



**REGULAR PLANNING COMMISSION MEETING
NEW BRAUNFELS MUNICIPAL BUILDING, CITY COUNCIL CHAMBERS
424 S. CASTELL AVENUE
MARCH 1, 2016
AT 6:00 P.M.**

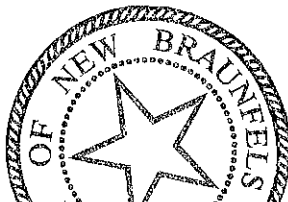
AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**
February 2, 2016 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-16-016** Approval of the final plat of Parkridge Estates Subdivision, Unit 2.
(Applicant: HMT; Case Manager: B. Campbell)
 - b) **PL-16-021** Approval of the final plat for Settlement at Gruene Subdivision, Unit 1.
(Applicant: Moeller; Case Manager: M. Simmont)
 - c) **PL-16-031** Approval of the final plat of Voss Farms Rising Sun Subdivision.
(Applicant: Kimley; Case Manager: M. Simmont)
6. **INDIVIDUAL ITEMS FOR CONSIDERATION**
 - d) Discuss and consider a recommendation to City Council regarding the approval of the Drainage and Erosion Control Design Manual Update and Low Impact Development Manual.
(Applicant: City of New Braunfels, Presenter, Garry Ford, City Engineer)
 - e) **CS-16-002** Public hearing and recommendation to City Council on amendments to the Code of Ordinances, Chapter 144, Zoning regarding protecting the hilltop views from the future Mission Hill Park site which will be located on the northwest side of Independence Drive.
(Applicant: City of New Braunfels; Case Manager: C. Looney)
 - f) **PZ-15-052** Public hearing and recommendation to City Council regarding the rezoning of approximately 61 acres surrounding the future Mission Hill Park site in the 2100 block of Independence Drive, the 2900 block of Oak Run Parkway, and the northeastern corner of Oak Run Parkway and Independence Drive (approximately 30.4 acres out of the A Sanchez Survey-268 A-528; Lots 1 and 2, Blk 3 of Westpointe Village Self Storage; Lots 1-3, Blk 1, Emerald Cottages at Westpointe Village; and, Lot 1 Westpointe Village Tract B) from "APD" Agricultural/Pre-Development District, "C-1Br81" General Business District with restrictions, and "MU-Ar82" Low Intensity Mixed Use District with restrictions to "APD MHPO", "C-1Br81 MHPO", and "MU-Ar82 MHPO" Mission Hill Park Overlay in addition to the current zoning of the subject properties.
(Applicant: City of New Braunfels; Case Manager: H. Mullins)

- g) **PZ-16-006** Public hearing and recommendation to City Council regarding an amendment to the "Parkridge Estates" Planned Development District (PREPD) Concept Plan and the related Development Standards, comprising 49.52 acres out of the Abstract 259, William Pate Survey on the south side of W. County Line Road between North Ranch Estates Boulevard and Cornerstone Drive.
(Applicant: EBIB; Case Manager: B. Campbell)
- h) **PZ-16-007** Public hearing and recommendation to City Council regarding a Type 1 Special Use Permit to allow office use and a 6-foot tall, 5-foot wide, 15 square-foot area on-premise sign in the "SND-1" Special Neighborhood District 1 District, addressed at 920 South Castell Avenue.
(Applicant: Stephanie Bascon; Case Manager: M. Greene)
- i) **PZ-16-009** Public hearing and recommendation to City Council regarding a Type 1 Special Use Permit to allow tractor sales, tractor parts sales, tractor repair, hand held power tool sales and hand held power tool repair, trailer sales and trailer repair, utility vehicle sales, utility vehicle parts sales and utility vehicle repair and golf cart sales and golf cart repair in the "C-1" Local Business District, addressed at 1175 FM 306.
(Applicant: Texas Tractor Country; Case Manager: M. Greene)
- j) **PL-16-027** Public hearing and consider approval of the replat of Freiheit Subdivision 2, Block 4, Lot 1, 5.558 acres establishing Canyon Reserve Subdivision.
(Applicant: Coursen-Koehler; Case Manager: B. Campbell)
- k) **PL-16-033** Public Hearing and consideration of the proposed replat of Lot 5E, Huisache Hills Subdivision, Establishing Lots 5E-1 and 5E-2, Huisache Hills Subdivision.
(Applicant: HMT; Case Manager: M. Greene)
- l) **PL-16-022** Discuss and consider the final plat for Settlement at Gruene Subdivision, Unit 2 with a waiver.
(Applicant: Moeller; Case Manager: M. Simmont)
Waiver: To allow a drainage lot without street frontage
- m) **PL-16-032** Discuss and consider approval of the final plat for Oak Run Commercial Reserve Subdivision, Unit 11B.
(Applicant: Foresite; Case Manager: B. Campbell)

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 25th day of February, 2016 at 3:00 a.m- p.m.



for

Andrea Cunningham
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 380-221-4010 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.