



**REGULAR PLANNING COMMISSION MEETING
NEW BRAUNFELS CITY HALL, CITY COUNCIL CHAMBERS
550 LANDA STREET
AUGUST 7, 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
July 3, 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-18-013** Approval of the preliminary plat of Creekbend Drive.
(Applicant: HMT; Case Manager: M. Greene)
- b) **PL-18-082** Approval of the revised final plat for Gruenefield, Unit 2.
(Applicant: HMT; Case Manager: H. Mullins)
- c) **PL-18-084** Approval of the preliminary plat Laubach Phase 3.
(Applicant: KFW; Case Manager: H. Mullins)

8. INDIVIDUAL ITEMS FOR CONSIDERATION

- a) **HLC-18-008** Public hearing and recommendation to City Council regarding the proposed Historic Landmark designation of 0.124 acres out of City Block 4062, lot 5, addressed as 546 S. Academy Avenue, which is located in the Sophienburg Hill Historic District.
(Applicant: Reece Kelly; Case Manager: A. McWhorter)
- b) **HLC-18-012** Public hearing and recommendation to City Council regarding the proposed Historic Landmark designation of 0.2475 acres out of City Block 4029, lot 3, addressed as 941 Lee Street.
(Applicant: Pamela and Robert Johnson; Case Manager: A. McWhorter)
- c) **CS-18-019** Public hearing and recommendation to City Council regarding the proposed annexation of approximately 154 acres of land located on the southeast corner of the intersection of FM 1044 and Klein Road, including Klein Road right-of-way, adjacent to the

existing city limits.

(Applicant: City of New Braunfels; Case Manager: H. Mullins)

- d) **CS-18-023** Recommendation to City Council regarding a proposed amendment to Chapter 106 Signs in our Code of Ordinances, to move the location of Subdivision Entry Signs from Sec. 106-10b(13) to Sec. 106-14 Permanent On-Premise Sign Regulations.
(Applicant: City of New Braunfels; Case Manager: H. Mullins)
- e) **PZ-17-002** Public hearing and recommendation to City Council regarding a requested zone change from “R-2” Single and Two-Family District to “C-1A” Neighborhood Business District for New Blue Bonnet River Prk Addition, Lots 1, 2, 3, 4, 5, 12, 13, 14, 15 & 16, containing 1.02 acres, and addressed at 217 Santiago Drive.
(Applicant: Einsatz - Fred Heimer; Case Manager: M. Greene)
- f) **PZ-17-009** Discuss and consider the proposed abandonment and sale of approximately 0.23 acres of Valencia Drive street right-of-way located in the New Blue Bonnet River Park Addition adjacent to Lots 1-5, Block 2.
(Applicant: Einsatz - Fred Heimer; Case Manager: M. Greene)
- g) **PZ-18-020** Public hearing and recommendation to City Council regarding the proposed rezoning of 0.944 acres out of the J M Veramendi A-20 Survey, addressed at 1671 State Highway 46 South, from “APD” Agricultural/Pre-Development and “C-1” Local Business Districts to “MU-B” High Intensity Mixed Use District.
(Applicant: Brenda Riddle; Case Manager: H. Mullins)
- h) **PZ-18-021** Public hearing and recommendation to City Council regarding the proposed rezoning to apply a Special Use Permit to allow a bed and breakfast facility in the “R-2” Single-Family and Two-Family District on approximately 0.32 acres, on property addressed at 612 E. Common Street.
(Applicant: Kathryn Welch; Case Manager: M. Simmont)
- i) **PZ-18-022** Public hearing and recommendation to City Council regarding the proposed rezoning to apply a Special Use Permit to 8.33 acres to allow self-storage warehouses including an onsite manager’s living quarters, outside boat and rv storage, and/or single story office buildings in the “APD” Agricultural/Pre-Development District and the proposed rezoning of 1 acre from “APD” Agricultural/Pre-Development District to “C-1B” General Business District 1938 FM 1044.
(Applicant: Paul Williams; Case Manager: M. Greene)
- j) **PZ-18-023** Public hearing and recommendation to City Council regarding a requested zone change from “C-3” Commercial District to “MU-B” High Intensity Mixed Use District for Lot 2, Block 1, Executive Park, Unit 2, containing 1.53 acres, and addressed at 556 Danken Lane.
(Applicant: HMT for Studdard; Case Manager M. Greene)
- k) **PL-18-086** Public Hearing and consideration of the replat of Lot 1, Block 2, Town Creek Subdivision Phase 2, establishing Lots 1R1 and 1R2.
(Applicant: Mawyer; Case Manager: M. Simmont)
- l) **PL-18-065** Discuss and consider the preliminary plat for Sunsets at Barbarosa, with a waiver.
(Applicant: Moeller; Case Manager: M. Simmont)
Waiver: 1. To not meet minimum lot size requirement.
- m) **PL-18-067** Discuss and consider the master plan for Hueco Springs Subdivision, with a waiver.
(Applicant: Mawyer; Case Manager: M. Simmont)
Waivers: 1. To not provide temporary turnarounds
- n) **PL-18-081** Discuss and consider the revised final plat for Gruenefield, Unit 3.
(Applicant: HMT; Case Manager: H. Mullins)

- o) PL-18-083** Discuss and consider approval of the Amending Plat for Lot 2, Block 1, Executive Park, Unit 2, with a waiver.
(Applicant: HMT; Case Manager: M. Greene)
Waiver: 1. To not construct sidewalks along Danken.
- p) PL-18-085** Discuss and consider the master plan for Waters Edge Subdivision, with a waiver.
(Applicant: KFW; Case Manager: M. Simmont)
Waivers: 1. To not provide a temporary turnaround.

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 August 2018 at 10:00 a.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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