



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



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

TUESDAY, DECEMBER 5, 2023 at 6:00 PM

AGENDA- Amended 12-1-2023

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 November 7, 2023 Regular Meeting [23-1642](#)
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) FP23-0420 Approval of the final plat establishing [23-1490](#)
Veramendi Precinct 4, Unit 3, with conditions.
Applicant: Pape-Dawson Engineers; Jocelyn Perez, P.E.
Owner: ASA Properties; Garrett Mechler
- B) FP23-0469 Approval of the final plat establishing [23-1621](#)
Sunflower Ridge Subdivision, Unit 1C, with conditions.
Applicant: INK Civil; James Ingalls, P.E.
Owner: AG Sunflower Ridge, LLC; Richard Byrd

7. **INDIVIDUAL ITEMS FOR CONSIDERATION**

- A) PZ23-0352 Public hearing and recommendation to City [23-1577](#)
Council regarding a proposed rezoning of approximately 86 acres out of the A.M. Esnaurizar Survey, Abstract 20, from APD AH (Agricultural/Pre-Development Airport Hazard Overlay District) to R-3L AH (Multifamily Low Density Airport Hazard Overlay District) and R-3H AH (Multifamily High Density Airport Hazard Overlay District) currently addressed at 1280 Saengerhalle Road and 1682 Saur Lane
Applicant: James Ingalls, P.E.
Owner: Rockspring Saur LLC - Beau Ryan
- B) Public hearing and recommendation to City Council [23-1496](#)
regarding proposed amendments to the Mayfair Development and Design Control Document (DDCD) and Master Framework Plan.
Matt Greene, Senior Planner
- C) SP23-0269 Public hearing and recommendation to City [23-1296](#)
Council regarding the proposed Mayfair Sector Plan 3, within the Comal County Water Improvement District #3, encompassing approximately 540 acres out of the A M Esnaurizar Survey 1, Abstract 1, including property east of IH 35 N, north of Kohlenberg Rd and south of Watson Lane E within the Mayfair Project.
Applicant: Pape-Dawson Engineers; Todd Blackmon, P.E.
Owner: Southstar Communities; Thad Rutherford
- D) SUP23-454 Public hearing and recommendation to City [23-1595](#)
Council regarding a proposed rezoning of approximately 52 acres out of the A.M. Esnaurizar Survey, Abstract 98, from R-2 AH (Single-Family and Two-Family District with Airport Overlay) to R-2 SUP AH (Single-Family and Two-Family District with a Special Use Permit for Multifamily with Airport Overlay), currently addressed as 1450 FM 1101.
Applicant: Ink Civil, James Ingalls, P.E.
Owner: Sara Espinoza
- E) PZ23-0425 Public hearing and recommendation to City [23-1596](#)
Council regarding the proposed rezoning of Lots 2 & 3, Block 1, of the Oak Grove Estates, Unit 5 Subdivision from R-1 AH (Single-Family District with Airport Overlay) to C-1A AH (Neighborhood Business District with Airport

Overlay), currently addressed as 125 & 145 Oak Knot Drive.

Applicant/Owner: Dean W. Schilling and Betty A. Schilling

- F) PZ23-0456 Public hearing and recommendation to City [23-1584](#)
Council to rezone approximately 42 acres out of the A. M. Esnaurizar Survey, Abstract 20, from MU-A AH (Low-Intensity Mixed-Use District with Airport Overlay) to C-1B AH (General Business District with Airport Overlay), currently addressed at 1983 State Highway 46.

Applicant: Colliers Engineering & Design, Wayne Flores

Owner: HKEK LLC, Tamala & Allen Schaefer

- G) SUP23-354 Public hearing and recommendation to City [23-1513](#)
Council to rezone approximately 0.14 acres out of New City Block 4074, Baus Addition, Block A, Lot 9 from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit for Short-Term Rental Use of a Residence), currently addressed at 559 West Nacogdoches Street.

Applicant/Owner: Eustacio Tovar

- H) WVR23-470 Discuss and consider a waiver to Section [23-1627](#)
Sec118-21(d)(1), requiring the developer to secure a letter of certification (LOC) from Springs Hill WCS for verification of water service prior to an application for a subdivision master plan.

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

Owner: Rheinlander Properties, LLP; Jayne Jochee

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.