



**REGULAR PLANNING COMMISSION MEETING
NEW BRAUNFELS CITY HALL, CITY COUNCIL CHAMBERS
550 LANDA STREET
WEDNESDAY OCTOBER 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

September 5, 2018 Drainage workshop
September 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-18-111** Approval of the final plat for Highland Grove Subdivision Unit 8.
(Applicant: KFW; Case Manager: M. Simmont)

7) INDIVIDUAL ITEMS FOR CONSIDERATION

- a) CS-18-030** Public hearing and recommendation to City Council regarding amendments to the Code of Ordinances, Chapter 144, Zoning, Section 1.4 Definitions; and Section 5.3-2 Fences and Walls.
(Applicant: City of New Braunfels; Case Manager: M. Simmont)
- b) PZ-18-031** Public hearing and recommendation to City Council regarding the proposed rezoning from "R-1" Single-Family District to "C-1B" General Business District on approximately 3.28 acres consisting of Lot 1A, Block 2, Oak Grove Estates Subdivision Unit 2, located on the southeast corner of the intersection of FM 306 and Oak Knot Drive.
(Applicant: Jerry Trbula; Case Manager: M. Simmont)
- c) PZ-18-035** Public hearing and recommendation to City Council regarding the proposed rezoning from "R-1" Single-Family District to "C-1B" General Business District on approximately 2.53 acres consisting of Lot 1A, Block 1, Oak Grove Estates Subdivision Unit 2, located on the northeast corner of the intersection of FM 306 and Oak Knot Drive.
(Applicant: Steve Hall; Case Manager: M. Simmont)
- d) PL-18-069** Public Hearing and consideration of the replat of Lot 1, Block 6, Town Creek Subdivision Phase 1, establishing Lots 1R1 through 1R11, with a waiver.

(Applicant: Third Generation; H. Mullins)

Waiver: 1. To allow lots with no street frontage

- e) **PL-18-091** Discuss and consider the master plan for Glendale Subdivision, with a waiver.
(Applicant: KFW; H. Mullins)
Waiver: 1. To not require proposed street projection
- f) **PL-18-092** Discuss and consider the preliminary plat for Glendale Subdivision.
(Applicant: KFW; Case Manager: H. Mullins)
- g) **PL-18-095** Discuss and consider the master plan for Lily Springs Subdivision.
(Applicant: KFW; H. Mullins)
- h) **PL-18-102** Discuss and consider the master plan for Travelstead Subdivision.
(Applicant: Moeller; Case Manager: M. Simmont)
- i) **PL-18-105** Discuss and consider the master plan for Dunlap Village Estates Subdivision, with a waiver.
(Applicant: HMT; Case Manager: H. Mullins)
Waiver: 1. To not require proposed street projection
- j) **PL-18-112** Discuss and consider the preliminary plat for Heatherfield Subdivision, Unit 1, with a waiver.
(Applicant: HMT; Case Manager: M. Greene)
Waiver: 1. Temporary turnaround
- k) **PL-18-113** Discuss and consider the preliminary plat for Heatherfield Subdivision, Unit 2.
(Applicant: HMT; Case Manager: M. Greene)

CERTIFICATION

I hereby certify that the above Notice of Meeting was posted on the bulletin board at New Braunfels City, New Braunfels, Texas, on this 26th day of September 2018 at 5:00 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.