



**REGULAR PLANNING COMMISSION MEETING
NEW BRAUNFELS CITY HALL, CITY COUNCIL CHAMBERS
550 LANDA STREET
TUESDAY, APRIL 2, 2019 at 6:00 PM**

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

a) March 5, 2019 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-18-166** Approval of the preliminary plat for Spring Valley Subdivision, Unit 2
(Applicant: Moeller & Associates; Case Manager: M. Simmont)

b) **PL-19-006** Approval of the final plat for Klein Road C-Store
(Applicant: Up Engineering; Case Manager: M. Greene)

c) **PL-19-009** Approval of the preliminary plat for Deer Crest Subdivision, Unit 2.
(Applicant: HMT Engineering & Surveying; Case Manager: H. Mullins)

d) **PL-19-012** Approval of the revised final plat for Deer Crest Subdivision, Unit 1.
(Applicant: HMT Engineering & Surveying; Case Manager: H. Mullins)

7) INDIVIDUAL ITEMS FOR CONSIDERATION

a) **PZ-19-003** Public hearing and recommendation to City Council regarding the proposed amendment to the "Cotton Cottages" Planned Development District (CCPD) Concept Plan, Detail Plan and related Development Standards, comprising 5.732 acres out of Lot 2A-1, F & M Hanz Estate Resubdivision, located on the south side of Hanz Drive between Loop 337 and Gruene Road.
(Applicant: Michael Flume; Case Manager: M. Greene)

b) **PZ-19-004** 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-2" General Business District, addressed at 352 W. Mill Street.
(Applicant: Leslie Lammers and Tom Tumlinson; Case Manager: M. Simmont)

c) **PZ-19-005** 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-O"

Commercial Office District on 1.795 acres out of the AP Fuquay Survey 35 A-15, addressed at 1193 Gruene Road.

(Applicant: T.M. Savell; Case Manager: H. Mullins)

- d) **PL-18-165** Discuss and consider the preliminary plat for Spring Valley Subdivision, Unit 1, with a waiver.
(Applicant: Moeller & Associates; Case Manager: M. Simmont)
- e) **PL-19-008** Discuss and consider the final plat for Veramendi EST No. 1, with a waiver.
(Applicant: Veramendi PE – Brisbane, LLC; Case Manager: M. Simmont)
- f) **PL-19-010** Public hearing and consideration of the replat of Lots 3, 4 and a portion of Lot 2, Block 4, New City Block 5078, establishing Lots 3R and 4R.
(Applicant: Wayne Davis; Case Manager: M. Simmont)

8) STAFF REPORT

- a) Report on the City Council/Planning Commission Ad Hoc Group meeting.

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 29th day of March 2019 at 10:30 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.