

## **Draft Minutes for the May 7, 2019 Planning Commission Regular Meeting**

**ORD19-111 Public hearing and recommendation to City Council regarding amendments to the Code of Ordinances, Chapter 144, Zoning, Section 3.3-11, M-1 Light Industrial, Section 3.3-12, M-2 Heavy Industrial, Section 3.4-18 M-1A Light Industrial, Section 3.4-19, M-2A, Heavy Industrial, and Section 4.2, Land Use Matrix.**

(Applicant: City of New Braunfels; Case Manager: J. Drew)

Mrs. Drew presented the proposed amendments to the Code of Ordinances, Chapter 144, Zoning, Section 3.3-11, M-1 Light Industrial, Section 3.3-12, M-2 Heavy Industrial, Section 3.4-18 M-1A Light Industrial, Section 3.4-19, M-2A, Heavy Industrial, and Section 4.2, Land Use Matrix. She described the proposed implementation and timeline.

Commission Gibson inquired about the grandfathering process.

Discussion followed regarding Chapter 245 of the Local Government Code and vested rights determination.

Commissioner Laskowski inquired about sections of the ordinance remaining.

Discussion followed.

Vice Chair Reaves stated the distribution of the proposed amendments to the stakeholders brought forward questions and concerns. He stated more information should be provided to address the questions and concerns.

Commissioner Meyer expressed an understanding of the need for the proposed amendments and the concerns expressed by stakeholders and Commissioner Gibson.

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.

No one spoke.

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

Motion by Commissioner Meyer, seconded by Commissioner Tubb, to recommend approval to City Council regarding the proposed amendments to the Code of Ordinances, Chapter 144, Zoning, Section 3.3-11, M-1 Light Industrial, Section 3.3-12, M-2 Heavy Industrial, Section 3.4-18 M-1A Light Industrial, Section 3.4-19, M-2A, Heavy Industrial, and Section 4.2, Land Use Matrix, with Staff recommendations.

Commissioner Gibson requested more information regarding Chapter 245 of the Local Government Code and the feedback provided by developers.

Discussion followed regarding Chapter 245 of the Local Government Code and the vested rights determination process.

Commissioner Gibson expressed concern and requested more time to review Chapter 245 of the Local Government Code and the feedback provided by developers.

Discussion followed.

Motion carried with Commissioner Gibson in opposition (7-1-0).