

Draft Minutes for the July 3, 2018 Planning Commission Regular Meeting

PZ-18-017: Public hearing and recommendation to City Council regarding the proposed rezoning request to apply a Special Use Permit to allow a bar and music venue with outdoor music in the “C-1” Local Business District, on 4.43 acres of property consisting of Lot 1D-R, Block 1, Walnut Heights Subdivision located adjacent and west of property addressed at 731 N. Walnut Avenue.

(Applicant: Gerald Boyd; Case Manager: M. Simmont)

Mr. Simmont presented the Staff report and recommended denial. He stated should the Planning Commission recommend approval of the request, Staff recommended the following conditions:

1. In accordance with Section 2.1 of the zoning ordinance, a traffic impact analysis worksheet is submitted which may indicate a full traffic impact analysis needs to be completed prior to final approval of rezoning.
2. A residential buffer with a masonry wall and shade trees in compliance with Section 5.3-2(h) is required along the entire northern and southern property boundaries.
3. Outdoor music must comply with the City’s Noise Ordinance.
4. All required landscaping must be irrigated with an automatic underground system.

Chair Edwards asked if anyone wished to speak in favor.

No one spoke.

Chair Edwards asked if anyone wished to speak in opposition.

Mickey Lloyd, 45 Prestonwood, stated he was the property manager of an adjacent multifamily property represented as number 11 on the notification map and wished to speak in opposition. He explained the multifamily development was owned by the New Braunfels Housing Authority and the residents were over the age of 65 or disabled. He expressed concerns regarding the potential for negative impacts on the residents.

Sharon Samples, a member of the New Braunfels Housing Authority Board, wished to speak in opposition. She stated they had collected approximately 70 signatures from residents of the multifamily development in opposition to the request. She expressed concerns regarding crime, noise levels and disruption of the peace. He stated agreement with the Staff recommendation of denial.

Delores Sydenstricker, 715 N. Walnut Avenue, represented as number 5 on the notification map, wished to speak in opposition. She expressed concerns regarding the increased traffic, noise levels, litter, crime, fire, decreased property values and the proximity of driveways to her residential driveway.

Brad McMurry, 614 Bavarian Drive, stated he was the property manager of an adjacent multifamily property represented as number 1 on the notification map and wished to speak in opposition. He expressed concerns regarding the outdoor music, noise levels and hours of operation. He expressed his belief that the proposed use would not preserve the character and integrity of the existing neighborhood. He stated agreement with the Staff recommendation of denial.

Motion by Commissioner Reaves, seconded by Vice Chair Sonier, to close the public hearing. The motion carried (8-0-0).

Motion by Commissioner Reaves, seconded by Commissioner Gibson, to recommend denial to City Council regarding the proposed rezoning request to apply a Special Use Permit to allow a bar and music venue with outdoor music in the “C-1” Local Business District, on 4.43 acres of property consisting of Lot 1D-R, Block 1, Walnut Heights Subdivision located adjacent and west of property addressed at 731 N. Walnut Avenue. Motion carried (8-0-0).