



**REGULAR PLANNING COMMISSION MEETING  
NEW BRAUNFELS CITY HALL, CITY COUNCIL CHAMBERS  
550 LANDA STREET  
JANUARY 9, 2018  
at 6:00 P.M.**

**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**

December 4, 2017 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 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 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-17-130** Approval of the final plat for Solms Landing, Unit1A.  
(Applicant: KFW; Case Manager: H. Mullins)

**b) PZ-17-050** Approval of the Avery Park 13 Planned Development (AP13PD) Detail Plan on approximately 27.4 acres out of the A.M. Esnaurizar A-20 Survey, addressed as 2163 State Highway 46 South.  
(Applicant: HMT; Case Manager: M. Simmont)

**c) PL-17-146** Approval of the master plan for Highland Gardens Subdivision.  
(Applicant: Moeller; Case Manager: M. Greene)

**d) PL-17-147** Approval of the master plan for Dauer Ranch Subdivision.  
(Applicant: Moeller; Case Manager: M. Simmont)

**e) PL-17-149** Approval of the final plat for Cap Rock Commercial 2.  
(Applicant: HMT; Case Manager: H. Mullins)

**f) PL-17-150** Approval of the final plat for Cap Rock Commercial 3.  
(Applicant: HMT; Case Manager: H. Mullins)

**7. INDIVIDUAL ITEMS FOR CONSIDERATION**

**a)** Public hearing and recommendation to city council regarding proposed amendments to the City of New Braunfels Drainage and Erosion Control Design Manual regarding channel requirements.  
(Applicant: City of New Braunfels; Presenter: G. Ford, City Engineer)

- b) **PZ-17-051** Public hearing and recommendation to City Council regarding the proposed rezoning of 14.87 acres out of the J. M. Veramendi A-2 Survey, addressed at 1656 Gruene Road, from "R-2" Single and Two-family District to Cabins at Gruene Planned Development District (CaGPD) with a Concept Plan and Development Standards.  
(Applicant: Moeller; Case Manager: H. Mullins)
- c) **PZ-17-052** Public hearing and recommendation to City Council regarding the proposed rezoning of approximately 52.05 acres out of the A.M. Esnaurizar Survey, Abstract 20, located on the north side is State Highway 46 South, approximately 1,100 feet southeast of the intersection of State Highway 46 and Prairie View Lane, from "APD" Agricultural/Pre-Development District and "C-1" Local Business District to Rippen Ranch Planned Development District (RRPD).  
(Applicant: Pape; Case Manager: M. Simmont)
- d) **PZ-17-053** Public hearing and recommendation to City Council regarding a request for rezoning to apply a Special Use Permit to allow the bulk storage of up to 36,000 gallons of fuel in aboveground tanks on approximately 3.6 acres out of the J.M. Veramendi Survey 1, Abstract 2, addressed at 1290 River Road.  
(Applicant: RRND Entertainment; Case Manager: M. Simmont)
- e) **PL-17-148** Public hearing and consideration of the replat of Lots 43 & 44, Block A, Avery Park Subdivision, Unit 1, establishing Avery Park 13 Subdivision, with a waiver.  
(Applicant: HMT; Case Manager: M. Simmont)  
**Waiver:** 1. To not require a temporary turnaround
- f) **PL-17-152** Discuss and consider the final plat for The Silos Subdivision Unit 3, with a waiver.  
(Applicant: HMT; Case Manager: H. Mullins)  
**Waiver:** 1. To escrow for sidewalk construction along Zipp Road

- g) **PL-17-153** Discuss and consider the final plat of Timmermann Estates, with a waiver.  
(Applicant: HMT; Case Manager: M. Simmont)  
**Waiver:** 1. To allow lots with no street frontage

**8. DIRECTOR'S REPORT**

- a) City Council - Planning Commission joint meeting announcement.
- b) Reminder Planning Commission Training on February 6, 2018, at 4:30 p.m., prior to regular meeting.

**CERTIFICATION**

I hereby certify that the above Notice of Meeting was posted on the bulletin board at New Braunfels Municipal Building, New Braunfels, Texas, on this **5th day of January, 2018** at **\_\_3:30\_\_ p.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.