

**Planning Commission  
Regular Meeting Minutes  
August 1, 2023**

**Members Present**

Chair Lee Edwards  
Vice Chair Ron Reaves  
Kurt Andersen-Vie  
Bernard Miedema  
Jerry Sonier  
Chad Nolte

**Staff Present**

Jean Drew, Assistant Director of Planning & Development Services  
Nathan Brown, Assistant City Attorney  
Matthew Simmont, Planning Manager  
Mary Lovell, Senior Planner  
Amanda Mushinski, Planner  
Colton Barker, Assistant Planner

**Members Absent**

Angela Allen  
Taylor Chafin  
Cinderella Von Hach

**1. CALL TO ORDER**

The above meeting was called to order by Chair Edwards at 6:00p.m.

**2. ROLL CALL**

Roll was called and a quorum was declared.

**3. APPROVAL OF MINUTES**

Motion by Commissioner Sonier, seconded by Commissioner Anderson-Vie, to approve the Regular Meeting Minutes of July 5, 2023, as presented. Motion carried (6-0-0).

**4. CITIZENS COMMUNICATION**

No one spoke.

**5. BRIEFINGS**

Briefings discussed as Item 6. Presentation on Upcoming Code Amendments.

**6. PRESENTATION ON UPCOMING CODE AMENDMENTS**

Jean Drew presented a PowerPoint of the upcoming proposed code amendments.

**7. CONSENT AGENDA**

**A) FP23-0266 Approval of the final plat establishing Park Place Subdivision Unit 1C, with conditions.**  
*(Applicant: HMT Engineering & Surveying; Matthew Wells; Owner: MI Homes; David McGowen; Case Manager: Laure Middleton)*

**B) FP23-0267 Approval of the final plat establishing Gatehouse Subdivision Unit 1, with conditions.**  
*(Applicant: KFW Engineers & Surveying; A. Nicholas Reynolds, P.E., C.F.M.; Owner: Lennar; Richard Mott; Case Manager: Laure Middleton)*

Motion by Commissioner Sonier, seconded by Commissioner Miedema, to approve the consent agenda. Motion carried (6-0-0).

**8. INDIVIDUAL ITEMS FOR CONSIDERATION**

**A) SUP23-265 Public hearing and recommendation to City Council to rezone 0.38 acres out of New City Block 4071, Schneider Addition, Lots 7 & 8, from SND-1 (Special Neighborhood District-1) to R-3L SUP (Multifamily Low-Density District with a Special Use Permit for Multifamily), currently addressed at 605 South Santa Clara Avenue.** *(Applicant: Killen, Griffin & Farrimond PLLC, James B. Griffin; Owner: Matthew T. Goles; Case Manager: Amanda Mushinski)*

Chair Edwards stated that he understood the applicant would like to postpone the public hearing for the

request and asked for confirmation.  
Amanda Mushinski confirmed that was the case.

Chair Edwards asked the applicant if the requested postponement would be to a date certain.

Amanda Mushinski confirmed with the applicant that they were requesting the public hearing to be postponed until the September 6, 2023 Regular Planning Commission meeting.

Motion by Chair Edwards, seconded by Commissioner Anderson-Vie, to postpone the public hearing and recommendation to City Council to rezone 0.38 acres out of New City Block 4071, Schneider Addition, Lots 7 & 8, from SND-1 (Special Neighborhood District-1) to R-3L SUP (Multifamily Low-Density District with a Special Use Permit for Multifamily), currently addressed at 605 South Santa Clara Avenue, to the September 6, 2023 Regular Planning Commission meeting. Motion carried (6-0-0).

**B) SUP23-250 Public hearing and recommendation to City Council on 16.064 acres of land out of Veramendi 1-1 Subdivision, Block 1, Lot 1, to apply a Special Use Permit to allow for the placement of five (5) portable classroom buildings, currently addressed at 2290 Oak Run Parkway (Veramendi Elementary School). (Applicant: Joseph Mansfield; Owner: New Braunfels Independent School District; Case Manager: Mary Lovell)**

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

Chair Edwards asked if there were any questions for staff.

Commissioner Reaves asked if the two portables that are currently on the property are part of the current Specific Use Permit request.

Mary Lovell stated that the two existing portables and three additional portables are included in this application.

Chair Edwards invited the applicant to speak.

Monica Silva, representing the applicant, provided clarification of the request.

Discussion followed on the growth of the school and the need for extra classrooms.

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

No one spoke.

Chair Edwards closed the public hearing.

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

Motion by Commissioner Anderson-Vie, seconded by Vice-Chair Reaves, to recommend approval with staff recommended conditions to City Council regarding Public hearing and recommendation to City Council on 16.064 acres of land out of Veramendi 1-1 Subdivision, Block 1, Lot 1, to apply a Special Use Permit to allow for the placement of five (5) portable classroom buildings, currently addressed at 2290 Oak Run Parkway (Veramendi Elementary School). Motion carried (6-0-0).

**8. STAFF REPORT**

No items.

**9. ADJOURNMENT**

There being no further business, Chair Edwards adjourned the meeting at 6:12 pm.

Chair \_\_\_\_\_

Date \_\_\_\_\_