

**DRAFT - MINUTES
OF THE NEW BRAUNFELS PLANNING COMMISSION
REGULAR MEETING OF TUESDAY, JANUARY 7, 2025**

1. CALL TO ORDER

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

2. ROLL CALL

The following Commissioners were present:

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

The following Commissioners were absent:

Randall Allsup and Taylor Chafin.

3. APPROVAL OF MINUTES

A) Approval of the December 3, 2024 regular meeting minutes.

Motion by Vice-Chair Nolte, seconded by Commissioner Miedema, to approve the regular meeting minutes of December 3, 2024. 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.

No one spoke.

5. INDIVIDUAL ITEMS FOR CONSIDERATION

A) ORD24-414 Public hearing and recommendation to City Council regarding an ordinance amendment to Chapter 118 Subdivision Platting, Section 118-30 regarding Certificates and statements.

Matthew Simmont presented the aforementioned item and recommended approval.

Chair Sonier asked if there were any questions for staff.

No one spoke.

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

No one spoke.

Chair Sonier closed the public hearing.

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

Motion by Vice-Chair Nolte, seconded by Commissioner Miedema, to recommend approval of the item to City Council. Motion carried unanimously.

B) PZ24-0396 Public hearing and recommendation to City Council to rezone approximately 10.43 acres out of the Orilla Russell Survey, Abstract No. 485, from APD AH (Agricultural/Pre-development District with Airport Hazard Overlay) to M-1A AH (Light Industrial District with Airport Hazard Overlay), currently addressed at 3137 FM 1102.

Mary Lovell presented the aforementioned item and recommended approval.

Chair Sonier asked if there were any questions for staff.

No one spoke.

Chair Sonier invited the applicant to speak on the item.

James Ingalls elaborated on the item discussing the existing and proposed zoning.

Brief discussion followed on the intended use of the property.

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

No one spoke.

Chair Sonier closed the public hearing.

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

Motion by Commissioner Taylor, seconded by Vice-Chair Nolte to recommend approval of the item to City Council.

Discussion followed on the intended use of the property, land use in the area, staffs recommendation, the proximity to residential uses, growth in the area, and uses allowed by the requested zoning versus staff recommended zoning.

Earlier motion by Commissioner Taylor, seconded by Vice-Chair Nolte, to recommend approval of the item with staff recommendations to City Council. Motion carried (5-1-1) with Commissioner Schaeffer in opposition and Commissioner Allen abstaining.

C) PZ24-0395 Public hearing and recommendation to City Council regarding proposed amendments to the Mayfair Development and Design Control Document (DDCD) pertaining to maximum driveway width allowance for single-family residential lots sixty feet or greater in width, an update to the Parks Schedule and Master Framework Plan, and revisions to minimum parking requirements.

Matt Greene presented the aforementioned item and recommended approval.

Chair Sonier asked if there were any questions for staff.

Brief discussion followed clarifying the request.

Chair Sonier invited the applicant to speak on the item.

Michael Meek provided a brief history of the project area.

Brief discussion followed on the impact of the request within the project.

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

No one spoke.

Chair Sonier closed the public hearing.

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

Motion by Commissioner Miedema, seconded by Vice-Chair Nolte, to recommend approval of the item to City Council. Motion carried unanimously.

- D) SUP24-397 Public hearing and recommendation to City Council to rezone 0.55 of an acre out of the Unicorn Heights Subdivision, Extension 4, Lot 13, from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit for Auto Body Repair), currently addressed at 950 IH 35 South

Matthew Simmont presented the aforementioned item and recommended approval of the item with the conditions listed in the staff report.

Chair Sonier asked if there were any questions for staff.

Discussion followed on staff recommended conditions and screening requirements.

Chair Sonier invited the applicant to speak on the item.

Carlos Manzo elaborated on the request.

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

No one spoke.

Chair Sonier closed the public hearing.

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

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

- E) PZ24-0399 Public hearing and recommendation to City Council to rezone approximately 60 acres out of the A.M. Esnaurizar Survey, Abstract 20, from R-3L AH (Multifamily Low Density District with Airport Hazard Overlay) to R-1A-4 AH (Single-Family Small Lot Residential District with Airport Hazard Overlay), currently addressed at 1280 Saengerhalle Road.

Mary Lovell presented the aforementioned item.

Chair Sonier asked if there were any questions for staff.

Discussion followed on the existing zoning versus the proposed zoning, residential density, lot size, staffs recommendation, and proximity to the airport.

Chair Sonier invited the applicant to speak on the item.

Shannon Mattingly elaborated on the item discussing zoning and land use of the subject property and surrounding properties, the intent of the request, residential density, proposed construction methods and infrastructure improvements, development agreement conditions, communication efforts with neighboring property owners, and airport safety.

Further discussion followed on the intent of the request.

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

The following individuals spoke in favor of the request: Pam Kraft and Randon McKee.

Brief discussion followed on the intent of the request.

Chair Sonier closed the public hearing.

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

Discussion followed on staffs recommendation, the cities strategic plan and comprehensive plan, the existing and proposed zoning, housing affordability, multi-family versus single-family oriented development, residential density, and implications regarding the potential future airport expansion.

Motion by Commisioner Allen, seconded by Commissioner Miedema, to recommend approval of the item to City Council. Motion carried unanimously.

F) SUP24-398 Public hearing and recommendation to City Council to

rezone approximately 17 acres out of the Freiheit 2 Subdivision, Block 4, Lots 2, 3, and 4, from R-2 AH (Single Family and Two-Family with Airport Hazard Overlay District) to MU-B AH SUP (High-Intensity Mixed Use with Airport Hazard Overlay District with a Special Use Permit to allow Industrial and Commercial Uses), currently addressed at 622 S Kowald Ln.

Matthew Simmont presented the aforementioned item and recommended consideration of MU-A or M-1A as an alternative zoning district to the requested MU-B with SUP.

Chair Sonier asked if there were any questions for staff.

No one spoke.

Chair Sonier invited the applicant to speak on the item.

Shannon Mattingly elaborated on the item discussing zoning and land use of the subject property and the surrounding area, the intent of the request, code requirements as they relate to requested SUP conditions and allowed uses, proposed infrastructure improvements, staff's recommendation, communication efforts with neighboring property owners, and building design of the development.

Discussion followed on the intent of the requested SUP versus a straight rezoning to staff recommended zoning districts.

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

Ryan Sweeny spoke in favor of the request.

Brief discussion followed on the proposed building design.

Chair Sonier closed the public hearing.

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

Motion by Commissioner Miedema, seconded by Vice-Chair Nolte, to recommend approval of the item to City Council as presented. Motion carried unanimously.

6. ADJOURNMENT

Request from the Commission to have airport representation present for future cases near or involving the airport.

There being no further business Chair Sonier adjourned the meeting at 7:30pm.

By: _____
COMMISSION CHAIR

Attest:

COMMISSION LIAISON