

**FINAL - MINUTES
OF THE NEW BRAUNFELS PLANNING COMMISSION
REGULAR MEETING OF WEDNESDAY, NOVEMBER 6, 2024**

1. CALL TO ORDER

Chair Sonier called the meeting to order at 6:00pm.

2. ROLL CALL

The following Commissioners were present:

Angela Allen, Taylor Chafin, Ben Miedema, Chad Nolte, Vicky Rudy, Jessica Schaeffer, and Jerry Sonier.

The following Commissioners were absent:

Randall Allsup and Chase Taylor.

3. APPROVAL OF MINUTES

A) Approval of the October 2, 2024 Regular Meeting Minutes.

Motion by Vice-Chair Nolte, seconded by Commissioner Chafin, to approve the regular meeting minutes of October 2, 2024. Motion carried unanimously.

4. CITIZENS' COMMUNICATIONS

This time is for citizens to address the Planning Commission on any issues or items NOT on the agenda. It is a violation of the Texas Open Meetings Act for the Commission to address, discuss or take action on any items not on the agenda. In addition to this venue, citizens may also email any comments to planning@newbraunfels.gov. Emailed comments will be distributed to the Planning Commission.

No one spoke.

5. INDIVIDUAL ITEMS FOR CONSIDERATION

A) Public hearing and recommendation to City Council to amend the River Road Principal Arterial thoroughfare between Loop 337 and Hueco Springs Loop Road in the City of New Braunfels Regional Transportation Plan.

Gary Ford presented the aforementioned item and recommended approval.

Chair Sonier asked if there were any questions for staff.

No one spoke

Chair Sonier opened the public hearing and asked if anyone would like to speak on the item.

No one spoke.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further discussion or a motion.

Motion by Commissioner Miedema , seconded by Vice-Chair Nolte, to recommend approval of the item to City Council. Motion carried unanimously.

B) REP24-341 Public hearing and consideration of a replat of Block No. 7 of the Forest Park Addition, with conditions.

Dana Moses presented the aforementioned item and recommended approval with the conditions listed in the staff report.

Chair Sonier asked if there were any questions for staff.

No one spoke.

Chair Sonier invited the owner to speak on the item.

Matthew Eckman provided a brief background of property and elaborated further on the request.

Brief discussion followed on the purposed use of the property.

Chair Sonier opened the public hearing and asked if anyone would like to speak on the item.

No one spoke.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further discussion or a motion.

Motion by Vice-Chair Nolte, seconded by Commissioner Rudy, to

approve the item with staff recommended conditions. Motion carried unanimously.

- C) SUP24-314 Public hearing and recommendation to City Council to rezone approximately 0.3 acres out of the Villa Rio Subdivision, Block 1, Lot 1, from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit for Short Term Rental of a Residence), currently addressed as 475 & 479 Barcelona Dr.

Amanda Mushinski presented the aforementioned item and recommended approval with the conditions outlined in the staff report.

Chair Sonier invited the applicant to speak on the item.

David Delgato elaborated on the request, discussing improvements made to the property.

Chair Sonier opened the public hearing and asked if anyone would like to speak on the item.

Robert Foegelle spoke in opposition of the item.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further discussion or a motion.

Motion by Vice-Chair Nolte, seconded by Commissioner Chafin, to recommend approval of the item with staff recommended conditions to City Council. Motion carried unanimously.

- D) SUP24-320 Public hearing and recommendation to City Council, to rezone 0.11 acres out of New City Block 1007, southeast portion of Lot 142, from C-2 (General Business District) to C-2 SUP (General Business District with a Special Use Permit for Short Term Rental of a Residence), currently addressed as 381 Tolle St.

Amanda Mushinski presented the aforementioned item and recommended approval with the conditions listed in the staff report.

Discussion followed on short-term rental parking and occupancy requirements, as well as regulations for in-ground pool fencing.

Chair Sonier invited the applicant to speak on the item.

John Buche elaborated on the request addressing commission concerns and discussing improvements made to the property.

Chair Sonier opened the public hearing and asked if anyone would like to speak on the item.

No one spoke.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further discussion or a motion.

Motion by Commissioner Miedema, seconded by Commissioner Schaeffer, to recommend approval of the item with staff conditions of the item to City Council. Motion carried unanimously.

E) PZ24-0327 Public hearing and recommendation to City Council to rezone approximately 12 acres out of the J. Thompson Survey 21, Abstract 608, from M-1 (Light Industrial District) and APD (Agricultural/Pre-development District) to M-1A (Light Industrial District), currently addressed as 5309 IH 35 S.

Amanda Mushinski presented the aforementioned item and recommended approval.

Chair Sonier asked if there were any questions for staff.

No one spoke.

Chair Sonier invited the applicant to speak on the item.

No one spoke.

Chair Sonier opened the public hearing and asked if anyone would like to speak on the item.

No one spoke.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further discussion or a motion.

Motion by Commissioner Rudy, seconded by Commissioner Miedema,

to recommend approval of the item to City Council. Motion carried unanimously.

F) PZ24-0292 Public hearing and recommendation to City Council to rezone approximately 2.7 acres out of the Sarah Dewitt Survey No. 48, Abstract No. 103, Guadalupe County, from APD SUP (Agricultural/Pre-development District with a Type 1 Special Use Permit) to C-1B (General Business District), located at the southwest corner of West Klein Road and Klein Meadows.

Mary Lovell presented the aforementioned item.

Chair Sonier asked if there were any questions for staff.

Discussion followed on the requested zoning, recommended zoning, and potential impacts on traffic in the area.

Chair Sonier invited the applicant to speak on the item.

Patrick Christensen elaborated on the request, discussing the intent of the request, development standards and permit requirements, and adjacent land uses.

Discussion followed on development requirements and processes, uses allowed by the requested zoning, and the applicants request to continue in requesting C-1B zoning for the property.

Chair Sonier opened the public hearing and asked if anyone would like to speak on the item.

No one spoke.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further discussion or a motion.

Motion by commissioner Rudy to recommend approval of the item with C-1A zoning as opposed to the applicant requested C-1B zoning to City Council. Motion failed due to the lack of a second.

Brief Discussion followed on the proposed zoning.

Motion by Commissioner Chafin, seconded by Commissioner Allen, to

recommend approval of the item as requested to City Council. Motion carried (6-1-0) with Commissioner Rudy in opposition.

G) SUP24-338 Public hearing and recommendation to City Council to rezone approximately 9.4 acres out the J.M. Veramendi Survey, Abstract No. 2, Comal County, from C-2 (General Business District), C-4 (Resort Commercial District) and M-1 (Light Industrial District) to MU-B SUP (High Intensity Mixed Use District with a Type 1 Special Use Permit), currently addressed at 373 & 403 E. Bridge St., 312, 340 & 373 E. Mill St., and 385 & 401 E. San Antonio St.

Commissioner Nolte recused himself from the final item and left the meeting at 6:49pm.

Chair Sonier called for a brief recess at 6:50pm.

Chair Sonier called the meeting back to order at 6:55pm.

Mary Lovell presented the aforementioned item and recommended approval with the conditions listed in the staff report.

Chair Sonier asked if there were any questions for staff.

Brief discussion followed on hotel allowance in the proposed development.

Chair Sonier invited the applicant to speak on the item.

Ashley Farimond elaborated on the request with the aid of a Powerpoint, providing a brief history of the subject property, and discussing project overview and goals, development phasing, zoning and land uses, requested deviations from current city regulation, and communication efforts with neighboring property owners.

Discussion followed on the design of the proposed development and proposed parkland dedication to the city..

Chair Sonier opened the public hearing and asked if anyone would like to speak on the item.

**The following individuals spoke on the item:
Jonathan Packer and George Rodriguez.**

Brief discussion followed regarding flooding.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further discussion or a motion.

Motion by Commissioner Chafin, seconded by Commissioner Allen, to recommend approval of the item to City Council. Motion carried unanimously.

6. ADJOURNMENT

There being no further business Chair Sonier adjourned the meeting at 7:12pm.

By: _____
COMMISSION CHAIR

Attest:

COMMISSION LIAISON