

**PLANNING COMMISSION
Regular Meeting Minutes
September 4, 2019**

MEMBERS PRESENT

Chair Lee Edwards
Vice Chair Ron Reaves
Shaun Gibson
Stanley Laskowski
John Mathis
Thomas Meyer
Chad Nolte
Jerry Sonier
Creighton Tubb

STAFF PRESENT

Jordan Matney, Assistant City Manager
Christopher J. Looney, Planning & Community Development Director
Stacy Snell, Assistant Director
Frank Onion, Assistant City Attorney
Melissa Reynolds, Assistant City Engineer
Holly Mullins, Senior Planner
Jean Drew, Senior Planner
Matt Greene, Planner
Matthew Simmont, Planner
Maddison O'Kelley, Planning Technician

MEMBERS ABSENT

None.

The above meeting was called to order by Chair Edwards at 6:00 p.m. in the New Braunfels Council Chambers.

ROLL CALL

Roll was called, and a quorum was declared.

APPROVAL OF MINUTES

Motion by Commissioner Laskowski, seconded by Commissioner Sonier, to approve the regular meeting minutes of July 2, 2019 and August 6, 2019. Motion carried (9-0-0).

CITIZENS COMMUNICATION

None.

CONSENT AGENDA

Approval of the amended master plan for New Braunfels Town Center at Creekside Subdivision.

(Applicant: HMT; Case Manager: Matt Greene)

Approval of the preliminary plat for Midtex Oil.

(Applicant: HMT Engineers & Surveying; Case Manager: Matthew Simmont)

Approval of the preliminary plat for Lot 1R and Lot 2, block 1, and Lot 3, Lot 4 and Lot 901, Block 2, New Braunfels Town Center at Creekside, Phase 4.

(Applicant: HMT Engineering & Surveying; Case Manager: Matt Greene)

Approval of the preliminary plat for Meyer's Landing, Phase 2.

(Applicant: Pape-Dawson Engineers; Case Manager: Matt Greene)

Approval of the final plat for Abiso New Braunfels Subdivision.

(Applicant: KFW Engineering; Case Manager: Holly Mullins)

Approval of the final plat for Laubach Subdivision Unit 4B.

(Applicant: Moeller & Associates; Case Manager: Holly Mullins)

Motion by Commissioner Laskowski, seconded by Commissioner Gibson, to approve the consent agenda with Staff recommendations. Motion carried (9-0-0).

ITEMS FOR CONSIDERATION

Public hearing and recommendation to City Council regarding the proposed rezoning of 7.2 acres

addressed at 144 Rueckle Road, from "C-1B" General Business District to "M-2A" Heavy Industrial District.

(Applicant: HMT Engineering & Surveying; Case Manager: Matthew Simmont)

Mr. Simmont summarized the request and stated Staff recommended approval.

Chair Edwards invited the applicant to speak.

Chris Van Herde, HMT Engineering & Surveying, stated he was the applicant. Mr. Van Herde explained the reasoning for the request and stated he could answer any questions the Commission may have.

Chair Edwards asked if anyone wished to speak in favor.

No one spoke.

Chair Edwards asked if anyone wished to speak in opposition.

No one spoke.

Motion by Commissioner Laskowski, seconded by Commission Mathis, to close the public hearing. Motion carried (9-0-0).

Motion by Commissioner Sonier, seconded by Commissioner Mathis, to recommend approval to City Council regarding the proposed rezoning of 7.2 acres addressed at 144 Rueckle Road, from "C-1B" General Business District to "M-2A" Heavy Industrial District. Motion carried (9-0-0).

Chair Edwards recused himself at 6:07 p.m.

Public hearing and recommendation to City Council regarding a proposed rezoning to apply a Special Use Permit on 45 acres out of the Orilla Russell League Survey, No. 2, Abstract No. 485, located on the south side of Orion Drive and east of the Union Pacific Rail Road, to allow a manufactured home community in the "M-1A" Light Industrial District.

(Applicant: Moeller & Associates; Case Manager: Matt Greene)

Mr. Greene summarized the request and stated Staff recommended denial.

Vice Chair Reaves invited the applicant to speak.

John Burgeson, 1202 Sinesta Drive, stated he was one of the subject property owners. Mr. Burgeson provided the Commission with a detailed description of the proposed manufactured home community and described the strict community guidelines that would be enforced.

Vice Chair Reaves asked if anyone wished to speak in favor.

Warren Hoskinson, 2151 Belvedere Court, wished to speak in favor. Mr. Hoskinson stated he was a realtor and stated he believed the request should be approved due to the City's need for affordable housing. He then stated the proximity of the community to potential employment centers could lessen the amount of vehicle emissions in the City.

Cindy Bennett, 1353 Winding Way, wished to speak in favor. Ms. Bennett stated she was one of the subject property owners. She stated she believes the Commission should adhere to the City of New Braunfels mission statement and core values, through supporting workforce housing and eliminating housing discrimination by recommending approval for the request. She then provided a brief history of the property for the Commission.

Dwight Schmidt, 912 E. Rio Grande, wished to speak in favor. Mr. Schmidt stated he disagreed with the sentiments that the proposed community would attract crime or decrease property values.

Donna Schmidt, 10312 Eversane Lane, wished to speak in favor. Ms. Schmidt provided a brief history of the property for the Commission and stated she believed that, despite the property's industrial zoning, it is not suitable for industrial use.

Vice Chair Reaves asked if anyone wished to speak in opposition.

Bill McRight, 321 Creekview Way, wished to speak in opposition. Mr. McRight expressed concerns regarding traffic, the existing right-of-way width accommodating the delivery of manufactured homes, and protection of the existing wildlife in the area.

Rex Michie, 696 Orion Drive, wished to speak in opposition. Mr. Nicky expressed concerns regarding traffic congestion and the existing right-of-way width.

Robert Whipkey, 689 Orion Drive, wished to speak in opposition. Mr. Whipkey stated he visited another property under the same management in Schertz and found it to be in poor condition and he did not believe the proposed community would be suitable for the area.

France Wills, 631 Northwest Crossing Drive, wished to speak in opposition. Mr. Wills expressed concerns regarding traffic impact, flooding, and poor road condition.

Kathleen Seba, 675 Orion Drive, wished to speak in opposition. Ms. Seba expressed concerns regarding flooding and stormwater management.

Betty Sly, 340 Williamite, wished to speak in opposition. Ms. Sly expressed concerns regarding traffic impact, the impact on property values, and the existing condition of Goodwin Lane.

Tom Blagg, 3224 Arroyo Del Sol, wished to speak in opposition. Mr. Blagg stated he does not believe a manufactured home community is suitable for the area and stated he believes the proposed community will affect property values.

Motion by Commissioner Laskowski, seconded by Commission Sonier, to close the public hearing. Motion carried (8-0-0).

Commissioner Laskowski asked what the interior street width within the community would be.

Mrs. Reynolds stated Staff did not have information on the proposed interior street widths as the request is only regarding the zoning of the property.

Discussion followed.

Commissioner Gibson stated that land values and traffic impact were the main concerns of those opposed to the request, however, the existing industrial zoning could allow an industrial use that will result in the same impacts.

Commissioner Meyer expressed concerns regarding property management and how a change of ownership in the future could make it difficult to maintain and uphold community guidelines.

Commissioner Tubb expressed his concerns regarding the subject property's proximity to industrial zoned land and compliance with the objectives of the Comprehensive Plan.

Vice Chair Reaves expressed his concerns regarding the request. He stated that, although affordable housing is needed in the City, the location of the request is not appropriate for manufactured housing.

Discussion followed.

Motion by Commissioner Sonier, seconded by Commissioner Nolte, to recommend approval to City Council regarding the proposed rezoning of 7.2 acres addressed at 144 Rueckle Road, from "C-1B" General Business District to "M-2A" Heavy Industrial District. The motion failed (4-0-4) with Vice Chair Reaves and Commissioners Meyer, Mathis, and Tubb in opposition.

Discussion followed regarding the motion.

Vice Chair Reaves announced the Commission would recess at 7:13 p.m.

Chair Edwards returned to the dais at 7:17 p.m.

The meeting resumed at 7:17 p.m.

Public hearing and recommendation on proposed amendments to Chapter 144 of the City's Code of Ordinances, Zoning, Section 4.2, Land Use Matrix, to correct inadvertent typographical errors. (Applicant: City of New Braunfels; Case Manager: Jean Drew)

Mrs. Drew summarized the request and stated Staff recommended approval.

Chair Edwards asked if anyone wished to speak in favor.

No one spoke.

Chair Edwards asked if anyone wished to speak in opposition.

No one spoke.

Motion by Commissioner Laskowski, seconded by Commission Gibson, to close the public hearing. Motion carried (9-0-0).

Motion by Commissioner Sonier, seconded by Vice Chair Reaves, to recommend approval to City Council regarding the proposed amendments to Chapter 144 of the City's Code of Ordinances, Zoning, Section 4.2, Land Use Matrix, to correct inadvertent typographical errors. Motion carried (9-0-0).

Discuss and consider approval of a preliminary plat for NBU Saur Lane Subdivision, with waiver requests.

(Applicant: Urban Civil; Case Manager: Holly Mullins)

- Waivers:
1. Street pavement width less than 24 feet
 2. Street frontage less than 60 feet
 3. To not construct sidewalks

Mrs. Mullins summarized the request and stated Staff recommended approval with the waivers.

Commissioner Meyer left the dais at 7:22 p.m.

Commissioner Meyer returned to the dais at 7:23 p.m.

Motion by Vice Chair Reaves, seconded by Commissioner Meyer, to approve the preliminary plat for NBU Saur Lane Subdivision, with Staff recommendations and the waiver requests. Motion carried (9-0-0).

Discuss and consider approval of the preliminary plat for Navarro Subdivision, Units 1A - 1E, with a waiver request.

(Applicant: Gram Vikas Partners Inc.; Case Manager: Matthew Simmont)

- Waiver:
1. To not require a temporary turnaround.

Mr. Simmont summarized the request and stated Staff recommended approval with the waivers.

Motion by Commissioner Laskowski, seconded by Commissioner Sonier, to approve the preliminary plat for Navarro Subdivision, Units 1A - 1E, with Staff recommendations and the waiver. Motion carried (9-0-0).

Discuss and consider the preliminary plat for Red Hawk Trail Subdivision, with a waiver request.

(Applicant: Urban Civil; Case Manager: Matthew Simmont)

Waiver: 1. To not construct public sidewalks

Mr. Simmont summarized the request and stated Staff recommended approval with the waiver.

Commissioner Tubb stated he believed the vicinity of other sidewalks should not be a considering factor in approving a sidewalk waiver.

Discussion followed.

Motion by Commissioner Laskowski, seconded by Commissioner Mathis, to approve the preliminary plat for Red Hawk Trail Subdivision, with Staff recommendations and the waiver. Motion carried (8-0-1) with Vice Chair Reaves in opposition.

Discuss and consider approval of the final plat for Laubach Subdivision Unit 4A, with a waiver request.

(Applicant: Moeller & Associates; Case Manager: Holly Mullins)

Waiver request: 1. Pedestrian easement width.

Mrs. Mullins summarized the request and stated Staff recommended approval with the waiver.

Motion by Commissioner Sonier, seconded by Commissioner Tubb, to approve the final plat for Laubach Subdivision Unit 4A, with Staff recommendations and the waiver. Motion carried (8-0-1) with Vice Chair Reaves in opposition.

Discuss and consider the final plat for Veramendi Precinct 15A, Neighborhood Center Subdivision, with a waiver.

(Applicant: HMT Engineering & Surveying; Case Manager:

Waiver: 1. Lots with no street frontage.

Mr. Simmont summarized the request and stated Staff recommended approval with the waiver.

Motion by Vice Chair Reaves, seconded by Commissioner Mathis, to approve the final plat for Veramendi Precinct 15A, Neighborhood Center Subdivision, with Staff recommendations and with the waiver. Motion carried (9-0-0).

Discuss and consider amending the meeting calendar for 2019.

(Stacy Snell, Planning and Community Development Assistant Director)

Mrs. Snell presented to the Commission and stated a meeting to explain the changes would be held with the Development Community later in the month.

Discussion followed.

Motion by Commissioner Meyer, seconded by Commissioner Laskowski, to approve the amended meeting calendar for 2019. Motion carried (9-0-0).

Consideration and appointment of a Planning Commissioner representative to the Workforce Housing Advisory Committee.

(Christopher Looney, Planning and Community Development Director)

Motion by Vice Chair Reaves, seconded by Commissioner Tubb, to appoint Commissioner Gibson as the

Planning Commissioner representative to the Workforce Housing Advisory Committee. Motion carried (9-0-0).

DIRECTORS REPORT

None.

ADJOURNMENT

There being no further business, Chair Edwards adjourned the meeting at 7:38 p.m.

Chair

Date

