



**REGULAR PLANNING COMMISSION MEETING
NEW BRAUNFELS CITY HALL, CITY COUNCIL CHAMBERS
550 LANDA STREET
JULY 3, 2018
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 TECHNICIAN

4. APPROVAL OF MINUTES
June 5, 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-18-063** Approval of the preliminary plat for Highland Gardens, Unit 1.
(Applicant: Moeller; Case Manager: M. Greene)
- b) **PL-18-064** Approval of the preliminary plat for Highland Gardens, Unit 2.
(Applicant: Moeller; Case Manager: M. Greene)
- c) **PL-18-068** Approval of the preliminary plat for Solms Landing Collector, Phase 1.
(Applicant: KFW; Case Manager: H. Mullins)

7. INDIVIDUAL ITEMS FOR CONSIDERATION

- a) **CS-18-015** Discuss and consider a recommendation to City Council regarding the determination of right-of-way of Schmidt Avenue, identified as a minor arterial in the City of New Braunfels Regional Transportation Plan, between Morningside Drive and IH 35.
(Presenter: Garry Ford, City Engineer)
- b) **CS-17-024** Discuss and consider a recommendation to City Council regarding the determination of right-of-way of FM 306, identified as a Principal Arterial in the City of New Braunfels Regional Transportation Plan, between Hunter Road and Union Pacific Railroad Mainline Number 2.
(Presenter: Garry Ford, City Engineer)
- c) **CS-18-016** Discuss and consider a recommendation to City Council regarding the determination of right-of-way of Mission Valley Road, identified as a minor arterial in the City of New Braunfels Regional Transportation Plan, between Olympic Drive and State Highway 46.

(Presenter: Garry Ford, City Engineer)

- d) **CS-18-016** Discuss and consider a recommendation to City Council regarding the determination of right-of-way of SH 46, identified as a Principal Arterial in the City of New Braunfels Regional Transportation Plan, between Mission Valley Road and Hueco Springs Loop Road.
(Presenter: Garry Ford, City Engineer)
- e) **PZ-18-015** Public hearing and recommendation to City Council regarding the proposed rezoning request to apply a Special Use Permit to allow a bed and breakfast facility in the “R-2” Single-Family and Two-Family District, for property addressed at 286 S. Market Avenue.
(Applicant: Christina Lisk; Case Manager: M. Simmont)
- f) **PZ-18-017** Public hearing and recommendation to City Council regarding the proposed rezoning request to apply a Special Use Permit to allow a bar and music venue with outdoor music in the “C-1” Local Business District, on 4.43 acres of property consisting of Lot 1D-R, Block 1, Walnut Heights Subdivision located adjacent and west of property addressed at 731 N. Walnut Avenue.
(Applicant: Gerald Boyd; Case Manager: M. Simmont)
- g) **PZ-18-018** 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 dwelling in the “C-1” Local Business District, for property addressed at 508 E San Antonio Street.
(Applicant: Robert Kyle; Case Manager: H. Mullins)
- h) **PZ-18-019** Public hearing and recommendation to City Council regarding the proposed rezoning of 12.45 acres out of a 37.96-acre tract in the Antonio M. Esnaurizar Survey, A-20, Comal County, Texas, located on FM 1101 across from Holcan Drive, from “APD” Agricultural/Pre-Development District to “MU-B” High Intensity Mixed Use District.
(Applicant: HMT; Case Manager: M. Greene)
- i) **PL-18-059** Discuss and consider the final plat for HN 35 Lot 1, with a waiver.
(Applicant: HMT; Case Manager: H. Mullins)
Waiver: 1. Timing of TIA submittal.
- j) **PL-18-061** Discuss and consider the final plat for HN 35 Lot 2, with a waiver.
(Applicant: HMT; Case Manager: H. Mullins)
Waiver: 1. Timing of TIA submittal.
- k) **PL-18-065** Discuss and consider the preliminary plat for Sunsets at Barbarosa, with waivers.
(Applicant: Moeller; Case Manager: M. Simmont)
Waivers: 1. To not provide temporary turnarounds
2. To not provide sidewalks along perimeter streets
- l) **PL-18-067** Discuss and consider the master plan for Hueco Springs Subdivision, with a waiver.
(Applicant: KFW; Case Manager: M. Simmont)
Waivers: To not provide temporary turnarounds.
- m) **CS-16-025** Public hearing and consideration of a recommendation to City Council regarding adoption of Envision New Braunfels Comprehensive Plan.
(Applicant: City of New Braunfels; Presenter Design Workshop with Christopher 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 **29th day of June, 2018** at **1 p.m.**

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.

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