



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



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

TUESDAY, MARCH 5, 2024 at 6:00 PM

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 February 6, 2024 Regular Meeting [24-250](#)
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@newbraunfels.gov. Emailed comments will be distributed to the Planning Commission.

5. BRIEFINGS

No Items

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) Approval of the Amended Planning Commission 2024 [24-326](#)
Calendars for Zoning Applications and Plat Applications
- B) FP24-0043 Approval of the final plat establishing [24-252](#)
Kyndwood Unit 1, with conditions.
Applicant: HMT Engineering & Surveying; Joseph Sandoval P.E.
- C) FP24-0046 Approval of the final plat establishing Voges [24-266](#)
Unit 3, with conditions.
Applicant: HMT Engineering & Surveying; Eric Ply, P.E.

7. **INDIVIDUAL ITEMS FOR CONSIDERATION**

A) SP24-0007 Public hearing and recommendation to City [24-110](#)
Council regarding the proposed Veramendi Sector Plan
7, within the Comal County Water Improvement District
#1, encompassing approximately 570 acres out of the JM
Veramendi Survey 2 Abstract 3, including property east
of the intersection of Hueco Springs Loop Road and
River Road within the Veramendi Project.

Applicant: ASA Properties; Garrett Mechler

Owner: Veramendi PE Fremantle LLC (C/- ASA Properties LLC); Peter James

B) PZ24-0031 Public hearing and recommendation to City [24-233](#)
Council to rezone approximately 5 acres out of the
William Pate Survey, Abstract 259, from C-1Br78
(General Business District with Restrictions) to C-1A
(Neighborhood Business District), currently addressed at
2025 FM 725 & 167 Pecan Bluff.

Applicant: Killen, Griffin & Farrimond

Owner: Peregrine Schertz Holdings, LLC and HW Pecan Crossing, LLC

8. **STAFF REPORT**

No Items

9. **ADJOURNMENT**

CERTIFICATION

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

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.