

Draft Minutes for the September 5, 2018 Planning Commission Regular Meeting

PZ-18-025 Public hearing and recommendation to City Council regarding the proposed rezoning of 1 acre out of the L. Salinas Survey-458, Abstract 531, Comal County, Texas, addressed at 318 FM 1863, from “APD” Agricultural/Pre-Development District to “C-1B” General Business District.
(Applicant: Carlton Henk; Case Manager: M. Greene)

Mr. Greene presented the Staff report and recommended approval.

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

No one spoke.

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

Derek Graham, 917 Koolabah Avenue, wished to speak in opposition. He stated he was representing the New Braunfels Christian Academy adjacent to the subject property. He said had concerns regarding the permitted uses in the “C-1B” General Business District and how several of them could affect the well-being of the children attending the school.

Motion by Commissioner Meyer, seconded by Commissioner Laskowski, to close the public hearing.

Commissioner Mathis stated he was concerned because the intended use of the property was not being specified.

Vice Chair Reaves stated he was also concerned regarding the broad range of uses permitted in the “C-1B” General Business District.

Discussion followed.

Commissioner Gibson, seconded by Commissioner Meyer, motioned to approve the proposed rezoning, however, to change the requested zoning district to “C-1A” Neighborhood Business District.

Commissioner Meyer asked why the “C-1A” zoning district was chosen.

Commissioner Gibson explained the “C-1A” zoning designation would allow the property to conform with the adjacent properties and would limit the more intense uses permitted in the “C-1B” zoning district.

Discussion followed.

The Commission invited the applicant to speak and explain the request.

Carlton Henk, the applicant, stated he does not have an intended use for the property. He stated the requested zone change was intended to make it easier to sell the property.

Discussion followed.

Motion by Commissioner Gibson, seconded by Commissioner Meyer, to recommend approval to City Council regarding the proposed rezoning of 1 acre out of the L. Salinas Survey-458, Abstract 531, Comal County, Texas, addressed at 318 FM 1863, from “APD” Agricultural/Pre-Development District to “C-1A” Neighborhood Business District. Motion carried (6-2-0) with Commissioner Mathis and Commissioner Nolte in opposition.