

**Planning Commission
Regular Meeting Minutes
July 7, 2020**

Members Present

Chair Lee Edwards
Vice Chair Stanley Laskowski
Ron Reaves
John Mathis
Thomas Meyer
Chad Nolte
Jerry Sonier
Shaun Gibson
Creighton Tubb

Staff Present

Christopher J. Looney, Planning Director
Stacy Snell, Planning Manager
Frank Onion, Assistant City Attorney
Gary Ford, City Engineer/Assistant Public Works Director
Holly Mullins, Senior Planner
Matt Greene, Planner
Matthew Simmont, Planner
Sam Hunter, Planning Technician
Melissa Reynolds, Assistant City Engineer
Corey Rayburn, Assistant City Engineer

Members Absent

None.

1. The above meeting was called to order by Chair Edwards at 6:00 p.m.

2. ROLL CALL

Roll was called, and a quorum was declared.

3. ELECTION OF OFFICERS

Chair Edwards asked if there were any nominations for the Chair.

Commissioner Sonier nominated Lee Edwards.

Commissioner Meyer nominated Ron Reaves.

(6-3) in favor of Lee Edwards.

Chair Edwards asked if there were any nominations for the Vice Chair.

Commissioner Meyer nominated Ron Reaves.

Commissioner Sonier nominated Stanley Laskowski.

(5-4) in favor of Stanley Laskowski.

4. APPROVAL OF MINUTES

Motion by Vice Chair Laskowski, seconded by Commissioner Sonier, to approve the regular meeting minutes of June 2nd, 2020 with revisions. Motion carried (9-0-0).

5. CITIZENS COMMUNICATION

Temporarily suspended during the meeting. Chair Edwards stated that any persons wishing to communicate with the Planning Commission should send an email to planning@nbtexas.org.

6. CONSENT AGENDA

A) FP20-0108 Approval of the final plat for IDEA - New Braunfels F.M. 725 Subdivision.

Applicant/Agent: Shauna Weaver, P.E.; Pape-Dawson Engineers, Inc.

Motion by Vice Chair Laskowski, seconded by Commissioner Sonier, to approve the consent agenda with staff recommendations. Motion carried (9-0-0).

7. ITEMS FOR CONSIDERATION

A) PZ20-0095 Public hearing and recommendation to City Council regarding the proposed rezoning of Lots 1& 5, Block 1, Freiheit Subdivision, addressed at 672 & 690 S. Kowald Lane, from “M-1A” Light Industrial to “C-1B” General Business District. *Applicant/Agent: Caroline McDonald - Brown & Ortiz, PC; Case Manager: Matthew Simmont*

Mr. Simmont presented. Staff recommended approval.

Chair Edwards asked if there were any questions for staff.

Chair Edwards asked if the applicant would like to speak.

Caroline McDonald, Brown & Ortiz, 112 E Pecan Street #1360, presented on the zone change request and showed plans for a Kiddie Academy at 672 S Kowald Lane.

Vice Chair Laskowski asked for the potential number of students at the Kiddie Academy.

Mrs. McDonald stated she believed that number may be around 200 kids.

Grant Gary, Woodbock Company, 2100 W 7th Street, stated there would be roughly 160-170 students.

Chair Edwards opened the public hearing and asked if anyone wished to speak.

No one spoke.

Commissioner Meyer stated his concern about the adjacent lot which does not have any preliminary plans.

Chair Edward stated they are downzoning from M-1 zoning.

Discussion followed.

Motion by Commissioner Sonier, seconded by Commissioner Mathis, to recommend approval to City Council regarding the proposed rezoning of Lots 1& 5, Block 1, Freiheit Subdivision, addressed at 672 & 690 S. Kowald Lane, from “M-1A” Light Industrial to “C-1B” General Business District. Motion carried (8-1-0), Commissioner Meyer abstained.

B) PZ20-0097 Public hearing and recommendation to City Council regarding the proposed rezoning of Lots 1 and 2 Solms Subdivision, located in the 4400 block of IH-35 South, from “APD” Agricultural/Pre-Development to “C-1B” General Business District. *Applicant/Agent: Spencer Marston, Linfield, Hunter & Junius, Inc.; Case Manager: Holly Mullins*

Mrs. Mullins presented. Staff recommended approval.

Chair Edwards asked if there were any questions for staff.

Chair Edwards asked if the applicant would like to speak.

Spencer Marston, 5222 FM 1960 W Suite 210C, stated he is representing the applicant and can answer any questions from the commission.

Chair Edwards asked if there were any questions for the applicant.

Chair Edwards opened the public hearing and asked if anyone wished to speak.

No one spoke.

Chair Edwards asked if there was a motion or any discussion.

Motion by Commissioner Sonier, seconded by Vice Chair Laskowski, to recommend approval to City Council regarding the proposed rezoning of Lots 1 and 2 Solms Subdivision, located in the 4400 block of IH-35 South, from "APD" Agricultural/Pre-Development to "C-1B" General Business District. Motion carried (9-0-0).

C) PZ20-0099 Public hearing and recommendation to City Council regarding the proposed rezoning of approximately 8 acres, Lots 1 & 2 Soefje Subdivision (3.9 acres) addressed at 1998 IH 35 North and 4.0 acres out of A-1 SUR-1AM Esnaurizar addressed at 2050 IH 35 North, from "C-3" Commercial District and "APD" Agricultural/Pre-Development District to "MU-B" High Intensity Mixed-Use District. Applicant/Agent: South Texas Capital Advisors (James E. Mahan III)

Chair Edwards recused himself for item 6C PZ20-0099.

Vice Chair Laskowski presided over the meeting.

Mr. Greene presented. Staff recommended approval.

Vice Chair Laskowski asked if there were any questions for staff.

Vice Chair Laskowski asked if the applicant would like to speak.

James Mahan, 189 Brookhollow, stated they plan to eventually combine the two lots and put a public road through the site and divide it up into 4-5 lots with various commercial uses.

Vice Chair Laskowski asked if there were any questions for the applicant.

Vice Chair Laskowski opened the public hearing and asked if anyone wished to speak.

No one spoke.

Vice Chair Laskowski asked if there was a motion or any discussion.

Motion by Commissioner Sonier, seconded by Commissioner Gibson, to recommend approval to City Council regarding the proposed rezoning of approximately 8 acres, Lots 1 & 2 Soefje Subdivision (3.9 acres) addressed at 1998 IH 35 North and 4.0 acres out of A-1 SUR-1AM Esnaurizar addressed at 2050 IH 35 North, from "C-3" Commercial District and "APD" Agricultural/Pre-Development District to "MU-B" High Intensity Mixed-Use District. Motion carried (8-0-0).

D) PZ-20-001 Discuss and consider a recommendation to City Council regarding the proposed abandonment of a 0.366-acre portion of Tolle Street Right-of-Way, located between South Gilbert Avenue and the terminus of Tolle Street. Applicant: IAKOBO Four LP (Monique Weston) / Agent: Killen, Griffin & Farrimond (Emilie Weissler)

Chair Edward rejoined the meeting and stated this item had been postponed.

8. STAFF REPORT

N/A

9 ADJOURNMENT

There being no further business, Chair Edwards adjourned the meeting at 6:39.

Chair

Date