



**REGULAR PLANNING COMMISSION MEETING
NEW BRAUNFELS CITY HALL, CITY COUNCIL CHAMBERS
550 LANDA STREET
NOVEMBER 1, 2016
AT 6:00 P.M.**

AMENDED AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

October 5, 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

6. INDIVIDUAL ITEMS FOR CONSIDERATION

- a) Discuss and consider a recommendation to the City Council for the adoption of Stormwater Quality Protection ordinances associated with the City's Municipal Separate Storm Sewer System (MS4) permit.
(Applicant: City of New Braunfels; Presenter, M. Enders, Watershed Coordinator)
- b) **CS-16-033** Public hearing and recommendation to City Council regarding on amendments to the Code of Ordinances, Chapter 144, Zoning, Sec. 5.22, regarding exterior building materials requirements.
(Applicant: City of New Braunfels; Case Manager: M. Simmont)
- c) **CS-16-023** Public hearing and recommendation to City Council on amendments to the Code of Ordinances, Chapter 144, Zoning, Section 5.1, Parking, Loading, Stacking and Vehicular Circulation.
(Applicant: City of New Braunfels; Case Manager: M. Greene)
- d) **PZ-16-050** Public hearing and recommendation to City Council regarding a Special Use Permit to allow a commercial tuber entrance and takeout in the "C-4" Resort Commercial District, located at 444 East San Antonio Street.
(Applicant: Comal River Toobs; Case Manager: M. Greene)
- e) **PZ-16-052** Public hearing and recommendation to City Council regarding the proposed rezoning of approximately 18.5 acres out of the O. Russell Survey No. 2, Abstract No. 485, addressed at 1200 FM 306, from "M-1" Light Industrial District to "ZH-A" Zero Lot Line Home District.
(Applicant: Alphra; Case Manager: M. Simmont)
- f) **PZ-16-053** Public hearing and recommendation to City Council regarding the proposed rezoning of approximately 16.08 acres out of the J Thompson 608 Survey, addressed at 1964 Lou Ann Drive, from "APD" Agricultural/Pre-Development District to the Reserve at Mockingbird Heights 2 Planned Development ("RMHPD") District with a Concept Plan.
(Applicant: Scanio; Case Manager: H. Mullins)

- g) **PZ-16-054** Public hearing and recommendation to City Council regarding the proposed Special Use Permit to allow up to 240 multifamily residential units in the “C1-Br81” General Business District on approximately 13.6 acres located east of the intersection of Oak Run Parkway and Independence Dr.
(This application has been withdrawn by the Applicant)
(Applicant: Drenner; Case Manager: M. Simmont)
- h) **PL-16-124** Public Hearing and consideration of the replat of Lot 6, Block 3, Misty Acres Subdivision, Unit 2, establishing Lots 6R-1, 6R-2, and 6R-3, Misty Acres Subdivision, Unit 2.
(Applicant: HMT; Case Manager: M. Simmont)
- i) **PL-16-030** Public hearing to consider the proposed Veramendi Sector Plan 1A within the Veramendi Water Improvement District encompassing approximately 273 acres out of the Juan Martin de Veramendi Survey No. 2 Abstract 3, located at the terminus of Oak Run Parkway Veramendi and north of Loop 337.
(Applicant: Pape; Case Manager: S. Snell)
- j) **PL-16-125** Public hearing to consider the proposed replat of Lot 5, Cordova Subdivision, establishing Lots 5A and 5B, Cordova Subdivision, with waivers.
(Applicant: Gateway; Case Manager: M. Greene)
Waivers:
1. To not require public sidewalks to be constructed.
 2. To allow each lot only 30 feet of street frontage rather than the minimum of 60 feet of street frontage per lot.
 3. To allow the plat scale at 1 inch = 200 feet rather than the minimum scale of 1 inch = 100 feet
- k) **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 December 6, 2016)
(Applicant: HMT; Case Manager: M. Simmont)
- l) **PL-16-121** Discuss and consider Deer Crest Master Plan with waivers.
(Applicant: HMT; Case Manager: H. Mullins)
Waivers:
1. Timing of TIA submittal.
 2. Block length in excess of 1,200 feet.
- m) **PL-16-122** Discuss and consider the final plat of Deer Crest Subdivision, Unit 1.
(Applicant: HMT; Case Manager: H. Mullins)
- n) Consider approving the 2017 Annual Planning Commission Calendar.
(Presenter: S. Snell)

7. DIRECTOR'S REPORT

- a) Update on the Comprehensive Plan.
(Presenter: C. Looney)
- b) Briefing on proposed new fees for planning and development related services.
(Presenter: C. Looney)

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 October, 2016 at 1:30 p.m.

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.

U:\Planning\Planning Commission\Agendas\2016\Agenda 11-1-2016.docx