



REGULAR PLANNING COMMISSION MEETING
NEW BRAUNFELS **CIVIC CENTER**
375 S. CASTELL AVENUE, ROOM 104 & 105
OCTOBER 5, 2016 (1 DAY LATER DUE TO NATIONAL NIGHT OUT)
AT 6:00 P.M.

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

September 13, 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-16-108** Approval of the final plat of Crossings at Havenwood Subdivision, Unit 3.
(Applicant: M&S; Case Manager: H. Mullins)

b) **PL-16-109** Approval of the Copper Ridge The Addition Subdivision South Phase.
(Applicant: Matkin; Case Manager: H. Mullins)

c) **PL-16-110** Approval of the final plat of Highland Grove Subdivision, Unit 5.
(Applicant: KFW; Case Manager: M. Simmont)

d) **PL-16-113** Approval of the final plat of Weltner Farms Master Plan.
(Applicant: MOELLER; Case Manager: B. Campbell)

6. INDIVIDUAL ITEMS FOR CONSIDERATION

a) **PZ-16-048 & PZ-16-010** Public hearing and recommendation to City Council regarding a requested amendment to Ordinance No. 2013-62, the "West Village at Creekside" Planned Development District Concept Plan, to remove and rezone 1 acre from "West Village At Creekside" Planned Development District to "C-1A" Neighborhood Business District, addressed as 2003 FM 1101.
(Applicant: DAKMD & HMT; Case Manager: M. Greene)

b) **PL-16-086** Public Hearing consideration of the replat of Lot 1A, Conrads Road Subdivision, Unit 1, establishing Lots 1AR-1 and 1AR-2.
(Applicant: Kimley Horn; Case Manager: M. Greene)

c) **PL-16-111** Discuss and consider approval of Jung Tract Master Plan with a waiver.
(Applicant: KFW; Case Manager: B. Campbell)
Waiver: 1. Timing of TIA.

d) **PL-16-112** Discuss and consider the final plat of Jung Tract Subdivision, Phase 1.
(Applicant: KFW; Case Manager: B. Campbell)

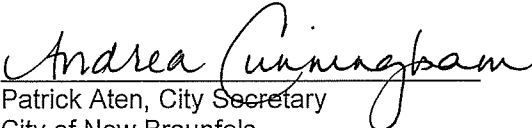
- e) **PL-16-114** Public hearing to consider the replat of Hunters Creek Business Park Subdivision, Lot 11AR1 & 11AR2.
(Applicant: Moeller; Case Manager: H. Mullins)
- f) **PL-16-115** Public hearing to consider the proposed replat of Hunters Creek Business Park Subdivision, Lot 1AR1 & 2AR2 with a waiver.
(Applicant: Moeller; Case Manager: M. Simmont)
Waiver: **1. To allow a non-residential lot to have less than the required minimum 60 feet of street frontage.**
- g) **PL-16-116** Public hearing to consider the proposed residential replat of Bear Creek Hills Subdivision, Unit 4 Lot 23 with waivers.
(Postponed at Applicants request until November 1, 2016)
(Applicant: HMT; Case Manager: M. Simmont)
- h) **PL-16-117** Public hearing to consider the proposed residential replat of Lot 62, Rio Vista Addition Subdivision, establishing Lot 1, Block 4, Rio Vista Addition, with waivers.
(Applicant: HMT; Case Manager: H. Mullins)
Waivers: **1. To not require construction of sidewalks.**
 2. To not require the floodway to be shown as a drainage easement.
- i) **PL-16-118** Discuss and consider the final plat of Kreuzlerville Subdivision with waivers.
(Applicant: HMT; Case Manager: M. Greene)
Waivers: **1. To not require public sidewalks to be constructed.**
 2. To not require the Floodway to be designated as a Drainage/Flood Easement.
 3. To allow proposed Lot 9 to be served by an on-site septic system and be comprised of less than 1 acre in size.

7. DIRECTOR'S REPORT

- a) Update on the Comprehensive Plan.
- b) Discuss 2017 Annual Planning Commission Calendar.

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 **30th day of September, 2016** at **3:15 p.m.**

for 
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.