

Draft Minutes for the August 2, 2022 Planning Commission Regular Meeting

A) PZ22-0268 Public hearing and recommendation to City Council regarding a proposed rezoning of approximately 59.83 acres out of the A M Esnaurizar Survey, Abstract No. 20, from “C-3 AH” Commercial District Airport Hazard Overlay and “APD” Agricultural Pre-Development District Airport Hazard Overlay to “MU-A AH” Low Intensity Mixed-Use District Airport Hazard Overlay, addressed at 1983 State Highway 46 South. (Applicant: KFW Engineers and Surveyors (Wayne Flores, P.E.); Owner: Allen & Tamala L. Schaeffer; Case Manager: Maddison O’Kelley)

Ms. O’Kelley presented and recommended approval as stated in the staff report.

Chair Edwards asked if there were any questions for staff.

Chair Edwards invited applicant to speak.

Wayne Flores, KFW Engineers, elaborated on the request and stated that they have yet to decide what would be developed there, but it would likely be a duplex style residential development, and that the requested MU-A zoning would provide them a variety of options for developments.

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

Anel Layne, 383 Pronghorn Place, spoke in opposition and discussed her proximity to the subject property and confusion regarding what will ultimately be developed there. Mrs. Layne stated there are a number of schools nearby and shared concerns regarding how the proposed zoning would affect property values and traffic in the area

Chair Edwards stated that there has been little evidence in New Braunfels that would suggest zone changes like this have led to a major decrease of property values.

Mr. Flores stated the exact use of the property had not yet been determined and discussed future plans to expand the intersection and Weltner Rd.

Discussion followed on multi-family.

Mr. Flores stated the intent of the requested zone change was to provide options for development.

Melissa Walters, 2105 Wood Drake Lane, agreed with concerns regarding the uncertainty of land use as the amount of allowed uses in MU-A is quite large. Walters shared concerns for an increase in traffic and safety in the area.

Ben Perego, 2105 Wood Drake Lane stated concerns regarding the amount of development being conducted in while in a drought and shared concerns for an increase to traffic as a result of the requested zone change.

Chair Edwards closed the public hearing.

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

Motion by Commissioner Anderson-Vie, seconded by Commissioner Sonier, to recommend approval to City Council regarding the proposed rezoning of approximately 59.83 acres out of the A M Esnaurizar Survey, Abstract No. 20, from “C-3 AH” Commercial District Airport Hazard Overlay and “APD” Agricultural Pre-Development District Airport Hazard Overlay to “MU-A AH” Low Intensity Mixed-Use District Airport Hazard Overlay, addressed at 1983 State Highway 46 South. Motion carried (7-0-0).