



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



550 LANDA STREET

**WEDNESDAY, SEPTEMBER 6, 2023 at 6:00
PM**

AGENDA- Amended 8/31/2023

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 Regular Meeting Minutes of August 1, [23-1073](#)
2023.

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

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) FP23-0316 Approval of a final plat establishing Park [23-1104](#)
Place Subdivision, Unit 2A, with conditions.
Applicant: HMT Engineering & Surveying; Dorothy Taylor, RPLS
Owner: M/I Homes; David A. McGowen
- B) FP23-0268 Approval of the final plat establishing [23-1107](#)
Veramendi Precinct 18, Unit 1, with conditions.
Applicant: Pape-Dawson Engineers; Jocelyn Perez, P.E.
Owner: ASA Properties; Garrett Mechler
- C) FP23-0315 Approval of a final plat establishing Hilltop [23-1132](#)

Meadows Subdivision, Unit 2, with conditions.

Applicant: HMT Engineering & Surveying; Ryan Shaw

Owner: Lennar Homes; Richard Mott

- D) FP23-0318 Approval of a final plat establishing Winding [23-1133](#)
Creek Ranch Subdivision, Unit 3, with conditions.

Applicant: HMT Engineering & Surveying; Chris Van Heerde, P.E.

Owner: Continental Homes of Texas, LP; Leslie Ostrander

- E) FP23-0319 Approval of a final plat establishing Navarro [23-1134](#)
Subdivision, Unit 6, with conditions.

Applicant: KFW Engineers & Surveying; A. Nicholas Reynolds, P.E.

Owner: Lennar Homes; Richard Mott

- F) FP23-0320 Approval of a final plat establishing Navarro [23-1135](#)
Subdivision, Unit 3B, with conditions.

Applicant: KFW Engineers & Surveying; A. Nicholas Reynolds, P.E.

Owner: Lennar Homes; Richard Mott

- G) FP23-0321 Approval of a final plat establishing Jaro [23-1136](#)
South Subdivision, Unit 2, with conditions.

Applicant: KFW Engineers & Surveying; A. Nicholas Reynolds, P.E.

Owner: NB Dean 32 LLC; Richard N. Beach

7. **INDIVIDUAL ITEMS FOR CONSIDERATION**

- A) Discuss and consider proposed amendments to [23-1155](#)
pavement, street, pedestrian and bicycle facilities
engineering standards and an update to Traffic Impact
Analysis (TIA) review fee and requirements.

Greg Malatek, Public Works Director/Garry Ford, Transportation and Capital Improvements
Director

- A) PZ23-0183 Public hearing and recommendation to City [23-663](#)
Council regarding the proposed rezoning of
approximately 31 acres of the A.M. Esnaurizar Survey,
Eleven League Grant, Block No. 106, Abstract No.20,
from C-3 (Commercial District) and APD
(Agricultural/Pre-Development District) to MU-A (Low
Intensity Mixed Use District), currently addressed at 1865
S SH 46.

Applicant: Carlton-Behr Capital & Killen, Griffin & Farrimond, PLLC

Owner: Chob Kamolsri & Prapapan Kamolsri

- B) SUP23-303 Public hearing and recommendation to City [23-1076](#)
Council to rezone 3.058 acres out of the A.P. Fuquay
Survey No. 35, Abstract No. 155, Comal County, Texas

from C-1Br37 AH (General Business District with Restrictions and Airport Overlay) to C-1Br37 AH (General Business District with Restrictions and Airport Overlay, with a Special Use Permit for an Event Center), located northwest of Hunter Road, between Old FM 306 and FM 306.

Applicant: Joseph Reeves & Susan Reeves

Owner: Big Daisy Realty, LLC

- C) SUP23-265 Public hearing and recommendation to City [23-1106](#)
Council to rezone 0.38 acres out of New City Block 4071, Schneider Addition, Lots 7 & 8, from SND-1 (Special Neighborhood District-1) to R-3L SUP (Multifamily Low-Density District with a Special Use Permit for Multifamily), currently addressed at 605 South Santa Clara Avenue.

Applicant: Killen, Griffin & Farrimond PLLC, James B. Griffin

Owner: Matthew T. Goles

- D) PZ23-0301 Public hearing and recommendation to City [23-1072](#)
Council to rezone 0.44 acres out of Abstract 608 of the J. Thompson Survey 21, from C-1B (General Business District) to M-1A (Light Industrial District), currently addressed at 1671 McQueeney Road.

Applicant: Ariana Newlin

Owner: David Humphrey

- E) SUP23-302 Public hearing and recommendation to City [23-1077](#)
Council to rezone 0.1492 acres out of Bergfeld Subdivision, Block 2, Lot 17, from R-2 (Single-Family and Two-Family District, with a Special Use Permit for a Duplex) to R-2 SUP (Single-Family and Two-Family District, with a Special Use Permit for Townhomes), currently addressed as 2679 Katy Street and 2662 Second Street.

Seth Reichenau, Dillo Development Services, LLC

- F) SUP23-284 Public hearing and recommendation to City [23-1071](#)
Council to rezone 0.468 acres out of Oak Cliff Estates Subdivision, Grandview Addition, Lot 25 & Part of Lot 26, from R-3 (Multifamily District) to R-3 SUP (Multifamily District, with a Special Use Permit for Short-Term Rental of a Residence), currently addressed as 683 Floral

Circle.

Applicant/Owner: Denyse & Logan Parker

- G) WVR23-253 Discuss and consider waivers from Section [23-956](#) 118-44(b) of the Subdivision Platting Ordinance to allow blocks 20 and 37 to exceed the block length maximum of 1,200 feet by 2,052 feet and 543 feet.

Applicant: Cude Engineers; Andrew Macias

Owner: Lennar Homes of Texas

- H) WVR23-254 Discuss and consider waivers from Section [23-958](#) 118-44(b) of the Subdivision Platting Ordinance to allow blocks 8, 11, and 29 to exceed the block length maximum of 1,200 feet by 1,198 feet, 60 feet, and 333 feet.

Applicant: Cude Engineers; Andrew Macias

Owner: Lennar Homes of Texas

- I) WVR23-255 Discuss and consider waivers from Section [23-1102](#) 118-44(b) of the Subdivision Platting Ordinance to allow blocks 13 and 37 to exceed the block length maximum of 1,200 feet by approximately 175 feet and 195 feet.

Applicant: Cude Engineers; Andrew Macias

Owner: Lennar Homes of Texas

- J) Public hearing and recommendation to City Council [23-1119](#) regarding an amendment to Chapter 144 Zoning, Subsection 5.3-4, Additional residential buffering requirements.

Mary Lovell, CNU-A, Senior Planner

8. **STAFF REPORT**

Discussion about procedures for the range of zoning intensity as requested by Commissioner Reaves

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.