

Draft Minutes for the December 3, 2024, Planning Commission Regular Meeting

- C) SUP24-354 Public hearing and recommendation to City Council to rezone 0.15 acres out of the Jahn Addition Subdivision, New City Block 1022, Block 11, Lot 1, from M-1 (Light Industrial District) to M-1 SUP (Light Industrial District with a Special Use Permit for a Telecommunications Tower), currently addressed at 514 S Castell Ave. (Applicant: Crown Castle; Owner: Vincent Gerard & Associates; Case Manager: Amanda Mushinski, Planner CNU-A)**

Amanda Mushinski presented the aforementioned item 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.

Vincent Huebinger elaborated on the request, discussing the reason for the request, the location of the existing tower, challenges in tower relocation, zoning and land use in the area, cell tower technology, and potential impacts of the relocation.

Chair Sonier opened the public hearing and asked if anyone would like to speak on the item.

The following individuals spoke in opposition of the item:
David Ozuna, Jill Bateman, and Blayne Council.

Chair Sonier closed the public hearing.

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

Discussion followed on the potential height of future buildings in relation to tower effectiveness, the issued letter to vacate, leasing of the current tower property, potential cell service disruptions if the tower were not relocated, cell tower carrier capacity, fence/landscape buffering, the availability of land in the area for cell tower use, proximity to residential uses, timelines, and the potential for conflict with the South Castell Avenue Visioning Plan.

Motion by Vice-Chair Nolte to recommend approval of the item with staff recommended conditions to City Council with the recommendation that city staff assist in finding an alternate location for the tower. Motion failed due to lack of a second.

Motion by Commissioner Allen, seconded by Commissioner Taylor, to recommend denial of the item to City Council with the recommendation that city staff assist in finding an alternate location for the tower that would not hinder future commercial development of New Braunfels. Motion carried (6-2-0) with Commissioner Miedema and Commissioner Rudy in opposition.