



**CITY OF NEW BRAUNFELS, TEXAS  
PLANNING COMMISSION MEETING**



**CITY HALL - COUNCIL CHAMBERS  
550 LANDA STREET**

**TUESDAY, AUGUST 3, 2021 at 6:00 PM**

**Please click the link below to join the webinar :**

**<https://us02web.zoom.us/j/87688252193> or call (833) 926-2300 with 876 8825 2193.**

**Instructions for participation, use link**

**<https://www.nbtexas.org/2722/Planning-Commission-Online-Meeting-Guide>.**

**AGENDA**

**1. CALL TO ORDER**

*Request all phones and other devices be turned off, except emergency on-call personnel.*

**2. ROLL CALL**

**3. APPROVAL OF MINUTES**

A) Approval of the July 6, 2021 Regular Meeting Minutes.

**4. CITIZENS' COMMUNICATIONS**

*This time is for citizens to address the Planning Commission on any issues or items NOT on the agenda. It is a violation of the Texas Open Meetings Act for the Commission to address, discuss or take action on any items not on the agenda. In addition to this venue, citizens may also email any comments to [planning@nbtexas.org](mailto:planning@nbtexas.org). Emailed comments will be distributed to the Planning Commission.*

**5. ELECTION OF OFFICERS**

*Election of Chair and Vice Chair*

**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 a 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) FP21-0242 Approval of the final plat for Lark Canyon Unit 1 with conditions.

Applicant: Westwood Professional Services

Owner: Meritage Homes

- B) FP21-0247 Approval of the final plat for Navarro Subdivision Unit 1A with conditions.  
Applicant: KFW Engineers & Surveying (Travis Elseth, P.E.)  
Owner: Lennar Homes of Texas Land & Construction (Richard Mott)
- C) FP21-0248 Approval of the final plat for Navarro Subdivision Unit 1B with conditions.  
Applicant: KFW Engineers & Surveying (Travis Elseth, P.E.)  
Owner: Lennar Homes of Texas Land & Construction (Richard Mott)
- D) FP21-0249 Approval of the final plat for Navarro Subdivision Unit 1C with conditions.  
Applicant: KFW Engineers & Surveying (Travis Elseth, P.E.)  
Owner: Lennar Homes of Texas Land & Construction (Richard Mott)

7. **INDIVIDUAL ITEMS FOR CONSIDERATION**

- A) PZ21-0233 Public hearing and recommendation to City Council regarding a proposed rezoning of approximately 7,406 square feet (0.17-acre) being parts of Lots 6 & 7, Block 46, New City Block 4002, Guenther Addition, addressed at 157 S. Guenther Ave., from “SND-1” Special Neighborhood District - 1 to “C-2A” Central Business District.  
Applicant: Geoffrey Bley  
Owner: Seals Family Properties, LLC
- B) SUP21-230 Public hearing and recommendation to City Council regarding a proposed rezoning to apply a Special Use Permit to allow short term rental of a residential structure and garage apartment in the C-1 Local Business District addressed at 556 N. Union Avenue.  
Applicant/Owner: Cindy Espinosa
- C) SUP21-234 Public hearing and recommendation to City Council regarding a proposed rezoning to apply a Special Use Permit to allow a duplex on a lot less than 8,000 square feet in area, in the R-2 Single and Two-family District addressed at 2662 Second Street.  
Applicant: HMT Engineering  
Owner: Comal County Habitat for Humanity
- D) REP21-243 Public Hearing and consideration of the replat for Maldonado Subdivision Unit 1, Block 4, Lots 7R, 8 & 9 with conditions.

Applicant: INK Civil (James Ingalls, P.E.)

Owners: Zipp Rd Utility CO, LLC (Todd Burek) & Samuel's Court HOA

- E) WVR21-223 Discuss and consider a waiver request from Section 118-44(b) to allow block length to exceed 1,600 feet in the proposed Sunsets at Barbarosa Subdivision.

Applicant: Ink Civil (James Ingalls, P.E.)

Owner: Huber 758 LLC (Jack Scanio)

8. **STAFF REPORT**

9. **ADJOURNMENT**

**CERTIFICATION**

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall.

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Board Liaison

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 221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.