



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



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

WEDNESDAY, SEPTEMBER 8, 2021 at 6:00 PM

Please click the link below to join the webinar :
<https://us02web.zoom.us/j/86057095897> or call (833) 926-2300 with 860 5709
5897.

Instructions for participation, use link
<https://www.nbtexas.org/2722/Planning-Commission-Online-Meeting-Guide>.

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

A) Approval of the August 3, 2021 regular meeting 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@nbtexas.org. 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) PP21-0279 Approval of the preliminary plat for Comal ISD 52 Acre Tract with conditions.

Applicant: Pape-Dawson Engineers

Owner: Comal Independent School District

B) PP21-0294 Approval of the preliminary plat for Long Creek South with conditions.

Applicant: WGI, Inc.

Owner: Golf Associates, Ltd.

- C) FP21-0275 Approval of the final plat for Navarro Subdivision Unit 2A with conditions.
Applicant: KFW Engineers & Surveying (A. Nicholas Reynolds, P.E.)
Owner: Lennar Homes of Texas Land & Construction (Richard Mott)
- D) FP21-0277 Approval of the final plat for Solms Landing Collector Phase 2 with conditions.
Applicant: KFW Engineers
Owner: Solms Landing Development, LLC
- E) FP21-0284 Approval of the final plat for Solms Landing Tract 49 with conditions.
Applicant: KFW engineers
Owner: Solms Landing Development, LLC; Betty Timmermann
- F) FP21-0290 Approval of the final plat for Voges, Unit 1 with conditions.
Applicant: HMT Engineering & Surveying
Owner: Rausch Coleman Homes San Antonio, LLC
- G) FP21-0295 Approval of the final plat for Parkside Subdivision Unit 1 with conditions.
Applicant: HMT Engineering & Surveying (Chris Van Heerde, P.E.)
Owner: Lennar Homes of Texas Land & Construction (Richard Mott)

7. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) SUP21-118 Public hearing and recommendation to City Council regarding a proposed rezoning of approximately 71.3 acres out of the W. Mockford Survey No. 285, located at the southwest terminus of Westpointe Drive, from "APD" Agricultural/Pre-Development to "C-1B" General Business District with a Special Use Permit to allow unscreened outdoor storage.
Applicant: HMT Engineering & Surveying - Chris Van Heerde, P.E.
Owner: New Braunfels Utilities - Jennifer Cain
- B) SUP21-269 Public hearing and recommendation to City Council regarding a proposed rezoning to apply a Special Use Permit to allow a variety of residential and non-residential development on approximately 49.5 acres out of the A-103, Sarah Dewitt Survey, addressed at 614 & 720 W. Zipp Road from "R-1A-6.6" Single Family District to the following zoning districts with additional conditions: "R-1A-6.6" Single-Family, "R-1A-4" Single-Family Small Lot, "C-1A" Neighborhood Business and "C-1B" General Business.
Applicant: Land Consultants Ltd., Co. - Caren Williams-Murch
Owner: SatCharan Holdings LLC - Ravi Sahota
- C) WVR21-288 Discuss and consider a waiver request from Section

118-46(y) to allow intersection level of service to fall below level of service C within the impact area of the proposed Gatehouse Subdivision.

Applicant: CEC (Joe Nix)

Owner: Southstar at Mayfair, LLC (Thad Rutherford)

- D) Discuss and consider a recommendation to City Council regarding the determination of right-of-way of E. Common Street, identified as a Principal Arterial in the City of New Braunfels Regional Transportation Plan, between the intersections with Gruene Road and FM 306.

Garry Ford, Assistant Public Works Director/City Engineer

- E) PZ21-0268 Public hearing and recommendation to City Council regarding the proposed rezoning of approximately 7.6 acres out of the A. M. Esnaurizar A-1 Survey, addressed at 2100 IH-35 North, from "APD AH" Agricultural/Pre-Development, Airport Hazard Overlay District and "C-3 AH" Commercial, Airport Hazard Overlay District to "C-1B AH" General Business, Airport Hazard Overlay District.

Applicant: Henry Daughtry

Owner: Barbara Nell Dean

- F) SUP21-267 Public hearing and recommendation to City Council regarding a proposed rezoning to apply a Special Use Permit to allow short term rental of a single-family dwelling in the "C-3" Commercial District, addressed at 291 School Avenue.

Applicants/Owners: Peter Flores and Jennifer Yanez

- G) SUP21-270 Public hearing and recommendation to City Council regarding a proposed rezoning to apply a Special Use Permit to allow residential use in the M-2 Heavy Industrial District and short term rental of a single-family residence on Lot 3 Milltown Extension 1, addressed at 757 Oasis Street.

Applicant/Owner: Texas Horizon Development, LLC

- H) SUP21-305 Public hearing and recommendation to City Council regarding a proposed rezoning to apply a Special Use Permit to allow short term rental of a single-family dwelling in the "C-1" Local Business District, addressed at 1370 Church Hill Drive.

Applicant: Justin Ball, Director

Owner: Heritage Society of New Braunfels

- I) CS21-0264 Discuss and consider a recommendation to City Council regarding a variance request to allow a proposed business, addressed at 111 S. Union Avenue, to provide alcohol sales (wine and beer, off premises consumption) within 300 feet of a children's daycare.

Applicant/Owner: Teia Bennett, Blumen Meisters Flower Shop

- J) CS21-0093 Discuss and consider a recommendation to City Council regarding the proposed abandonment of approximately 7,231 square feet (0.166-acre) portion of Garden Street Right-of-Way, located between Hill Avenue and the terminus of Garden Street.

Applicants/Owners: James Farley, Guillermina Espinosa

- K) FP21-0282 and WVR21-283 Discuss and consider approval of the final plat for Herber Estates Subdivision with a waiver to Section 118-45(b) of the Subdivision and Platting Ordinance, lot fronting on a public street.

Applicant: HMT Engineering & Surveying

Owners: John and Kimberly Herber

- L) WVR21-272 Discuss and consider a waiver request from Section 118-46 to not require construction of a driveway connection prior to recording the plat for Senaido Dual Crossing Subdivision.

Applicant: Urban Civil

Owner: Senaido Rodriguez, Jr.

- M) WVR21-280 Discuss and consider a waiver to Section 118-44(b) to allow block length to exceed 1,200 feet for three blocks within the proposed Gatehouse Subdivision.

Applicant: KFW Engineers

Owner: Southstar at Mayfair, LLC

- N) WVR21-285 Discuss and consider a waiver request from Section 118-45(b) to not require street frontage for the proposed Veramendi Precinct 20, Unit 2 Subdivision.

Applicant: Pape-Dawson Engineers, LLC (Todd Blackmon, P.E.)

Owner: Veramendi PE - Dawin LLC (Peter James)

- O) WVR21-286 Discuss and consider a requested waiver from the Veramendi Development Design & Control Document (DDCD) Application Submittal Requirements to not require submittal of a tree survey, tree protection plan and tree replacement plan for the proposed Veramendi Precinct 20, Unit 2 Subdivision.

Applicant: Pape-Dawson Engineers, LLC (Todd Blackmon, P.E.)

Owner: Veramendi PE - Dawin LLC (Peter James)

- P) WVR21-301 Discuss and consider a waiver to Section 118-46(t)(2)c.1. of the Subdivision Platting Ordinance to not require adequate access to a perimeter street with a minimum pavement width of 24 feet.

Applicant: HMT Engineering & Surveying

Owner: Robert Culpepper

Q) WVR21-296 Discuss and consider a waiver request from Section 118-46(d) to not require a street projection into an unsubdivided area with the proposed Kohlenberg Subdivision.

Applicant: Heartwood Development II, LLC (Paul Powell or Bryan Sims)

Owner: HKEK LLC (Kenneth Kohlenberg)

R) WVR21-302 Discuss and consider a waiver request from Section 118-44(b) to allow block length to exceed 1,200 feet in the proposed Kohlenberg Subdivision.

Applicant: Heartwood Development II, LLC (Paul Powell or Bryan Sims)

Owner: HKEK LLC (Kenneth Kohlenberg)

8. **STAFF REPORT**

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.