

**DRAFT - MINUTES
OF THE NEW BRAUNFELS PLANNING COMMISSION
REGULAR MEETING OF TUESDAY, DECEMBER 3, 2024**

1. CALL TO ORDER

Chair Sonier called the meeting to order at 6:00pm.

2. ROLL CALL

The following commissioners were present:

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

The following commissioners were absent:

Taylor Chafin.

3. APPROVAL OF MINUTES

A) Approval of the November 6, 2024 Regular Meeting Minutes.

Motion by Commissioner Miedema, seconded by Vice-Chair Nolte, to approve the November 6, 2024 regular meeting minutes. 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.

Paul Williams shared concern regarding traffic safety of New Braunfels St and shared ideas for potential future improvements.

5. INDIVIDUAL ITEMS FOR CONSIDERATION

A) SUP24-362 Public hearing and recommendation to City Council to rezone approximately 1.7 acres out of the Tri-Acres Subdivision, Lots 2 and 3, from C-1A AH (Neighborhood Business District with Airport Hazard Overlay) and R-3 AH (Multifamily District with Airport Hazard Overlay) to C-1B AH SUP (General Business District with Airport Hazard Overlay and a Type 1 Special Use Permit), currently addressed at 1182 & 1212 Old FM 306.

Mary Lovell presented the aforementioned item and recommended approval with the conditions stated in the staff report.

Chair Sonier invited the applicant to speak on the item.

James Ingalls, elaborated on the request and discussed intent to expand existing business, addressed concerns for noise and access to the property.

Discussion followed on the existing warehouses and the allowable uses of the proposed rezoning.

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

John Cranford spoke in opposition of the item.

Brief discussion followed regarding the intended use of the property and property access.

Paul Williams spoke in opposition of the item.

Discussion followed regarding traffic safety, intended use and allowable use of the property under the existing and proposed zonings, and property access.

Chair Sonier closed the public hearing.

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

Discussion followed on the responses received by neighboring property owners, fencing/residential buffering, the existing zoning of the property, and traffic safety concerns.

Motion by Vice-Chair Nolte, seconded by seconded by Commissioner Rudy, to recommend approval of the item with staff recommended conditions to City Council. Motion carried (7-1-0) with Commissioner Schaefer in opposition.

B) SUP24-361 Public hearing and recommendation to City Council to rezone of 0.22 acres out of the Parkview Estates 1 Subdivision, Block 1, Lot 8, from C-1 (Local Business District) to C-1 SUP (Local

Business District with a Special Use Permit for a Short-Term Rental of a residence), currently addressed at 443 Lockener Ave.

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.

No one spoke.

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

No one spoke.

Chair Sonier closed the public hearing.

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

Brief discussion followed on the number of short-term rentals in the area.

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

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.

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.

6. ADJOURNMENT

There being no further business Chair Sonier adjourned the meeting at 7:06pm.

By: _____
COMMISSION CHAIR

Attest:

COMMISSION LIAISON