



**REGULAR PLANNING COMMISSION MEETING
NEW BRAUNFELS CITY HALL, CITY COUNCIL CHAMBERS
550 LANDA STREET
JANUARY 3, 2017
at 6:00 P.M.**

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

December 6, 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. INDIVIDUAL ITEMS FOR CONSIDERATION

a) PZ-16-059 Public Hearing and recommendation to City Council regarding a requested rezoning to apply a Special Use Permit to allow a speech therapy clinic in the "R-2" Single and Two-family District on Lot 10A, Grandview Addition, addressed at 1208 N. Walnut Avenue.

(Applicant: Richard Roy; Case Manager: H. Mullins)

b) PZ-16-061 Public Hearing and recommendation to City Council regarding a requested rezoning to apply a Special Use Permit to allow short term rental of residential structures in the "C-2" General Business District, on a 0.717 acre tract out of Lots 32 – 35, New City Block 2016, addressed at 468, 476 & 486 N. Market Ave.

(Applicant: Travis Batey; Case Manager: M. Simmont)

c) PZ-16-062 Public Hearing and recommendation to City Council regarding a requested rezoning to apply a Special Use Permit to allow a mixed-use development including office, private print shop, retail, coffee house and residential/bed and breakfast in the "C-2" General Business and "R-2" Single and Two-family districts on 0.066 acres, Lots 2, 3, 11, 12 & 13, New City Block 4048, addressed at 1260 S. Business 35.

(Applicant: Carolyn Lehmann, WishList Direct; Case Manager: B. Campbell)

d) PZ-16-06 Public Hearing and recommendation to City Council regarding a requested rezoning to apply a Special Use Permit to allow short term rental of residential structures in the "C-1" Local Business District, on a 0.186 acre tract out of Lots 53, 55 and 56, Block A, New City Block 5085, addressed at 160 W. North Street.

(Applicant: Amanda Ransom; Case Manager: H. Mullins)

e) CS-16-019 Public Hearing and recommendation to City Council for amendments to the Code of Ordinances, Chapter 118, Platting, Section 46(x) regarding gated private streets.

(Applicant: City of New Braunfels; Case Manager: H. Mullins)

f) Discuss and consider adjusting the January 2018 Planning Commission regular meeting date.

6. DIRECTOR'S REPORT

- a) Update on the Comprehensive Plan.
(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 30th day of December, 2016, at _____ a.m.

Patrick Aten, City Secretary

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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