



CITY OF NEW BRAUNFELS, TEXAS PLANNING COMMISSION MEETING



CITY HALL - COUNCIL CHAMBERS
550 LANDA STREET

WEDNESDAY, OCTOBER 4, 2023 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 September 6, 2023 Regular Meeting [23-1303](#) 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) FP23-0363 Approval of the final plat establishing Spring [23-1297](#) Valley Subdivision, Unit 3, with conditions.
Applicant: INK Civil; James Ingalls, P.E.
Owner: Stephen Lieux
- B) FP23-0361 Approval of the final plat establishing Pecan [23-1301](#) Crossing Commercial Subdivision, with conditions.
Applicant: INK Civil; James Ingalls, P.E.
Owner: HW Pecan Crossing, LLC; Charlie Aycock

7. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) SUP23-265 Public hearing and recommendation to City [23-1245](#)
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 (Multifamily Low-Density District) currently addressed at 605 South Santa Clara Avenue.

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

Owner: Matthew T. Goles

- B) SUP23-303 Public hearing and recommendation to City [23-1250](#)
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 SUP (General Business District with Restrictions and Airport Overlay, with a Special Use Permit), located northwest of Hunter Road, between Old FM 306 and FM 306.

Applicant: Joseph Reeves & Susan Reeves

Owner: Big Daisy Realty, LLC

- C) PZ23-0336 Public hearing and recommendation to City [23-1191](#)
Council to rezone 0.255 acres out of Walnut Hills Subdivision, Lot 1, from R-2 (Single-Family and Two-Family District) to C-1A (Neighborhood Business District), currently addressed at 1417 North Walnut Avenue.

Applicant/Owner: Xiaohuan Huang

- D) PZ23-0349 Public hearing and recommendation to City [23-1206](#)
Council to rezone approximately 25.59 acres out of the John Thompson Survey No. 21, Abstract No. 608, Comal County, Texas, from APD (Agricultural/Pre-development District) to R-3H (Multifamily High Density District), TH-A (Townhome Residential District), and C1-B (General Business District), currently addressed at 1890 FM 1044.

Applicant: Sergio Lozano-Sanchez, P.E.

Owner: FM 1044 Real Estate, 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.