



**REGULAR PLANNING COMMISSION MEETING  
NEW BRAUNFELS CITY HALL, CITY COUNCIL CHAMBERS  
550 LANDA STREET  
MARCH 6, 2018  
at 6:00 P.M.**

**IMMEDIATELY FOLLOWING THE WASTEWATER IMPACT FEE COMMITTEE MEETING**

**AGENDA**

**1. CALL TO ORDER**

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

**3. ROLL CALL: PLANNING TECHNICIAN**

**4. APPROVAL OF MINUTES**

February 5, 2018 Special Joint City Council Meeting Minutes  
February 6, 2018 Training Meeting Minutes  
February 6, 2018 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.*

**7. INDIVIDUAL ITEMS FOR CONSIDERATION**

- a) **PZ-18-001** Public hearing and recommendation to City Council regarding the proposed rezoning request to apply a Special Use Permit to allow the short term rental of a single-family residence in the "M-1" Light Industrial District, addressed at 564 South Castell Avenue.  
(Applicant: SKP (Roy & Kay Phillips); Case Manager: M. Greene)
- b) **PL-18-003** Public hearing and consideration a replat of Lot 1, Block 1, Starlight Terrace Subdivision, establishing Lots 1R and 2R, with a waiver.  
(Applicant: HMT; Case Manager: H. Mullins)  
**Waivers:** 1. To allow lots without street frontage
- c) **PL-18-011** Public hearing and consideration of a replat of the remainder of Lots 1, 2, & 3B, Martin Soefje Subdivision and a portion of abandoned F.M. 483, establishing New Braunfels Town Center at Creekside Phase 6.  
(Applicant: Texas Eng.; Case Manager: M. Simmont)
- d) **PL-17-135** Discuss and consider the final plat of J&J Properties, with waivers.  
(Applicant: HMT; Case Manager: H. Mullins)  
**Waivers:** 1. To allow private septic system on lots less than 1 acre in area  
2. To allow the access street to have less than 24 feet of pavement width

3. To allow two lots without street frontage
4. To not construct sidewalks

- e) **PL-18-007** Discuss and consider the master plan for Riedel Subdivision, with waivers.  
(Applicant: Moeller; Case Manager: H. Mullins)  
**Waivers:**
1. Deviations from standard street sections for private gated streets, including a waiver to sidewalks on certain streets
  2. Block length in excess of 1,200 feet
  3. To not provide proper projection of streets to adjacent, unplatted property
- f) **CS-18-002** Public hearing and recommendation to City Council regarding proposed amendments to the New Braunfels Code of Ordinances regarding development related fees.  
(Applicant: City of New Braunfels; Presenter: B. Woods)
- g) **CS-16-020** Public hearing and recommendation to City Council regarding a recommendation on amendments to the New Braunfels Code of Ordinances, Chapter 118, Platting, Article V. Park Land.  
(Applicant: City of New Braunfels; Presenter: Ylida Capriccioso)

7. **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 1st day of March, 2018 at 4:00 p.m.

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Drew Lyons, 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.