

**PLANNING COMMISSION
Regular Meeting Minutes
August 6, 2019**

MEMBERS PRESENT

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

STAFF PRESENT

Jordan Matney, Assistant City Manager
Christopher J. Looney, Planning & Community Development Director
Stacy Snell, Assistant Director
Frank Onion, Assistant City Attorney
Melissa Reynolds, Assistant City Engineer
Holly Mullins, Senior Planner
Matt Greene, Planner
Matthew Simmont, Planner
Caleb Gasperek, Planning Technician

MEMBERS ABSENT

Chair Lee Edwards

The above meeting was called to order by Vice Chair Reaves at 6:00 p.m. in the New Braunfels Council Chambers.

ROLL CALL

Roll was called, and a quorum was declared.

APPROVAL OF MINUTES

Motion by Commissioner Laskowski, seconded by Commissioner Gibson, to approve the regular meeting minutes of July 2, 2019 with revisions. Motion carried (8-0-0).

CITIZENS COMMUNICATION

None.

CONSENT AGENDA

Approval of the Preliminary Plat for the Replat of Lot 2, Schriewer Subdivision.

(Applicant: Urban Civil; Case Manager: Matt Greene)

Approval of the Preliminary Plat for New Braunfels Christian Academy Subdivision.

(Applicant: HMT Engineering & Surveying; Case Manager: Holly Mullins)

Approval of the Preliminary Plat for Heatherfield Subdivision, Unit 3.

(Applicant: HMT Engineering & Surveying; Case Manager: Matt Greene)

Approval of the Preliminary Plat for Heatherfield Subdivision, Unit 4.

(Applicant: HMT Engineering & Surveying; Case Manager: Matt Greene)

Approval of the Preliminary Plat for Heatherfield Subdivision, Unit 5.

(Applicant: HMT Engineering & Surveying, LLC; Case Manager, Matt Greene)

Approval of the Preliminary Plat for Abiso New Braunfels Subdivision.

(Applicant: KFW Engineering & Surveying; Case Manager: Holly Mullins)

Approval of the revised final plat for Hillside on Landa Subdivision, Unit 2.

(Applicant: Landa Venture 1; Case Manager: Holly Mullins)

Approval of the master plan for Voges Subdivision

(Applicant: Moeller & Associates; Case Manager: Matt Greene)

Motion by Commissioner Laskowski, seconded by Commissioner Tubbs, to approve the consent agenda with Staff recommendations. Motion carried (7-0-0).

Commissioner Mathis arrived at 6:06 p.m.

ITEMS FOR CONSIDERATION

Consideration and appointment of a Planning Commissioner representative to the Workforce Housing Advisory Committee

(Christopher Looney, Planning and Community Development Director)

Mr. Looney presented to the Commission and asked for a volunteer to represent at the Workforce Housing Advisory Committee.

Commissioners volunteered Chair Edwards (4-0-0) and Commissioner Meyer (4-0-0).

Vice Chair Reaves suggested that the member elected should not be from the same industry, and asked Mr. Looney if they will meet before the next regular Planning Commission meeting.

Mr. Looney clarified that they will likely meet in October.

Public hearing and recommendation to City Council regarding the proposed rezoning of Lot 2, AD2 Subdivision and approximately 34 acres out of the A-485 O Russell Survey 1, located in the 3900 and 4000 blocks of IH-35 North, from 'M-1' Light Industrial and 'APD' Agricultural/Pre-Development District to 'M-1A' Light Industrial District.

(Applicant: Michael S. Turner; Case Manager, Holly Mullins)

Mrs. Mullins summarized the request and stated Staff recommended approval.

Michael S. Turner, the applicant, 940 Elkel St, voiced his support for the rezoning.

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

Motion by Commissioner Sonier, seconded by Commissioner Mathis, to recommend approval to City Council regarding the proposed rezoning of 34 acres located in the 3900 and 4000 blocks of IH-35 North, from 'M-1' Light Industrial District and 'APD' Agricultural/Pre-Development District to 'M-1A' Light Industrial District. Motion carried (8-0-0).

Public hearing and recommendation to City Council regarding the proposed rezoning of Lot 1, Block 1, AD2 Subdivision, addressed at 4001 IH-35 North, from 'M-1' Light Industrial and 'APD' Agricultural/Pre-Development Districts to 'M-1A' Light Industrial District.

(Applicant: Dathan Faulkner; Case Manager, Matt Greene)

Mr. Greene summarized the request and stated Staff recommended approval.

Howard Guidry, 27014 Rockwall Parkway, stated he was the applicant. Mr. Guidry explained the intent for his request and stated the Commission may ask him any questions they have.

Applicant and owner David Faulkner, 2310 Roosevelt Ave, San Antonio, voiced his support for the rezoning.

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

Motion by Commissioner Laskowski, seconded by Commissioner Sonier, to recommend approval to City Council regarding the proposed rezoning of Lot 1, Block 1 addressed 4001 Ih-35 North, from 'M-1' Light Industrial and 'APD' Agricultural/Pre-Development Districts to 'M-1A' Light Industrial District. Motion carried (8-0-0).

Discuss and consider approval of the final plat for New Braunfels Utilities Weltner Pump Station, vacating Lot 1, Block 1 Nolte Subdivision, with a waiver:

1. Street pavement width less than 24 feet.

(Applicant: Urban Civil; Case Manager: Holly Mullins)

Mrs. Mullins summarized the request and stated Staff recommended approval without the waiver.

Keith Wooley, the applicant, came forward to answer questions for the commissioners.

Commissioner Tubbs asked if the pump station would be gated.

Mr. Wooley said he believed a masonry wall will be constructed around the property with no public access.

Commissioner Meyer asked if the road needs to provide enough width for two-way traffic because it is gated.

Mrs. Mullins clarified that it is a public road, not private.

Vice Chair Reaves asked if it is a heavily trafficked road.

Mrs. Mullins stated that right now it is not, but that Laubach Subdivision will add over 300 new residences.

Motion by Commissioner Laskowski, seconded by Commissioner Sonier, to approve the final plat for New Braunfels Utilities Weltner Pump Station without the waiver. Motion carried (8-0-0)

Discuss and consider the final plat for Veramendi Precinct 15A, Neighborhood Center Subdivision, with a waiver:

1. Lots with no street frontage.

(Applicant: HMT Engineering & Surveying; Case Manager, Matthew Simmont)

Vice Chair Reaves announced the item was postponed to the September 4, 2019 regular meeting date.

Public hearing and recommendation to City Council regarding the proposed rezoning of 3.92 acres addressed at 2188 FM 1044, from 'APD' Agricultural/Pre-Development district to 'MU-B' High Intensity Mixed Use District.

(Applicant: Johnnie Joe Rodriguez; Case Manager: Matthew Simmont)

Mr. Simmont summarized the requested and stated Staff recommended approval.

Commissioner Meyer asked if this property would be the only lot zoned 'MU-B' in the area if approved.

Mr. Simmont clarified that yes, the surrounding property zoning is all 'APD.'

John Rodriguez, the applicant, 1585 FM 1044, spoke in support of the rezoning request.

Tom Wisdom, 2097 FM 1044, spoke in objection to the rezoning and asked what could be built on the lot if the rezoning was approved.

Vice Chair Reaves stated that almost anything other than industrial could potentially be built in the 'MU-B' zoning district.

Mr. Simmont clarified that 'MU-B' does allow for a large variety of uses.

Discussion followed.

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

Motion by Commissioner Sonier, seconded by Commissioner Gibson, to recommend approval to City Council regarding the proposed rezoning of 3.92 acres addressed 2188 FM 1044, from 'APD' Agricultural/Pre-Development district to 'MU-B' High Intensity Mixed Use District. Motion Carried (6-2-0).

DIRECTORS REPORT

Mr. Looney provided a summary on HB 3167, which addresses the platting process for local jurisdictions and the changes it would bring.

Discussion followed.

Vice Chair Reaves asked if the new process would require the Planning Commission to meet twice a month.

Mr. Looney stated that it is possible, though Staff would need to look further before confirming.

Discussion followed.

Commissioner Tubbs asked if the new process will require the Planning Commission to have alternate members in case the Planning Commission is required to meet twice monthly.

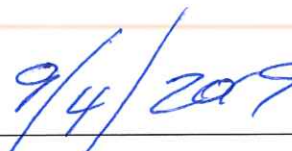
Mr. Looney stated that it is a possibility, as Zoning Board of Adjustments uses alternates.

Discussion followed regarding page numbers and case numbers on the agenda.

ADJOURNMENT

There being no further business, Vice Chair Reaves adjourned the meeting at 6:54 p.m.


Chair


Date