



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



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

TUESDAY, FEBRUARY 6, 2024 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 3, 2024 Regular Meeting [24-172](#)
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) Approval of the Amended Planning Commission 2024 [24-149](#)
Calendars for Zoning Applications and Plat Applications
- B) FP23-0506 Approval of the final plat establishing [24-130](#)
Veramendi Precinct 18, Unit 2, with conditions.
Applicant: LJA Engineering, Inc.; Priscilla G. Flores
Owner: ASA Properties; Garrett Mechler
- C) FP23-0507 Approval of the final plat establishing [24-131](#)
Veramendi Precinct 19, Unit 1, with conditions.

Applicant: LJA Engineering, Inc.; Priscilla G. Flores
Owner: ASA Properties; Garrett Mechler

7. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) PZ24-0002 Public hearing and recommendation to City [24-117](#)
Council to rezone 18.1 acres out of the John Noyes
Survey 259, Abstract 430, from APD
(Agricultural/Pre-Development District) to M-1A (Light
Industrial District), currently addressed as 5467 FM 482.

Applicant: HMT Engineering
Owner: New Braunfels Utilities

- B) PZ24-0003 Public hearing and recommendation to City [24-118](#)
Council to zone approximately 59 acres out of the
Francisco Rodriguez Survey 99, Abstract 484, to M-1A
(Light Industrial District), currently addressed as 5467
FM 482.

Applicant: HMT Engineering
Owner: New Braunfels Utilities

- C) SUP23-501 Public hearing and recommendation to City [24-115](#)
Council to rezone 0.1194 acres out of the Milltown
Subdivision, Block 1, Lot 15, from M-2 (Heavy Industrial
District) to M-2 SUP (Heavy Industrial District with a
Special Use Permit for Short-Term Rental of a
Residence), currently addressed as 639 Oasis Street.

Applicant/Owner: Darren William Saxton

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.

