



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



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

TUESDAY, FEBRUARY 7, 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 January 4, 2023, regular meeting [23-79](#) 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

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) FP23-0022 Approval of the final plat establishing [23-05](#) Highland Ridge Unit 3, with conditions.
Applicant: HMT Engineering & Surveying; Chris Van Heerde, P.E.
Owner: View Homes Inc; Derek Milikien
- B) FP23-0023 Approval of the final plat establishing South [23-07](#) Point Unit 2, with conditions.
Applicant: HMT Engineering & Surveying; Tim Gorena P.E.
Owner: KB Homes; Jason Townsley
- C) FP23-0029 Approval of the final plat establishing [23-10](#)

Highland Ride Unit 4, with conditions.

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

Owner: View Homes Inc; Derek Milikien

7. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) Public hearing and recommendation on various [22-1745](#) amendments to Chapter 118 (Subdivision Platting) and Chapter 144 (Zoning) of the City's Code of Ordinances to clarify current practices, update terms, streamline processes, relocate some sections, make certain sections consistent with state statute, and address and facilitate other identified issues ahead of the Land Development Ordinance project.

Christopher J. Looney, AICP, Planning & Development Services Director

- B) PZ22-0554 Public hearing and recommendation to City [23-04](#) Council regarding a proposed rezoning of approximately 8.4 acres out of the William Pate Survey, Abstract 259, from "APD" Agricultural/Pre-Development District to "ZH-A" Zero Lot Line Home District, currently addressed at 254 E. County Line Road.

Owner/Applicant: Pace Homes of Texas, LLC - Tyler Epstein

- C) PZ22-0549 Public hearing and recommendation to City [23-67](#) Council regarding an amendment to Ordinance No. 2004-76, the "Kamp Kendrick" Planned Development District, to allow Short-Term Rentals of Lots 1 & 2R, Block 1, Kamp Kendrick, addressed at 1001 and 1005 Gruene Road.

Applicant: All City Real Estate, Mindi Stange

Owner: Nancy A. Rogers and Mary McCarty

- D) SUP22-543 Public hearing and recommendation to City [23-72](#) Council regarding a proposed amendment to an existing Special Use Permit, Ordinance No. 1999-71, to allow the sale of mixed beverages for on-premise consumption and the sale of beer and wine for off-premise consumption at an existing bed and breakfast in the "R-2" Single-Family and Two-Family District, being Lots 1, 2, and 3, Block 1, Gruenecliff Subdivision, Unit 2, addressed at 1111 Gruene Road.

Applicant: Traeger & Ricks, PLLC, Shawn Rutledge

Owner: GRI, LLC, Franklin Dussern

- E) SUP22-546 Public hearing and recommendation to City [23-73](#)
Council regarding a proposed rezoning to apply a
Special Use Permit to allow a bed and breakfast in the
“R-2 HD” Single-Family and Two-Family District with a
Historic District Overlay, Lot 5, City Block 3019,
addressed at 648, 650, & 652 West Mill Street.
Applicant: Samantha Johns
Owner: Joel Todd Smith
- F) PZ22-0551 Public hearing and recommendation to City [23-74](#)
Council regarding a proposed rezoning of approximately
1.4 acres, Lot 1-B, Block 2, Schuetz Subdivision from
“APD” Agricultural/Pre-Development District to “B-1A”
Conventional and Mobile Home District, addressed at
1640 FM 1044.
Applicant: Reagan Burrus PLLC, John Dierksen
Owner: Jack N. Bales
- G) SUP22-539 Public hearing and recommendation to City [23-76](#)
Council regarding a proposed rezoning to apply a
Special Use Permit to allow short-term rental of a
residence in the “C-3” Commercial District, Lot 10, City
Block 1073, addressed at 194 Perryman Street.
Applicant/Owner: Equitydepot Acquisitions of Texas LLC (Blayne Mcquone)

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.

