



**REGULAR PLANNING COMMISSION MEETING
NEW BRAUNFELS CITY HALL, CITY COUNCIL CHAMBERS
550 LANDA STREET
TUESDAY, JANUARY 8, 2019 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, 2018 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 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-18-094** Approval of the final plat for Veramendi Precinct 13, Unit 4.
(Applicant: Veramendi PE – Brisbane, LLC; Case Manager: M. Greene) **pg. 17**
 - b) **PL-18-110** Approval of the master plan for The Reserve Subdivision.
(Applicant: Moeller & Associates; Case Manager: M. Greene) **pg. 27**
 - c) **PL-18-148** Approval of the master plan for Meyer's Landing Subdivision.
(Applicant: Pape-Dawson; Case Manager: M. Greene) **pg. 37**
 - d) **PL-18-149** Approval of the revised final plat for Morningside Trails, Unit 3A.
(Applicant: LGI Homes; Case Manager: M. Simmont) **pg. 47**
 - e) **PL-18-155** Approval of the final plat for Veramendi Precinct 13, Unit 7.
(Applicant: Veramendi PE – Brisbane, LLC; Case Manager: M. Simmont) **pg. 59**
 - f) **PL-18-156** Approval of the final plat for Veramendi Precinct 13, Unit 6.
(Applicant: Veramendi PE – Brisbane, LLC; Case Manager: M. Simmont) **pg. 69**
- 7) **INDIVIDUAL ITEMS FOR CONSIDERATION**
 - a) **PZ-18-039** Public hearing and recommendation to City Council regarding the proposed rezoning of 1.795 acres out of the AP Fuquay Survey 35 A-15, addressed at 1193 Gruene Road, from "R-2" Single and Two-family District to "C-O" Commercial Office District.
(Applicant: T. Savell; Case Manager: H. Mullins) **pg. 79**
 - b) **PZ-18-045** Public hearing and recommendation to City Council regarding the proposed rezoning of Lots 2 and 3, Country Meadows Subdivision, addressed at 2254 and 2316 FM 725, from "R-1" Single Family District and "APD" Agricultural/Pre-Development to "C-1B" General Business District and "C-

O" Commercial Office District. (Applicants: S. Neuse & M. Smithers; Case Manager: M. Greene) **pg. 103**

- c) **PZ-18-046** Public hearing and recommendation to City Council regarding the proposed rezoning of Lot 2, Block 4 Broadway Estates Unit 2, to apply a Special Use Permit to allow the short-term rental of a single-family residence in the "C-1" Local Business District and the "R-3" Multifamily District, addressed at 842 Wall Street. (Applicant: Gerald Dean Roberts; Case Manager: M. Simmont) **pg. 145**
- d) **PL-18-069** Public hearing and consideration of the replat of Lot 1, Block 6, Town Creek Subdivision Phase 1, establishing Lots 1R-1 through 1R-3. (Applicant: Comal Creek Retail, LLC; Case Manager: H. Mullins) **pg. 189**
- e) **PL-18-107** Discuss and consider the master plan for Hidden Springs Subdivision with waivers. Waivers: Block length; street projection; street intersection (Applicant: HMT; Case Manager: H. Mullins) **pg. 195**
- f) **PL-18-114** Public hearing and recommendation to City Council regarding the proposed Veramendi Sector Plan 2 within Veramendi Water Improvement District #1 encompassing approximately 564 acres out of the JM Veramendi Survey No. 2 Abstract 3, including property fronting Loop 337, from approximately 500 feet east of Independence Drive extending eastward to approximately 4,000 feet east of Oakwood Baptist Church, excluding the church property, and property east of the intersection of Oak Run Parkway and Geneva Street. (Applicant: Veramendi PE-Darwin LLC; Case Manager: M. Simmont) **pg. 209**
- g) **PL-18-130** Discuss and consider the master plan for Parkside Subdivision with waivers. Waivers: Block length; temporary turnarounds; street projection (Applicant: HMT; Case Manager: M. Simmont) **pg. 225**
- h) **PL-18-137** Discuss and consider the final plat for Veramendi – Word Parkway, Phase 1. (Applicant: Veramendi PE – Brisbane; Case Manager: M. Simmont) **pg. 239**
- i) **PL-18-140** Discuss and consider the final plat for Texas Wildlife Association Subdivision, with waiver. Waiver: To not submit a master plan (Applicant: Forever Foundation for Texas Wildlife, Inc.; Case Manager: M. Simmont) **pg. 249**

8) **STAFF REPORT**

- a) City Council/Planning Commission Joint Workshop
- b) Meeting procedures
- c) Introduction of new staff
- d) 2020 Decennial Census

9) **ADJOURNMENT**

CERTIFICATION

I hereby certify that the above Notice of Meeting was posted on the bulletin board at New Braunfels City Hall, New Braunfels, Texas, on this **4th day of January 2019** at **_____ a.m.**

Patrick Aten, 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.