



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

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

May 2, 2017 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-17-049** Approval of an amendment to the Maldonado master plan.
(Applicant: Moeller; Case Manager: B. Campbell)
- b) **PL-17-048** Approval of the final plat of Maldonado, Unit 1.
(Applicant: Moeller; Case Manager: B. Campbell)
- c) **PL-17-050** Approval of the final plat of Maldonado, Unit 2.
(Applicant: Moeller; Case Manager: B. Campbell)
- d) **PL-17-052** Approval of the final plat of Maldonado, Unit 3.
(Applicant: Moeller; Case Manager: B. Campbell)
- e) **PL-17-054** Approval of the Final Plat for Veramendi 1A-1.
(Applicant: Pape; Case Manager M. Simmont)
- f) **PZ-17-014** Approval of the Heather Glen, Phase 3 Detail Plan for the Post Road Development Planned Development District (PRPD).
(Applicant: Yalgo; Case Manager M. Greene)
- g) **PL-17-035** Approval of the final plat of Heather Glen, Phase 3.
(Applicant: Yalgo; Case Manager M. Greene)
- h) **PZ-17-015** Approval of the Heather Glen, Phase 4 Detail Plan for the Post Road Development Planned Development District (PRPD).
(Applicant: Yalgo; Case Manager M. Greene)
- i) **PL-17-036** Approval of the final plat of Heather Glen, Phase 4.
(Applicant: Yalgo; Case Manager M. Greene)
- j) **PZ-17-016** Approval of the Heather Glen Subdivision, Phase 5 Detail Plan for the Post Road Development Planned Development District (PRPD).
(Applicant: Yalgo; Case Manager M. Greene)

- k) **PL-17-037** Approval of the final plat of Heather Glen, Phase 5.
(Applicant: Yalgo; Case Manager M. Greene)

6. INDIVIDUAL ITEMS FOR CONSIDERATION

- a) **PL-17-046** Public hearing and discussion of the proposed Replat of Newcombe Tennis Ranch, Unit 1, Block 4, Lot 29 and Newcombe Tennis Ranch, Unit 2B, Lot 30, Establishing Newcombe Tennis Ranch Unit 1 Lot 29R and Newcombe Tennis Ranch, Unit 2B, Lot 30R.
(Applicant: Celco; Case Manager M. Greene)
Applicant has requested postponement to July 5, 2017
- b) Presentation on proposed amendments to the Drainage and Erosion Control Design Manual for pumped drainage facilities and development stormwater flow.
(Presenter: Garry Ford/Melissa Reynolds)
- c) Presentation on proposed amendments to Chapter 118 Platting and the Drainage and Erosion Control Design Manual for lot grading and lot grading information on plat.
(Presenter: Melissa Reynolds)
- d) Presentation on proposed amendments to Chapter 118 Platting and the Drainage and Erosion Control Design Manual for a drainage report at master plan, planned development, preliminary plat and final plat.
(Presenter: Garry Ford)
- e) **HLC-17-007** Public Hearing and recommendation to City Council regarding the proposed Historic Landmark designation for the property addressed at 564 Hill Avenue, which is within the Sophienburg Hill Historic District.
(Applicant: Bonnie Leitch; Case Manager: A. McWhorter)
- f) **HLC-17-008** Public Hearing and recommendation to City Council regarding the proposed Historic Landmark designation for the property addressed at 475 Butcher Street, which is located in the Sophienburg Hill Historic District.
(Applicant: Mark & Linda Mclean; Case Manager: A. McWhorter)
- g) **PZ-17-024** Public Hearing and recommendation to City Council regarding the proposed rezoning of approximately 74 acres comprising a 60.579 acre tract out of the A-20, A M Esnaurizar Survey, addressed at 1584 and 1568 Weltner Road, and the 13.421 acre Countryville Subdivision, from "APD" Agricultural/Pre-Development District and "R-1A-6.6" Single-Family District to Weltner Farms Planned Development District (WFPD).
(Applicant: Moeller; Case Manager: B. Campbell)
- h) **PL-17-021** Public hearing and consideration of the replat of portions of Lots 3, 4 and 5 Block 2, Oak Cliff Estates Subdivision, establishing Lots 3R and 4R.
(Applicant: Moeller; Case Manager H. Mullins)
- i) **PL-17-045** Public hearing and consideration of the replat of Lots 906, 907, 910, 911, 912 and 913, Hillside on Landa Unit 1, establishing Hillside on Landa, Unit 2.
(Applicant: KFW; Case Manager H. Mullins)
- j) **PZ-17-023** Discuss and consider the Reserve at Mockingbird Heights 2 PD Detail Plan.
(Applicant: Moeller; Case Manager H. Mullins)
- k) **PL-17-040** Discuss and consider the final plat of Sampson Place, with a waiver.
(Applicant: Trihydro; Case Manager M. Simmont)
Waiver: 1. To not construct a 6-foot wide sidewalk along FM 482 and IH 35 S. Access Road.
- l) **PL-17-042** Public hearing and consideration of the the replat of August Fields, Phase 1, Lots 907 & 908, establishing August Fields, Phase 1, 907R & 908R.
(Applicant: HMT; Case Manager M. Greene)

- m) Discussion of the City of New Braunfels' commercial and multifamily façade materials requirements and other design standards.
(Presenter, M. Simmont)
 - n) Consideration and recommendation to City Council on a request from Guadalupe-Blanco River Authority (GBRA) to expand their Certificate of Convenience and Necessity (CCN) into areas of New Braunfels' city limits and ETJ.
- 7. DIRECTOR'S REPORT**
- a) 2016 Planning Division Annual Report.
(Presenter, S. Snell)

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 **2nd day of June, 2017 at 9:00 a.m.**

Andrea Cunningham
Assistant 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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