

**Planning Commission  
Regular Meeting Minutes  
April 6, 2021**

**Members Present**

Chair Lee Edwards  
Vice Chair Stanley Laskowski  
Ron Reaves  
Shaun Gibson  
Thomas Meyer  
Chad Nolte

**Staff Present**

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

**Members Absent**

Creighton Tubb  
Jerry Sonier  
John Mathis

**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. APPROVAL OF MINUTES**

Motion by Commissioner Meyer, seconded by Vice Chair Laskowski, to approve the regular meeting minutes of March 2, 2021 with revisions. Motion carried (6-0-0).

**4. CITIZENS COMMUNICATION**

Chair Edwards stated in person communication had been temporarily suspended due to COVID-19 and encouraged the public to send their comments in emails to [planning@nbtexas.org](mailto:planning@nbtexas.org) which will be distributed to the Commissioners.

**5. CONSENT AGENDA**

No items.

**6. ITEMS FOR CONSIDERATION**

Chair Edwards requested to move item 6F, SUP21-037, to be considered first, and item 6E, PZ21-0084, to be considered second with no objections from the Commission.

**F) SUP21-037 Public hearing and recommendation to City Council regarding a proposed rezoning to apply a Special Use Permit to allow multifamily residential use - up to 24 units per acre - in the "C-1A" Neighborhood Business District on approximately 10 acres out of the A.P. Fuquay Survey No. 35, Abstract No. 155, Comal County, Texas, located at the northwest corner of the intersection of E. Common Street and Old FM 306. Applicant: MNO Partners, David Morin; Owner: Noland and Vera Koepp, Ltd. Partnership; Case Manager: Matt Greene**

Mr. Greene presented and recommended approval with conditions.

Chair Edwards asked if the applicant would like to speak.

David Morin, 4600 Monterey Oaks, presented slides to address concerns brought up by the public response.

Discussion followed on the number of units, if any units are low-income subsidized, the lot itself, and the Vineyard at Gruene POA agreement.

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

No one spoke.

Chair Edwards closed the public hearing.

Motion by Commissioner Meyer, seconded by Commissioner Gibson, to approve the proposed rezoning to apply a Special Use Permit to allow multifamily residential use - up to 24 units per acre - in the "C-1A" Neighborhood Business District on approximately 10 acres out of the A.P. Fuquay Survey No. 35, Abstract No. 155, Comal County, Texas, located at the northwest corner of the intersection of E. Common Street and Old FM 306 with staff conditions and additional conditions as presented by the developer regarding two story restriction for buildings adjacent to SFH Residential, no 4-story buildings, low lighting with metrics provided prior to City Council, limitations on construction noise, construction of a 10-ft privacy fence along property lines with Residential SFH, setbacks for 3-story unit, soundproofing, dumpster locations setback adjacent to SFH Residential, and no extension of Clearwater Drive. Motion carried (6-0-0).

**E) PZ21-0084 Public hearing and recommendation to City Council regarding a proposed rezoning of approximately 4.3 acres out of the J. M. Veramendi Survey No. 1, Abstract 2, Comal County, Texas, located at the southeast corner of the intersection of Gruene Road and Ewelling Lane from "R-2" Single and Two-Family District to "C-O" Commercial Office District. Applicant: Bill Ball, HMT Engineering & Surveying; Owner: William Schutz; Case Manager: Matt Greene**

Commissioner Gibson recused.

Mr. Greene presented and recommended approval.

Chair Edwards asked if there were any questions for staff.

Chair Edwards asked if the applicant would like to speak.

Chris Crimm, 290 S Castell, representing the applicant, provided clarification of the request.

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

Manny Gagliardi, 1488 Sleepy Hollow, asked what would be allowed if the case were approved and stated opposition to the request.

Discussion followed for clarification of the request.

Amy Rensvold, 1421 Sleepy Hollow Ln, stated opposition to the request.

Terry Walling, 1438 Sleepy Hollow Ln, stated opposition to the request.

John Rush, 1433 Sleepy Hollow Ln, asked about the quarry lake adjacent to the property.

Charlene Tangler, 1330 Sleepy Hollow Ln, asked about access to the property and stated opposition to the request.

Discussion followed for clarification.

Chair Edwards closed the public hearing.

Chair Edwards asked if there were any further questions or a motion.

Motion by Vice Chair Laskowski to recommend approval to City Council of the proposed rezoning of approximately 4.3 acres out of the J. M. Veramendi Survey No. 1, Abstract 2, Comal County, Texas, located at the southeast corner of the intersection of Gruene Road and Ewelling Lane from "R-2" Single and Two-Family District to "C-O" Commercial Office District. Due to lack of a second, the motion failed.

**A) Presentation on the proposed City of New Braunfels Street Design Manual and Thoroughfare Plan Update.** *Gary Ford, Jr., Assistant Public Works Director/City Engineer*

Mr. Ford presented with additional input from consultant Trey Neal.

Discussion followed on the current difficulties of the housing market and lack of availability.

**B) Discussion on the design and construction of traffic calming measures as a condition of block length waivers.** *Gary Ford, Jr., Assistant Public Works Director/City Engineer*

Mr. Ford presented.

Discussion followed on block length and traffic calming measures.

**C) PZ21-0082 Public hearing and recommendation to City Council regarding a proposed rezoning of approximately 48 acres out of the O. Russell A-485 Survey 2, located in the 2200 block of FM 1102, from "M-1A" Light Industrial District to "MU-B" High Intensity Mixed Use District.** *Applicant: Chris Van Heerde, HMT Engineering & Surveying; Owner: Mary Ann Hollmig; Case Manager: Holly Mullins*

Mrs. Mullins presented and recommended approval.

Chair Edwards asked if there were any questions for staff.

Chair Edwards asked if the applicant would like to speak.

Chris Crimm, 290 S Castell, stated they are present to answer any questions.

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

Chair Edwards closed the public hearing.

Chair Edwards asked if there were any further questions or a motion.

Discussion followed on industrial uses in the city.

Motion by Vice Chair Laskowski, seconded by Commissioner Gibson, to recommend approval to City Council of the proposed rezoning of approximately 48 acres out of the O. Russell A-485 Survey 2, located in the 2200 block of FM 1102, from "M-1A" Light Industrial District to "MU-B" High Intensity Mixed Use District. Motion carried (6-0-0).

**D) PZ21-0083 Public hearing and recommendation to City Council regarding the proposed rezoning of approximately 2.3 acres out of the H. Foster Survey No. 34, Abstract No. 154, Comal County, Texas, addressed at 948 Broadway from "M-2" Heavy Industrial District to "MU-A" Low Intensity Mixed Use District.** *Applicant: HMT Engineering & Surveying (Bill Ball, P.E.); Owner: Robert Culpepper.*

Mr. Greene presented and recommended approval.

Chair Edwards asked if there were any questions for staff.

Chair Edwards asked if the applicant would like to speak.

Bill Ball, 290 S Castell, stated they are present to answer any questions for staff.

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

No one spoke.

Chair Edwards closed the public hearing.

Chair Edwards asked if there were any further questions or a motion.

Motion by Commissioner Meyer, seconded by Vice Chair Laskowski, to recommend approval to City Council of the proposed rezoning of approximately 2.3 acres out of the H. Foster Survey No. 34, Abstract No. 154, Comal County, Texas, addressed at 948 Broadway from "M-2" Heavy Industrial District to "MU-A" Low Intensity Mixed Use District. Motion carried (6-0-0).

**G) SUP21-088 Public hearing and recommendation to City Council regarding a proposed rezoning to amend an existing Special Use Permit to allow an addition to a non-conforming single-family residence in the "M-1" Light Industrial District, addressed at 394 North Market Avenue. Applicant/Owner: Leonard & Kay Kobeski. Case Manager: Holly Mullins.**

Mrs. Mullins presented and recommended approval.

Chair Edwards asked if there were any questions for staff.

Chair Edwards asked if the applicant would like to speak.

No one spoke.

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

No one spoke.

Chair Edwards closed the public hearing.

Chair Edwards asked if there were any further questions or a motion.

Motion by Commissioner Reaves, seconded by Vice Chair Laskowski, to recommend approval to City Council of the proposed rezoning to amend an existing Special Use Permit to allow an addition to a non-conforming single-family residence in the "M-1" Light Industrial District, addressed at 394 North Market Avenue. Motion carried (6-0-0).

**H) REP21-101 Public hearing and consideration of the proposed replat of Lot 51 Block M, Copper Ridge The Addition North Subdivision, establishing Lot 51R. Applicant: Carson Keller, Matkin-Hoover Engineering; Owner: Lori Oden; Case Manager: Holly Mullins.**

Mrs. Mullins presented and recommended approval with staff recommendations.

Chair Edwards asked if there were any questions for staff.

Chair Edwards asked if the applicant would like to speak.

No one spoke.

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

No one spoke.

Chair Edwards closed the public hearing.

Chair Edwards asked if there were any further questions or a motion.

Motion by Commissioner Reaves, seconded by Commissioner Meyer, to recommend approval for the proposed replat of Lot 51 Block M, Copper Ridge The Addition North Subdivision, establishing Lot 51R with staff recommendations. Motion carried (6-0-0).

**I) WVR21-098, WVR21-099 and WVR21-100 Discuss and consider waiver requests Section 118-44(b) to allow block length to exceed 1,200 feet; Section 118-46(s)(11) to allow lots with less than 100' of street frontage for the one-family large lot residential Local street section; and, Section 18-46(j) to not require temporary turnarounds in the proposed Barbarosa Pass, Unit 2 Subdivision. Applicant: ; Owner: ; Case Manager: Matt Greene**

Mr. Greene presented and stated staff does not oppose the block length waiver but does oppose the waiver request for temporary turnarounds.

Chair Edwards asked if there were any questions for staff.

Commissioner Meyer asked for clarification on the staff recommendations.

Discussion followed.

Chair Edwards asked if the applicant would like to speak.

Ken Reininger, 1111 E Mountain Seguin, stated he is available to answer any further questions or concerns.

Discussion followed on the intent of the request for the turnarounds and the potential motion.

Chair Edwards asked if there were any further questions or a motion.

Motion by Vice Chair Laskowski, seconded by Commissioner Meyer, to approve the waivers for block length, lot width request, and turnaround on Wheat Patch, and to deny the waiver for a turnaround on Lands End.

Discussion followed for clarification of the motion. Motion carried (6-0-0).

## **7. STAFF REPORT**

A) Discuss and consider shifting to in-person/virtual hybrid Commission meetings.

Mr. Looney stated that the Commission may take a vote on shifting to in-person/virtual hybrid Planning Commission meetings.

Discussion followed on taking the vote at the next regular meeting with more Commissioners present.

## **8 ADJOURNMENT**

There being no further business, Chair Edwards adjourned the meeting at 8:26 pm.

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Chair

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Date