



**REGULAR PLANNING COMMISSION MEETING  
NEW BRAUNFELS MUNICIPAL BUILDING, CITY COUNCIL CHAMBERS  
424 S. CASTELL AVENUE  
SEPTEMBER 1, 2015  
AT 6:30 P.M. (after tax rate City Council meeting)**

**AMENDED AGENDA**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF MINUTES**

- August 4, 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. Pursuant to the Open Meetings Act there can be no Planning Commission action or discussion at this time.*

**5. CONSENT AGENDA**

- a) Consider approving 2016 Annual Planning Commission Calendar.
- b) **PL-15-102** Approval of the final plat of West Village at Creekside Subdivision, Unit 6.  
(Applicant: HMT; Case Manager: M. Simmont)
- c) **PL-15-104** Approval of the final plat of West Village at Creekside Subdivision, Unit 8.  
(Applicant: HMT; Case Manager: M. Simmont)
- d) **PL-15-101** Approval of the master plan of The Silos Subdivision.  
(Applicant: HMT; Case Manager: H. Mullins)
- e) **PL-15-103** Approval of the final plat of The Silos Subdivision, Unit 2.  
(Applicant: HMT; Case Manager: H. Mullins)

**6. INDIVIDUAL ITEMS FOR CONSIDERATION**

- a) **PZ-15-037** Public hearing and recommendation to City Council regarding a proposed Type 1 Special Use Permit to allow mini storage in the "R-1" Single-Family District, on approximately 12 acres out of the J Thompson Sur- 21, A-608, located on the west side of FM 1044 across from the termination of Old Marion Road.  
**Withdrawn August 13, 2015 by Applicant.**  
(Applicant: Moeller for Linda Graham; Case Manager: B. Campbell)
- b) **PZ-15-040** Public hearing and recommendation to City Council regarding a proposed Type 1 Special Use Permit to allow the short term rental of a house in the "C-2" General Business District addressed at 974 W. San Antonio Street.  
**To be postponed to the October 6, 2015 Meeting.**  
(Applicant: Sara Zahn; Case Manager: B. Campbell)
- c) **PZ-15-041** Public hearing and recommendation to City Council regarding a proposed amendment to the Town Creek Planned Development District Concept Plan and related Development Standards, located on the north side of Walnut Avenue and Academy Boulevard.  
**The Applicant has requested postponement to the October 6, 2015 Meeting.**  
(Applicant: HMT; Case Manager: H. Mullins)

- d) **PL-15-075** Public hearing and consideration of the replat of Lot 8 and Lot 9, Block 5, Vineyard at Gruene Subdivision, Phase 2, located on the south side of Gruene Vineyard Crossing between Gruene Vine Court and Gruene Vintage, establishing Lots 8R-1, 8R-2, 8R-3, 8R-4, 8R-5, 8R-6, 9R-1, 9R-2, 9R-3, 9R-4, 9R-5 and 9R-6, Block 5, Vineyard at Gruene Subdivision, Phase 2. (Applicant: Vicki Leggit; Case Manager: M. Greene)
- e) **PL-15-087** Public hearing and consideration of the replat of Lot 2A, Knudson Subdivision, Lot 1A & 2A, establishing Lots 2A-1 and 2A-2, Knudson Subdivision, addressed at 319 Michelson Lane with a waiver.  
**Waiver: To not require adequate street pavement width along Michelson Lane.**  
(Applicant: HMT Engineering; Case Manager: M. Simmont)
- f) **PL-15-095** Public hearing and consideration of the replat of Block 2, Lot 10 Caddell Subdivision, and unplatted property, establishing LT Subdivision, addressed as 173 Caddell Lane.  
(Applicant: River City Engineering; Case Manager: M. Simmont)
- g) **CS-15-013** Public hearing and recommendation to City Council regarding amendments to the Code of Ordinances, Chapter 144, Zoning, Section 5.3-1(b) Landscaping, and Section 5.3-2 Fences and Walls.

### 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 **28th day of August, 2015 at 9:30 a.m.**

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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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