

**FINAL - MINUTES
OF THE NEW BRAUNFELS PLANNING COMMISSION
REGULAR MEETING OF TUESDAY, JUNE 4, 2024**

AGENDA

1. CALL TO ORDER

Matthew Simmont called the meeting to order at 6:00pm.

**REQUEST ALL PHONES AND OTHER DEVICES BE TURNED OFF, EXCEPT
EMERGENCY ON-CALL PERSONNEL.**

2. ROLL CALL

The following Commissioners were present:

Angela Allen, Randall Allsup, Taylor Chafin, Ben Miedema, Chad Nolte, Jessica Schaefer, Jerry Sonier, and Chase Taylor.

The following Commissioners were absent:

Vicky Rudy

5. ELECTION OF OFFICERS

A) Election of Chair.

Motion by Commissioner Chafin, seconded by Commissioner Nolte to elect Jerry Sonier as Planning Commission Chair. Motion carried unanimously.

B) Election of Vice Chair.

Motion by Commissioner Chafin, seconded by Commissioner Schaefer to elect Chad Nolte as Planning Commission Vice-Chair. Motion carried unanimously.

C) Recommendation for approval to the Workforce Housing Advisory Committee.

Chair Sonier stated that the Planning Commission would need to appoint a representative to serve on the Workforce Housing Advisory Committee and asked the Commission if anyone would like to volunteer for the role.

Commissioner Taylor volunteered.

Motion by Commissioner Chafin, seconded by Commissioner Nolte to appoint Commissioner Taylor as Planning Commission representative

to the Workforce Housing Advisory Committee. Motion carried unanimously.

- D) Recommendation for approval to the Citizens Advisory Committee.

Chair Sonier stated that the Planning Commission would need to appoint a representative to serve on the Citizens Advisory Committee and asked the Commission if anyone would like to volunteer for the role.

Commissioner Allsup volunteered

Motion by Commissioner Chafin, seconded by Commissioner Nolte to appoint Commissioner Allsup as Planning Commission representative to the Citizens Advisory Committee. Motion carried unanimously.

3. APPROVAL OF MINUTES

- A) Approval of the May 7, 2024 Regular Meeting Minutes.

Motion by Commissioner Miedema, seconded by Commissioner Chafin, to approve the Regular Meeting Minutes of May 7, 2024. Motion carried unanimously.

4. CITIZENS' COMMUNICATIONS

This time is for citizens to address the Planning Commission on any issues or items NOT on the agenda. It is a violation of the Texas Open Meetings Act for the Commission to address, discuss or take action on any items not on the agenda. In addition to this venue, citizens may also email any comments to planning@newbraunfels.gov. Emailed comments will be distributed to the Planning Commission.

No one spoke.

6. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) ORD24-161 Public hearing and recommendation to City Council regarding an ordinance amendment to Chapter 66 Historic Preservation, Section 66-60, Certificate of alteration for demolition.

Katie Totman presented the aforementioned item to the Commission with the aid of a Powerpoint.

Chair Sonier asked if there were any questions for staff.

Discussion followed on the scope and applicability of the proposed

changes.

Chair Sonier opened up the public hearing.

No one spoke.

Chair Sonier asked if there were any further discussion or motion.

Motion by Commissioner Miedema, seconded by Commissioner Schaefer to recommend approval of the item to City Council. Motion failed (4-4-0) with the following Commissioners in opposition: Commissioner Allen, Commissioner Chafin, Commissioner Nolte, and Commissioner Taylor.

B) SUP24-145 Public hearing and recommendation to City Council to rezone approximately 0.22 acres out of Kuehler Addition Subdivision, Lot 6R from C-3 (Commercial District) to C-3 SUP (Commercial District with Special Use Permit for Short-Term Rental of a Residence), currently addressed at 374 & 384 E Faust St.

Amanda Mushinski presented the aforementioned item to the Commission with the aid of a Powerpoint and recommended approval with the conditions stated in the staff report.

Chair Sonier asked if there were any questions for staff.

No one spoke.

Chair Sonier invited the applicant to speak on the item.

Clarence Harden, elaborated on the request.

Discussion followed on the property, the intent of the request, and short-term rental occupancy regulations.

Chair Sonier opened the public hearing.

No one spoke.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further discussion or motion.

Motion by Vice-Chair Nolte, seconded by Commissioner Chafin to recommend approval of the item with staff recommended conditions to City Council. Motion carried unanimously.

C) SUP24-154 Public hearing and recommendation to City Council to rezone approximately 0.18 acres out of City Block 5026, South 130 feet of Lot 6, from R-2 (Single-Family and Two-Family District) to C-O SUP (Commercial Office District with a Special Use Permit for Short-Term Rental of a Residence), currently addressed at 465 E Mather St.

Amanda Mushinski presented the aforementioned item to the Commission with the aid of a Powerpoint and recommended denial as stated in the staff report.

Chair Sonier asked if there were any questions for staff.

Discussion followed on staff's recommendation, base zoning district allowances, proximity to other non-residential zoning districts, and short-term rental / bed & breakfast regulations.

Chair Sonier invited the applicant to speak on the item.

Diego Arroyo elaborated on the request and provided a brief history of the property.

Discussion followed on the condition and relative location of the property, and staff's recommendation.

Chair Sonier opened the public hearing.

The following individuals spoke in favor of the item: Reyna Cerna.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further discussion or motion.

Discussion followed on proximity to other short-term rentals, the character of the neighborhood, zoning allowances, and short term rental regulations.

Motion by Commissioner Allen, seconded by Vice-Chair Nolte to recommend denial of the item to City Council. Motion carried (6-2-0)

with the following Commissioners in opposition: Commissioner Miedema and Commissioner Schaefer.

- D) SUP24-151 Public hearing and recommendation to City Council to rezone approximately 0.13 acres out of City Block 1038, Lot 2, from C-2 (General Business District) to C-2 SUP General Business District with a Special Use Permit for Short-Term Rental of a Residence), currently addressed at 168 Hampe St.

Dana Moses presented the aforementioned item to the Commission with the aid of a Powerpoint and recommended approval with the conditions stated in the staff report.

Chair Sonier asked if there were any questions for staff.

Discussion followed on staff recommendation and the zoning of the property.

Chair Sonier invited the applicant to speak on the item.

Jose Duran elaborated on the request and provided a brief history of the property.

Chair Sonier opened the public hearing.

The following individuals spoke in favor of the item: Jody Baker and Pam Kraft.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further discussion or motion.

Motion by Commissioner Chafin, seconded by Commissioner Miedema to recommend approval of the item with staff recommended conditions to City Council. Motion carried unanimously.

- E) SUP24-144 Public hearing and recommendation to City Council to rezone 0.14 acres out of City Block 5102, Lot 9 & 10, from M-1 (Light Industrial District) to M-1 SUP (Light Industrial District with a Special Use Permit for Short-Term Rental of a Residence), currently addressed at 852 N Houston Ave.

Amanda Mushinski presented the aforementioned item to the Commission with the aid of a Powerpoint and recommended approval

with the conditions stated in the staff report.

Chair Sonier asked if there were any questions for staff.

No one spoke.

Chair Sonier invited the applicant to speak on the item.

Jessica Bachus, elaborated on the request and provided a brief history of the property.

Chair Sonier opened the public hearing.

The following individuals spoke in favor of the item: Abbey Argo.

The following individuals spoke in opposition of the item: Jessica Harely and Debby Hudson.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further discussion or motion.

Motion by Vice-Chair Nolte, seconded by Commissioner Chafin to recommend approval of the item with staff recommended conditions to City Council. Motion carried (6-2-0) with the following Commissioners in opposition: Commissioner Allen and Commissioner Allsup.

F) SUP24-157 Public hearing and recommendation to City Council to rezone 0.12 acres out of City Block 2016, North 56 feet of Lot 38, from C-2 (General Business District) to C-2 SUP (General Business District with a Special Use Permit for Short-Term Rental of a Residence), currently addressed at 444 North Market Avenue

Amanda Mushinski presented the aforementioned item to the Commission with the aid of a Powerpoint and recommended approval with the conditions stated in the staff report.

Chair Sonier asked if there were any questions for staff.

No one spoke.

Chair Sonier invited the applicant to speak on the item.

Savanah Zipp elaborated on the request and provided a brief history of the property.

Chair Sonier opened the public hearing.

No one spoke.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further discussion or motion.

Motion by Commissioner Miedema, seconded by Vice-Chair Nolte to recommend approval of the item with staff recommended conditions to City Council. Motion carried unanimously.

7. ADJOURNMENT

There being no further business Chair Sonier adjourned the meeting at 7:09pm.

By: _____
PLANNING COMMISSION CHAIR

Attest:

COMMISSION LIAISON