



**REGULAR PLANNING COMMISSION MEETING
NEW BRAUNFELS MUNICIPAL BUILDING, CITY COUNCIL CHAMBERS
424 S. CASTELL AVENUE
MARCH 3, 2015
AT 6:00 P.M.**

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- February 3, 2015 Regular Meeting

4. CITIZENS COMMUNICATION

This time is for citizens to address the Planning Commission on issues and items of concern not on this agenda. There will be no Planning Commission action at this time.

5. CONSENT AGENDA

- a) **PL-15-016** Approval of the final plat of Creekside Way Extension Subdivision.
(Applicant: HMT; Case Manager: M. Simmont)
- b) **PL-15-023** Approval of the final plat of Sullinger Subdivision.
(Applicant: DA Mawyer; Case Manager: H. Mullins)
- c) **PL-15-027** Approval of the final plat of Highland Grove Subdivision, Unit 7A.
(Applicant: KFW; Case Manager: M. Simmont)
- d) **PL-15-028** Approval of the final plat of Highland Grove Subdivision, Unit 7B.
(Applicant: KFW; Case Manager: M. Simmont)
- e) **PL-15-030** Approval of the final plat of The Estates at Stone Crossing Subdivision, Phase 7.
(Applicant: Garrett Keller; Case Manager: M. Greene)

6. INDIVIDUAL ITEMS FOR CONSIDERATION

- a) **PZ-15-002** Public hearing and recommendation to City Council regarding an application Type 2 Special Use Permit to allow the construction of a condominium/multi-family development in the "R-2" Single-Family and Two-Family District, on 2.985 acres of land out of the J.M. Veremendi Two League Survey No. 1 located at 656 N. Live Oak.
(Withdrawn 2/3/15 by Applicant)
(Applicant: HMT; Case Manager: M. Simmont)
- b) **PZ-15-010** Public hearing and recommendation to City Council regarding a Type 1 Special Use Permit to allow an above ground fuel tank in the "M-1A" Light Industrial District at 2760 IH-35 North.
(Postponed at Applicants request until April 7, 2015 meeting)
(Applicant: Buc-ee's; Case Manager: H. Mullins)
- c) **PZ-15-008** Public hearing and recommendation to City Council regarding a Type 1 Special Use Permit to allow the short term rental of a one family dwelling in the "C-2" General Business District, located at 195 S. Market Avenue.
(Applicant: Avis & Nancy Field; Case Manager: M. Greene)

- d) **PL-15-024** Public hearing and consideration of the Replat of Lots 3-8, Block 1074 Highway Addition Subdivision, establishing the CST Store #1095 Subdivision.
(Applicant: Big Red Dog Eng.; Case Manager: M. Greene)
- e) **PZ-15-009** Public hearing and recommendation to City Council regarding a Type 1 Special Use Permit to allow the short term rental of a one family dwelling in the "C-2" General Business District, located at 265 Mill Street.
(Applicant: Anna & Daniel Tamez; Case Manager: M. Simmont)
- f) **PZ-15-011** Public hearing and recommendation to City Council regarding a Type 1 Special Use Permit to allow a tattoo parlor in the "C-1" Local Business District at 986 Loop 337.
(Applicant: Sheffman Family Ltd.; Case Manager: H. Mullins)
- g) **PZ-15-012** Public hearing and recommendation to City Council regarding the rezoning of approximately 1 acre, located 5684 IH 35 South, from "APD" Agricultural/Pre-Development District to "M1-A" Light Industrial District.
(Applicant: John Mellyn; Case Manager: M. Simmont)
- h) **PL-15-020** Public hearing and consideration of the replat of Lot 203, Creekside Crossing Subdivision, Unit 1, establishing Lots 203-A and 203-B.
(Applicant: HMT; Case Manager: H. Mullins)
- i) **PL-15-022** Public hearing and the consideration of the replat of Lot 29R, Creekside Wellness Center, establishing Lots 29R1 and 29R2, Creekside Wellness Center.
(Applicant: Moeller & Assoc.; Case Manager: M. Simmont)

7. ADJOURNMENT

CERTIFICATION

I hereby certify that the above Notice of Meeting was posted on the bulletin board at New Braunfels Municipal Building, New Braunfels, Texas, on this 26th day of February, 2015 at 1:30 p.m.



Patrick Aten by Liz Ladshaw
 Patrick Aten, City Secretary
 City of New Braunfels

NOTE: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 830-221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made. The Planning Commission reserves the right to retire into executive session concerning any of the items listed on this Agenda whenever it is considered necessary and legally justified under the Open Meetings Act.

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