



**REGULAR PLANNING COMMISSION MEETING
NEW BRAUNFELS CITY HALL, CITY COUNCIL CHAMBERS
550 LANDA STREET
OCTOBER 4, 2017 (WEDNESDAY)
at 6:00 P.M.**

AGENDA

1. CALL TO ORDER

2. REQUEST ALL PHONES AND OTHER DEVICES BE TURNED OFF, EXCEPT EMERGENCY ON-CALL PERSONNEL.

3. ROLL CALL: PLANNING TECH

4. APPROVAL OF MINUTES

September 12, 2017 Regular Meeting

5. 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.

6. CONSENT AGENDA

All items listed below are considered to be routine and non-controversial by the Planning Commission and will be approved by one motion. There will be no separate discussion of these items unless Planning Commissioner or citizen so requests, in which case the item will be removed from the consent agenda and considered as part of the normal order of business.

a) PL-17-090 Approval of the final plat of Elley Lane Commercial.
(Applicant: K Love; Case Manager: M. Simmont)

b) PL-17-107 Approval of the amended master plan for Copper Ridge The Addition Subdivision.
(Applicant: KFW; Case Manager: H. Mullins)

7. INDIVIDUAL ITEMS FOR CONSIDERATION

a) Discuss and consider a recommendation to City Council regarding a resolution for the determination of right-of-way, alignment and access of the Major Collector in the City of New Braunfels Regional Transportation Plan located between S. Solms Road, Morningside Drive, the extension of W. County Line Road and Green Valley Road.
(Presenter – Garry Ford, P.E., City Engineer)

b) PZ-17-031 Public hearing and recommendation to City Council regarding the proposed rezoning request to apply a Special Use Permit to allow two duplex lots in the “C-1” Local Business District to be less than the minimum width and lot area out of Pecan Valley Estates, Block 2, Lot 7, Comal County, Texas, addressed at 1005 Mission Drive.
(Applicant: J. Redding; Case Manager: S. Snell)

c) PZ-17-032 Public hearing and recommendation to City Council regarding the proposed rezoning request to apply a Special Use Permit to allow a vehicle storage facility in the “C-3” Commercial District on 0.716 acres out of subdivision No. 101 of the A.M. Esnaurizar Eleven League Grant, Abstract No. 20, Guadalupe County, Texas, addressed at 2635 S. Hwy 46.
(Applicant: Hernandez; Case Manager: M. Greene)

- d) **PZ-17-036** Public hearing and recommendation to City Council regarding a rezoning of approximately 80.22 acres out of the A.M. Esnaurizar Survey, Abstract 20, located southeast of the 700 block of Saengerhalle Road from “APD” Agricultural / Pre-Development District to “Saengerhalle Crossing” Planned Development District, with a Concept Plan.
(Applicant: HMT; Case Manager: M. Simmont)
- e) **PZ-17-037** Public hearing and recommendation to City Council regarding the proposed rezoning of 2.937 acres located at the southwest intersection of Klein Road and Klein Meadows from “APD” Agricultural/Pre-Development District to “C-1A” Neighborhood Business District.
(Applicant: New Leaf Homes; Case Manager: M. Greene)
- f) **PZ-17-039** Public Hearing and recommendation to City Council regarding the proposed rezone from “R-2” Single and Two-Family District To “C-1A” Neighborhood Business District with a Special Use Permit to allow a commercial contractor’s office with outdoor material storage, on Lots 8 and 9, Seidels Subdivision, addressed at 1133 State Hwy 46.
(Applicant: J. Alcorn; Case Manager: M. Greene)
- g) **PZ-17-040** Public Hearing and recommendation to City Council regarding the proposed rezoning of approximately 21.97 acres out of the A.M Esnaurizar Survey, Abstract 20, located north of the intersection of Avery Park Drive and State Highway 46 South and adjacent to the Avery Park Subdivision, from “APD” Agricultural/Pre-Development District and “C-3” Commercial District to Avery Park 13 Planned Development District (AP13PD).
This item is postponed to the November 7th Planning Commission Meeting. New public notice, including mailed notifications will be prepared.
(Applicant: HMT; Case Manager: B. Campbell)
- h) **CS-17-026** Public hearing and recommendation to City Council regarding proposed amendments to the Code of Ordinances, Chapter 144, Zoning, pertaining to off-site parking requirements.
(Applicant: CNB; Case Manager: M. Simmont)
- i) **CS-17-022** Public Hearing and recommendation to City Council regarding the amendments to the Code of Ordinances, Chapter 144, Zoning, Section 3.3-8 “C-2” Central Business District, (b) Maximum height, minimum area and setback requirements, (1) Non-residential uses, (vi) Rear setback.
(Applicant: CNB; Case Manager: S. Snell)
- j) **PL-17-089** Discuss and consider the Elley West master plan with a waiver.
(Applicant: Pape-Dawson; Case Manager: S. Snell)
Waiver: 1. Temporary turnaround.
- k) **PL-17-095** Discuss and consider the final plat of Elley West Lane, Unit 1.
(Applicant: Pape-Dawson; Case Manager: S. Snell)
- l) **PL-17-096** Discuss and consider the final plat of Elley West Lane, Unit 2.
(Applicant: Pape-Dawson; Case Manager: S. Snell)
- m) **PL-17-097** Discuss and consider the final plat of Elley West Lane, Unit 3.
(Applicant: Pape-Dawson; Case Manager: S. Snell)
- n) **PL-17-114** Discuss and consider the Settlement at Gruene, Unit 4, with waiver.
(Applicant: Moeller; Case Manager: H. Mullins)
Waiver: 1. To allow an open space lot without street frontage
- o) **PL-17-116** Discuss and consider an amendment to the Voss Farms Master Plan, with a waiver.
(Applicant: Kimley Horn; Case Manager: M. Simmont)
Waiver: 1. To allow a cul-de-sac greater than 1,000 feet in length.

- p) **PL-17-117** Discuss and consider the final plat of Voss Farms subdivision, Unit 8.
(Applicant: Kimley Horn; Case Manager: M. Simmont)

8. DIRECTOR'S REPORT

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 September, 2017 at 3:30 p.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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