



**REGULAR PLANNING COMMISSION MEETING  
NEW BRAUNFELS CITY HALL, CITY COUNCIL CHAMBERS  
550 LANDA STREET  
JUNE 5, 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**

May 1, 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.*

- a) **PL-18-050** Approval of the final plat for Ranches of Comal Subdivision, Unit 2.  
(Applicant: Urban Civil; Case Manager: H. Mullins)

**7. INDIVIDUAL ITEMS FOR CONSIDERATION**

- a) **PZ-18-011** Public hearing and recommendation to City Council regarding the proposed rezoning to apply a Special Use Permit to allow the short term rental of a single-family residence in the "C-3" Commercial District addressed at 123 W. Merriweather Street.  
(Applicant: Tony Dickerson; Case Manager: M. Greene)
- b) **PZ-18-012** Public hearing and recommendation to City Council regarding the proposed rezoning to apply a Special Use Permit to allow a mini storage facility with an on-site caretaker's residence in the "C-1B" General Business District on 1.43 acres, Lot 1, Block 1, Sam's Place Subdivision, addressed at 1705 S. Walnut Ave.  
(Applicant: Patel; Case Manager: M. Simmont)
- c) **PZ-18-013** Public hearing and recommendation to City Council regarding the proposed rezoning to apply a Special Use Permit to allow three residential units on one lot in the "R-2" Single and Two-family District addressed at 509 W. Mill Street.  
(Applicant: Lammers; Case Manager: H. Mullins)
- d) **PL-18-044** Discuss and consider the preliminary plat for Dauer Ranch Estates Unit 1, with waivers.  
(Applicant: Moeller; Case Manager: M. Simmont)

- Waivers:** 1. To not provide a temporary turnaround.  
2. To allow a lot with no street frontage.

- e) **PL-18-049** Discuss and consider final plat establishing Dunlap 1 Subdivision, with waivers.  
(Applicant: HMT; Case Manager: M. Greene)

**Waivers:** 1. To allow a lot serviced with an on-site sewage facility to be less than 1-acre in area.

1. To allow lots without street frontage.

**8. DIRECTOR'S REPORT**

- a) Briefing and update on Envision New Braunfels Comprehensive Plan.  
(Christopher Looney, Planning and Community Development Director)

**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 June, 2018 at 2:30pm**

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For 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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