

Draft Minutes for the January 6, 2026, Planning Commission Regular Meeting

B) SUP25-421 Public hearing and recommendation to City Council at the request of Vincent Huebinger of Vincent Gerard & Assoc. Inc to rezone approximately 0.1 of an acre out of the Oak Run School 2 Subdivision, Block 1, Lot 2B, from R-1 (Single-Family District) to R-1 SUP (Single Family District with a Special Use Permit to allow a Telecommunications Tower), currently addressed at 2212 Alyssa Way. (Applicant: Vincent Gerard & Assoc. Inc; Owner: City of New Braunfels; Case Manager: Amanda Mushinski, Planner, AICP, CNU-A)

Amanda Mushinski introduced the aforementioned item.

Chair Taylor asked if there were any questions for staff.

Discussion followed on consultation with the Fire Department, visual screening and landscaping buffering requirements, and the proposed location.

Chair Sonier invited the applicant to speak on the item.

Vincent Gerard elaborated on the request discussing various iterations of the site plan, residential zoning considerations, site access and environmental impacts, landscaping and buffering, cell service needs and capacity for the area, and the intent of the proposed location and pole design.

Discussion followed on potential safety concerns and impacts to the fire station, alternative site locations, visual design of the tower and buffers, and health and FCC-related concerns.

Chair Taylor opened the public hearing and asked if anyone present wished to speak on the item.

1 individual spoke in opposition of the item.

Chair Taylor closed the public hearing.

Chair Taylor asked if there were any further discussion or motion to be made.

Discussion followed on federal preemption regarding health effects, FCC regulations, zoning limitations, and final clarification of impacts.

Motion by Commissioner Rudy, seconded by Commissioner Schwarz, to recommend approval of the item to City Council. Motion carried (6-1-0), with Commissioner Schaefer in opposition.