

**Planning Commission
Regular Meeting Minutes
February 6, 2024**

Members Present

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

Staff Present

Jean Drew, Assistant Director of Planning & Development Services
Matthew Simmont, Planning Manager
Amanda Mushinski, Planner
Colton Barker, Assistant Planner

Members Absent

Taylor Chafin
Cinderella Von Hach

1. CALL TO ORDER

The meeting was called to order by Chair Edwards at 6:00pm.

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 January 3, 2024, as presented. Motion carried (7-0-0).

4. CITIZENS COMMUNICATION

No one spoke.

5. BRIEFINGS

No items.

6. CONSENT AGENDA

A) Approval of the Amended Planning Commission 2024 Calendars for Zoning Applications and Plat Applications.

B) FP23-0506 Approval of the final plat establishing Veramendi Precinct 18, Unit 2, with conditions.
(Applicant: LJA Engineering, Inc.; Priscilla G. Flores; Owner: ASA Properties; Garrett Mechler; Case Manager: Matthew Simmont, Planning Manager)

C) FP23-0507 Approval of the final plat establishing Veramendi Precinct 19, Unit 1, with conditions.
(Applicant: LJA Engineering, Inc.; Priscilla G. Flores; Owner: ASA Properties; Garrett Mechler; Case Manager: Matthew Simmont, Planning Manager)

Motion by Commissioner Sonier, seconded by Commissioner Miedema, to approve the consent agenda as presented. Motion carried (7-0-0).

7. INDIVIDUAL ITEMS FOR CONSIDERATION

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, Planner)*

Amanda 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).

B) PZ24-0003 Public hearing and recommendation to City Council to zone approximately 59 acres out of the Francisco Rodriguez Survey 99, Abstract 484, to M-1A (Light Industrial District), currently addressed as 5467 FM 482. (Applicant: HMT Engineering; Owner: New Braunfels Utilities; Case Manager: Amanda Mushinski, Planner)

Amanda 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 stated they were available for any questions.

Chris Van Heerde clarified the City Council meeting date for where the voluntary annexation request would be heard and considered.

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

The following individual asked questions regarding the request: John Guthrie

Discussion followed on how the proposed development would affect neighboring residences, the topography of the project site, and proposed building heights.

Chair Edwards closed the public hearing.

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

Motion by Commissioner Sonier, seconded by Commissioner Andersen-Vie, to recommend approval to the City Council regarding the proposed rezoning of approximately 59 acres out of the Francisco Rodriguez Survey 99, Abstract 484, to M-1A (Light Industrial District), currently addressed as 5467 FM 482. Motion carried (7-0-0).

- C) SUP23-501 Public hearing and recommendation to City Council to rezone 0.1194 acres out of the Milltown Subdivision, Block 1, Lot 15, from M-2 (Heavy Industrial District) to M-2 SUP (Heavy Industrial District with a Special Use Permit for Short-Term Rental of a Residence), currently addressed as 639 Oasis Street. (Applicant/Owner: Darren William Saxton; Case Manager: Amanda Mushinski, 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.

Applicant Darren Saxton elaborated on the request.

Discussion followed on the previous condition of the home and how it had been restored.

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 Andersen-Vie, seconded by Commissioner Sonier, to recommend approval to the City Council regarding the proposed rezoning of 0.1194 acres out of the Milltown Subdivision, Block 1, Lot 15, from M-2 (Heavy Industrial District) to M-2 SUP (Heavy Industrial District with a Special Use Permit for Short-Term Rental of a Residence), currently addressed as 639 Oasis Street. Motion carried (7-0-0).

8. STAFF REPORT

No items.

9. ADJOURNMENT

There being no further business, Chair Edwards adjourned the meeting at 6:39pm.

Chair

Date