

Draft Minutes for the February 6, 2024, Planning Commission Regular Meeting

A) PZ24-0002 Public hearing and recommendation to City Council to rezone 18.1 acres out of the John Noyes Survey 259, Abstract 430, from APD (Agricultural/Pre-Development District) to M-1A (Light Industrial District), currently addressed as 5467 FM 482. (Applicant: HMT Engineering; Owner: New Braunfels Utilities; Case Manager: Amanda Mushinski, CNU-A, Planner)

Mushinski presented the above-mentioned item.

Chair Edwards asked if there were any questions for staff.

No one spoke.

Chair Edwards invited the applicant to speak.

Ryan Kelso, elaborated on the request and stated they were available for any questions.

Discussion followed on the proposed site plan, communication efforts with neighboring residents, access to the property, topography of the project site, drainage and flooding, lighting regulations, and residential buffering requirements.

Chair Edwards opened the public hearing and asked if anyone wished to speak.

The following individuals spoke on the item: John Guthrie and Michelle Englert.

Brief discussion followed on public notification.

Edwards invited the applicant to respond.

Kelso discussed the proposed site plan and addressed concerns raised by earlier speakers.

Discussion followed on project site topography and drainage.

Chair Edwards closed the public hearing.

Matthew Simmont provided clarification on residential buffering requirements.

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

Motion by Vice-Chair Reaves, seconded by Commissioner Sonier, to recommend approval to City Council regarding the proposed rezoning of 18.1 acres out of the John Noyes Survey 259, Abstract 430, from APD (Agricultural/Pre-Development District) to M-1A (Light Industrial District), currently addressed as 5467 FM 482. Motion carried (7-0-0).