

**DRAFT - MINUTES
OF THE NEW BRAUNFELS PLANNING COMMISSION
REGULAR MEETING OF WEDNESDAY, OCTOBER 2, 2024**

AGENDA

1. CALL TO ORDER

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

2. ROLL CALL

The following Commissioners were present:

Angela Allen, Randall Allsup, Ben Miedema, Chad Nolte, Vicky Rudy, Jessica Schaefer, Jerry Sonier, & Chase Taylor.

The following Commissioners were absent:

Taylor Chafin.

3. APPROVAL OF MINUTES

A) Approval of the August 7, 2024 Regular Meeting Minutes.

Motion by Vice-Chair Nolte, seconded by Commissioner Miedema, to approve the August 7, 2024 Regular Meeting Minutes. 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) Approval of the Planning Commission 2025 Calendar.

Matthew Simmont presented the aforementioned item.

Chair Sonier asked if there were any questions for staff.

Brief discussion followed regarding alternate meeting dates on

specified Wednesdays to accommodate potential scheduling conflicts.

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

Motion by Vice-Chair Nolte, seconded by Commissioner Miedema, to approve the item. Motion carried unanimously.

B) SUP24-279 Public hearing and recommendation to City Council to rezone 0.21 acres out of Kuehler Addition Subdivision, New City Block 1054, Lot 7, from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit for Short Term Rental of a residence), currently addressed as 296 E Faust St.

Matthew Simmont presented the aforementioned item and recommend approval with the conditions stated in the staff report.

Chair Sonier asked if there were any questions for staff.

No one spoke.

Chair Sonier invited the applicant to speak on the item.

Jeff Coultas elaborated on the request, discussing the relative location of the property and its zoning district, nearby active short-term rentals, the proposed use as a short-term rental, and property values in the area.

Brief discussion followed on the floor plan of the residence.

Chair Sonier opened the public hearing.

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 with staff recommended conditions to City Council. Motion carried unanimously.

C) PZ24-0285 Public hearing and recommendation to City Council to rezone approximately 30 acres out of the A. M. Esnaurizar Survey,

Abstract 20, from C-1B AH (General Business District with Airport Hazard Overlay) and MU-A AH (Low Intensity Mixed Use District with Airport Hazard Overlay) to MU-A AH (Low Intensity Mixed Use District with Airport Hazard Overlay), currently addressed as 1983 State Highway 46 S.

Matthew Simmont presented the aforementioned item and recommend approval.

Chair Sonier asked if there were any questions for staff.

No one spoke.

Chair Sonier invited the applicant to speak on the item.

Wayne Flores elaborated on the request, discussing intent and the zoning history of the property.

Chair Sonier opened the public hearing.

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 Commissioner Schaefer, to recommend approval of the item to City Council. Motion carried unanimously.

D) SUP24-283 Public hearing and recommendation to City Council to rezone approximately 13 acres out of the Idea New Braunfels FM 725 Subdivision, Block 1, Lot 1, from APD (Agricultural/Pre-Development District), R-1 (Single Family District), and C-1 (Local Business District) to C-1B SUP (General Business District with a Special Use Permit for Retail), currently addressed as 2072 FM 725.

Mary Lovell presented the aforementioned item and recommend approval with the conditions stated in the staff report.

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 request.

Discussion followed on residential buffering requirements.

Chair Sonier opened the public hearing.

The following individuals spoke on the item:

David Burnett.

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.

E) DCP24-284 Public hearing and recommendation to City Council regarding a proposed rezoning of approximately 66 acres out of the Eduardo Hernandez Survey No.454, Abstract 263, from R-1A-6.6 (Single-Family District) to Hueco Springs Ranch Planned Development District (HSRPD), currently addressed as 392 Hueco Springs Loop Rd.

Mary Lovell presented the aforementioned item and recommend approval with the conditions stated in the staff report.

Chair Sonier asked if there were any questions for staff.

Discussion followed regarding the proposed concept plan, drainage, floodway location, and clarification of the request.

Further discussion followed on the proposed zoning and land use, the adopted regional transportation plan, right-of-way dedication and infrastructure improvement requirements, and parkland requirements.

Chair Sonier invited the applicant to speak on the item.

Drake Thompson elaborated on the request, presented the project history, development intentions, and proposed standards, emphasizing a desire for a unique design that includes light

commercial zoning and reduced residential density compared to what is allowed by code. Thompson went on to discuss residential buffering efforts, funding for transportation infrastructure improvements, drainage, and project timelines.

Chair Sonier left the dais at 7:06pm and returned at 7:10m.

Discussion followed on proposed amenities, sidewalks, project connectivity, project afford ability, and tree preservation.

Chair Sonier opened the public hearing.

The following individuals spoke on the item:

Dinah Lovejoy-Naumann, and S. T. Gilbert

Discussion followed on project access, traffic and safety concerns, public infrastructure improvement requirements, and use of the proposed commercial zoning.

Further discussion followed on drainage and flooding concerns, traffic and safety concerns, potential effects on neighboring residences, zoning requirements, and the scope and process of the request.

Chair Sonier closed the public hearing.

Discussion followed on drainage review and proposed lot sizes.

Brooke Lindholm, an engineer for the project, provided information about drainage plans, stating they would manage storm water flows and comply with city codes, aiming to reduce overall drainage impact.

Chair Sonier reopened the public hearing.

S. T. Gilbert spoke again on the item expressing concern for lot size, drainage, and potential effects on neighboring residences.

Chair Sonier closed the public hearing.

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

Discussion followed on proposed lot sizes, the purpose and procedures for concept plan requests, setbacks, block lengths, and

whether additional precautions could be included in the approval.

The applicant expressed willingness to enhance development standards beyond code requirements.

Motion by Commissioner Rudy, seconded by Commissioner Schaeffer, to recommend approval of the item to City Council. Motion carried (5-2-1) with Commissioner Allen and Commissioner Taylor in objection, and Commissioner Miedema abstaining from the vote.

6. ADJOURNMENT

There being no further business Chair Sonier adjourned the meeting at 7:48pm.

By: _____
COMMISSION CHAIR

Attest:

COMMISSION LIAISON