



**REGULAR PLANNING COMMISSION MEETING
NEW BRAUNFELS CITY HALL, CITY COUNCIL CHAMBERS
550 LANDA STREET
TUESDAY, DECEMBER 4, 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

November 7, 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 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-18-143 Approval of the preliminary plat for The Casinas at Gruene Subdivision Phases 1 & 2.
(Applicant: KFW Engineers; Case Manager: M. Simmont)

b) PL-18-144 Approval of the preliminary plat for Solms Landing Collector Phase 2.
(Applicant: KFW Engineers; Case Manager: H. Mullins)

7) INDIVIDUAL ITEMS FOR CONSIDERATION

a) Public hearing and recommendation to City Council regarding amendments to Alves Lane and FM 1101 on the City of New Braunfels Regional Transportation Plan. (Garry Ford, City Engineer)

b) Public hearing and recommendation to City Council regarding amendments to Sections 114-98 and 118-46 of the Code of Ordinances on requirements for traffic impact analysis trip generation, turn lanes, and access on collector or major thoroughfare streets, and removal of references to the sub-collector street section. (Garry Ford, City Engineer)

c) CS-18-034 Public hearing and recommendation to City Council on proposed amendments to the New Braunfels Code of Ordinances, Chapter 144 Zoning, Sections 4 and 5 regarding above-ground fuel storage tanks. (Case Manager: C. Looney)

d) PZ-18-035 Recommendation to City Council regarding the proposed rezoning of approximately 2.53 acres consisting of Lot 1A, Block 1, Oak Grove Estates Subdivision Unit 2
(Applicant: Steve Hall; Case Manager: M. Simmont)

e) PZ-18-037 Public hearing and recommendation to City Council regarding the proposed rezoning of Lots 8A and 8B, Block 15, Rivercrest Heights 5E, and Lots 9 and 10, Block 15, Rivercrest Heights 6, addressed at 1265, 1267, 1269, 1271 and 1273 E. Common Street, from "R-1" and "R-2A" Residential Districts to "C-O" Commercial Office District.
(Applicant: Hulon "Ted" Higginbotham, et al; Case Manager: M. Simmont)

- f) **PZ-18-042** Public hearing and recommendation to City Council regarding the proposed rezoning to apply a Special Use Permit to allow short term rental of a single-family residence in the “C-3” Commercial District at 1464 Hillview Avenue.
(Applicant Zu Hause LLC; Case Manager: M. Greene)
- g) **PZ-18-043** Public hearing and recommendation to City Council regarding the proposed rezoning of 7.106 acres out of the John Noyes Survey 259 A-430, addressed at 5947 & 5979 IH-35 South, from “APD” Agricultural/Pre-Development to “M-1A” Light Industrial District.
(Applicant: James Ingalls, Moeller & Associates; Case Manager: H. Mullins)
- h) **PZ-18-044** Public hearing and recommendation to City Council regarding the proposed rezoning to apply a Special Use Permit to allow short term rental of a single-family residence in the “C-1” Local Business District at 118 S. Union Avenue.
(Applicant: Serendipity Vacation Rentals; Case Manager: M. Simmont)
- i) **PL-18-101** Discuss and consider the master plan for Morningside Hills Subdivision.
(Applicant: Pape; Case Manager: M. Simmont)
- j) **PL-18-107** Discuss and consider the master plan for Hidden Springs Subdivision with waivers.
(Applicant: HMT; Case Manager: H. Mullins)
Waivers: Block length; Street projection; Street intersection
- k) **PL-18-116** Discuss and consider the final plat for Zipp Compound with waivers.
(Applicant: HMT / Terrence Powell; Case Manager: M. Greene)
Waivers: Sidewalks; Private street design standards
- l) **PL-18-123** Public hearing and consideration of the replat of Lot 15, Block 2, Fellers Subdivision, establishing Lots 15R, 16R, 17R, 18R & 19R, Block 2, Fellers Subdivision.
(Applicant: Moeller & Associates; Case Manager: M. Simmont)
- m) **PL-18-124** Public hearing and consideration of the replat of Lot 1, Block 1, Fellers Subdivision, establishing Lots 1R, 2R and 3R, Block 1, Fellers Subdivision.
(Applicant: Moeller & Associates; Case Manager: M. Simmont)
- n) **PL-18-130** Discuss and consider the master plan for Parkside Subdivision with waivers.
(Applicant: HMT; Case Manager: M. Simmont)
- o) **PL-18-134** Discuss and consider the preliminary plat for Westridge Oaks Subdivision with waivers.
(Applicant: M&S Engineering; Case Manager: H. Mullins)
Waivers: Temporary turnarounds; Sidewalks along FM 1102
- p) **PL-18-135** Public hearing and consideration of the replat of Lot 14, Block 13, Mission Oaks Subdivision Unit 5, establishing Lots 14R1 and 14R2, Block 13, Mission Oaks Subdivision Unit 5.
(Applicant: Micah Koehn; Case Manager: M. Simmont)
- q) **PL-18-138** Public hearing and consideration of the replat of Lot 1, Corridor Trade Center and Lots 1 – 3 Southwoods Subdivision, establishing NB Storage 4U Subdivision.
(Applicant: MTR Engineers; Case Manager: H. Mullins)

8) DIRECTOR’S REPORT

- a) City Council/Planning Commission Joint Workshop
- b) CityWorks update
- c) Comprehensive Plan update
- d) 2018 ICC Codes update

9) ADJOURNMENT

CERTIFICATION

I hereby certify that the above Notice of Meeting was posted on the bulletin board at New Braunfels City Hall, New Braunfels, Texas, on this 30th day of November 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.