

## **Draft Minutes for the July 5, 2023, Planning Commission Regular Meeting**

**A) SUP23-229 Public hearing and recommendation to City Council to rezone approximately 6 acres out of New Braunfels Town Center at Creekside Phase 4, Lot 1, from M-1Ar75 AH & M-1Ar60 AH (Light Industrial District with Restrictions, Airport Overlay) to M-1Ar75 AH SUP & M-1Ar60 AH SUP (Light Industrial District with Restrictions, Airport Overlay with a Special Use Permit for Multifamily), located north of the intersection of Creekside Crossing and Sophie Lane. (Applicant: HMT Engineering & Surveying (Matt Wells); Owner: A-L 95 Creekside Town Center, L.P. (John Leonard); 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.

Discussion followed on airport overlay height restrictions,

Chair Edwards invited the applicant to speak.

Matt Wells, 290 S Castell, elaborated on the request addressing concerns regarding airport overlay height restrictions, and discussed the design of the proposed project.

Discussion followed on renderings of the proposed development, and proximity to adjacent developments.

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 Commissioner Meidema, to recommend approval with staff recommended conditions to City Council regarding a proposed rezoning of approximately 6 acres out of New Braunfels Town Center at Creekside Phase 4, Lot 1, from M-1Ar75 AH & M-1Ar60 AH (Light Industrial District with Restrictions, Airport Overlay) to M-1Ar75 AH SUP & M-1Ar60 AH SUP (Light Industrial District with Restrictions, Airport Overlay with a Special Use Permit for Multifamily), located north of the intersection of Creekside Crossing and Sophie Lane. Motion carried (6-0-0).