

Draft Minutes for the September 4, 2019 Planning Commission Regular Meeting

Public hearing and recommendation to City Council regarding a proposed rezoning to apply a Special Use Permit on 45 acres out of the Orilla Russell League Survey, No. 2, Abstract No. 485, located on the south side of Orion Drive and east of the Union Pacific Rail Road, to allow a manufactured home community in the "M-1A" Light Industrial District.

(Applicant: Moeller & Associates; Case Manager: Matt Greene)

Mr. Greene summarized the request and stated Staff recommended denial.

Vice Chair Reaves invited the applicant to speak.

John Burgeson, 1202 Sinesta Drive, stated he was one of the subject property owners. Mr. Burgeson provided the Commission with a detailed description of the proposed manufactured home community and described the strict community guidelines that would be enforced.

Vice Chair Reaves asked if anyone wished to speak in favor.

Warren Hoskinson, 2151 Belvedere Court, wished to speak in favor. Mr. Hoskinson stated he was a realtor and stated he believed the request should be approved due to the City's need for affordable housing. He then stated the proximity of the community to potential employment centers could lessen the amount of vehicle emissions in the City.

Cindy Bennett, 1353 Winding Way, wished to speak in favor. Ms. Bennett stated she one of the subject property owners. She stated she believes the Commission should adhere to the City of New Braunfels mission statement and core values, through supporting workforce housing and eliminating housing discrimination by recommending approval for the request. She then provided a brief history of the property for the Commission.

Dwight Schmidt, 912 E. Rio Grande, wished to speak in favor. Mr. Schmidt stated he disagreed with the sentiments that the proposed community would attract crime or decrease property values.

Donna Schmidt, 10312 Eversane Lane, wished to speak in favor. Ms. Schmidt provided a brief history of the property for the Commission and stated she believes that, despite the property's industrial zoning, it is not suitable for industrial use.

Vice Chair Reaves asked if anyone wished to speak in opposition.

Bill McRight, 321 Creekview Way, wished to speak in opposition. Mr. McRight expressed concerns regarding traffic, the existing right-of-way width accommodating the delivery of manufactured homes, and protection of the existing wildlife in the area.

Rex Nicky, 696 Orion Drive, wished to speak in opposition. Mr. Nicky expressed concerns regarding traffic congestions and the existing right-of-way width.

Robert Whipkey, 689 Orion Drive, wished to speak in opposition. Mr. Whipkey stated he visited another property under the same management in Schertz and found it to be in poor condition and he does not believe the proposed community will be suitable for the area.

France Wills, 631 Northwest Crossing Drive, wished to speak in opposition. Mr. Wills expressed concerns regarding traffic impact, flooding, and poor road condition.

Kathleen Seba, 675 Orion Drive, wished to speak in opposition. Ms. Seba expressed concerns regarding flooding and stormwater management.

Betty Sly, 340 Williamite, wished to speak in opposition. Ms. Sly expressed concerns regarding traffic impact, the impact on property values, and the existing condition of Goodwin Lane.

Tom Blagg, 3224 Arroyo Del Sol, wished to speak in opposition. Mr. Blagg stated he does not believe a manufactured home community is suitable for the area and stated he believes the proposed community will affect property values.

Motion by Commissioner Laskowski, seconded by Commission Sonier, to close the public hearing. Motion carried (8-0-0).

Commissioner Laskowski asked what the interior street width within the community will be.

Mrs. Reynolds stated Staff does not have information on the proposed interior street widths as the request is only regarding the zoning of the property.

Discussion followed.

Commissioner Gibson stated that land values and traffic impact were the main concerns of those opposed to the request, however, the existing industrial zoning could allow an industrial use that will result in the same impacts.

Commissioner Meyer expressed concerns regarding property management and how a change of ownership in the future could make the community difficult to maintain and uphold community guidelines.

Commissioner Tubb expressed his concerns regarding the subject property's proximity to industrial zoned land and compliance with the objectives of the Comprehensive Plan.

Vice Chair Reaves expressed his concerns regarding the request. He stated that, although affordable housing is needed in the City, the location of the request is not appropriate.

Discussion followed.

Motion by Commissioner Sonier, seconded by Commissioner Nolte, to recommend approval to City Council regarding the proposed rezoning of 7.2 acres addressed at 144 Rueckle Road, from "C-1B" General Business District to "M-2A" Heavy Industrial District. The motion failed (4-0-4) with Vice Chair Reaves and Commissioners Meyer, Mathis, and Tubb in opposition.

Discussion followed regarding the motion.

Vice Chair Reaves announced the Commission would recess at 7:13 p.m.

The meeting resumed at 7:17 p.m.