applicant: KFW Engineers & Surveying (Travis Elseth, P.E.); Owner: Lennar Homes of Texas Land & Construction (Richard Mott)
C) FP21-0248 Approval of the final plat for Navarro Subdivision Unit 1B with conditions. pg. 22
Applicant: KFW Engineers & Surveying (Travis Elseth, P.E.); Owner: Lennar Homes of Texas Land & Construction (Richard Mott)

D) FP21-0249 Approval of the final plat for Navarro Subdivision Unit 1C with conditions. pg. 30 Applicant: KFW Engineers & Surveying (Travis Elseth, P.E.); Owner: Lennar Homes of Texas Land & Construction (Richard Mott)

Motion by Commissioner Sonier seconded by Vice Chair Laskowski, to approve the consent agenda items B, C, and D with staff recommendations. Motion carried (8-0-0).

7. ITEMS FOR CONSIDERATION

6A) FP21-0242 Approval of the final plat for Lark Canyon Unit 1 with conditions. *Applicant: Westwood Professional Services; Owner: Maritage Homes.*

Mrs. Mullins presented and recommended approval.

Motion by Vice Chair Laskowski, seconded by Commissioner Sonier, to approve the proposed final plat for Lark Canyon Unit 1 changing condition 13 from 2236 to 2246. Motion carried (8-0-0).

A) PZ21-0233 Public hearing and recommendation to City Council regarding a proposed rezoning of approximately 7,406 square feet (0.17-acre) being parts of Lots 6 & 7, Block 46, New City Block 4002, Guenther Addition, addressed at 157 S. Guenther Ave., from "SND-1" Special Neighborhood District – 1 to "C-2A" Central Business District. *Applicant: Geoffrey Bley; Owner: Seals Family Properties, LLC.; Case Manager: Matthew Simmont.*

Mr. Simmont presented and recommended approval.

Chair Edwards asked if there were any questions for staff.

Discussion followed on if the current structure on the property will be demolished.

Chair Edwards asked if the applicant would like to speak.

Jeff Bley elaborated on the intent of the request.

Discussion followed on the current structure on the property.

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

Rick Robby, 652 Cross St, number 7, asked for clarification on the project.

Discussion followed.

William Rodgers, 16 La Mesa Dr, asked about the posting of the meeting online.

Discussion followed.

Chair Edwards asked if there were any questions for the applicant.

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

Motion by Vice Chair Laskowski, seconded by Commissioner Sonier, to recommend approval to City Council of the proposed rezoning of approximately 7,406 square feet (0.17-acre) being parts of Lots 6 & 7, Block 46, New City Block 4002, Guenther Addition, addressed at 157 S. Guenther Ave., from "SND-1" Special Neighborhood District – 1 to "C-2A" Central Business District. Motion carried (8-0-0).

B) SUP21-230 Public hearing and recommendation to City Council regarding a proposed rezoning to apply a Special Use Permit to allow short term rental of a residential structure and garage apartment in the C-1 Local Business District addressed at 556 N Union Avenue. *Applicant/Owner:*

Cindy Espinosa; 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 prior SUP requests on this property.

Cindy Espinosa, Owner, 1101 Green Acres clarified the paving of the driveway.

Discussion followed on the occupancy and the paving of the driveway.

Chair Edwards asked if anyone would like to speak.

William Rodgers, 16 La Mesa, spoke on the meeting posting.

Discussion followed.

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

Motion by Vice Chair Laskowski, seconded by Commissioner Sonier, to recommend approval to City Council of the proposed rezoning to apply a Special Use Permit to allow short term rental of a residential structure and garage apartment in the C-1 Local Business District addressed at 2262 Second Street with staff conditions. Motion carried (8-0-0).

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.

D) REP21-243 Public hearing and consideration of the replat for Maldonado Subdivision Unit 1, Block 4, Lots 7R, 8 & 9 with conditions. *Applicant: INK Civil (James Ingalls, P.E.); Owners: Zipp Rd Utility CO, LLC (Todd Burek) & Samuel's Court HOA; Case Manager: Matthew Simmont.*

Mr. Simmont presented and recommended approval with conditions as stated in staff report.

Chair Edwards asked if there were questions for staff.

Chair Edwards asked if the applicant would like to speak.

James Ingalls provided clarification on the request and stated he is available to answer any questions.

Chair Edwards asked if anyone would like to speak.

William Rodgers commented on an item not on the agenda.

Discussion followed.

Chair Edwards closed public hearing.

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

Motion by Vice Chair Laskowski, seconded by Commissioner Sonier, to approve the proposed replat for Maldonado Subdivision Unit 1, Block 4, Lots 7R, 8 & 9 with conditions. Motion carried (8-0-0).

E) WVR21-223 Discuss and consider a waiver request from Section 118-44(b) to allow block length to exceed 1,600 feet in the proposed Sunsets at Barbarosa Subdivision. Applicant: Ink Civil (James Ingalls, P.E.); Owner: Huber 758 LLC (Jack Scanio); Case Manager:

Mr. Simmont presented and recommended denial of the request.

Commissioner Sonier stepped out at 7:01pm.

Chair Edwards asked if there were questions for staff.

Discussion followed on the dedicated R.O.W. easement and staff's recommendation to bring the block length under compliance.

Commissioner Sonier returned at 7:04pm.

Chair Edwards asked if the applicant would like to speak.

James Ingalls elaborated on the intent of the request and provided further clarification.

Discussion followed on utilities and further clarification.

Commissioner Mathis stepped out at 7:08pm.

Commissioner Mathis returned at 7:09pm.

Chair Edwards asked if anyone would like to speak.

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

Discussion followed on similar waiver requests.

Motion by Vice Chair Laskowski, seconded by Commissioner Reaves, to deny the proposed waiver request from Section 118-44(b) to allow block length to exceed 1,600 feet in the proposed Sunsets at Barbarosa Subdivision as recommended by staff. Motion carried (8-0-0).

8. STAFF REPORT

No items.

9 ADJOURNMENT

There being no further business, Chair Edwards adjourned the meeting at 7:15 pm.

Chair

Date 7/8/21