



REGULAR PLANNING COMMISSION MEETING
NEW BRAUNFELS CITY HALL, CITY COUNCIL CHAMBERS
550 LANDA STREET
TUESDAY, JUNE 4, 2019 at 6:00 PM

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**

- a) May 7, 2019 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) **FP19-0124** Approval of the revised final plat for Solms Landing, Unit 1A.
(Applicant: Solms Landing Development LLC – James Mahan; Case Manager: H. Mullins)
- b) **PZ19-0123** Approval of the amending detail plan for “Highland Gardens” Planned Development District.
(Applicant: Moeller & Associates – James Ingalls, P.E.; Case Manager: M. Greene)
- c) **MP19-0128** Approval of the amending master plan for Highland Gardens Subdivision.
(Applicant: Moeller & Associates – James Ingalls, P.E.; Case Manager: M. Greene)
- d) **PP19-0129** Approval of the Preliminary Plat of Highland Gardens, Unit 1A.
(Applicant: Moeller & Associates – James Ingalls, P.E.; Case Manager: M. Greene)
- e) **PP19-0118** Approval of the Preliminary Plat of Highland Gardens, Unit 1B.
(Applicant: Moeller & Associates – James Ingalls, P.E.; Case Manager: M. Greene)
- f) **PP19-0119** Approval of the Preliminary Plat of Highland Gardens, Unit 2.
(Applicant: Moeller & Associates – James Ingalls, P.E.; Case Manager: M. Greene)
- g) **PP19-0075** Approval of the preliminary plat for Arroyo Verde Subdivision, Unit 3.
(Applicant: Moeller & Associates – James Ingalls, P.E.; Case Manager: M. Simmont)

7) **INDIVIDUAL ITEMS FOR CONSIDERATION**

- a) **PZ19-0114** Public hearing and recommendation to City Council regarding a proposed rezoning of a 0.25 acre tract out of the J Noyes Survey 259, Abstract 430, addressed at 471 Engel Road and a 2.0

acre tract out of the J Noyes Survey 259, Abstract 430 and a 3.0 acre tract out of the J Thompson Survey 21, Abstract 608, addressed at 491 Engel Road, from "APD" Agricultural/Pre-Development District to "C-1B" General Business District.

(Applicant: Rene De La Cruz; Case Manager: M. Greene)

- b) **SUP19-106** Public hearing and recommendation to City Council regarding a proposed rezoning to amend an existing Special Use Permit to allow a commercial tuber entrance and takeout in the "C-4" Commercial Resort District on property presently addressed as 444 East San Antonio Street.
(Applicant: IAKOBO Four LP – Monique Weston; Case Manager: M. Greene)
- c) **SUP19-115** Public hearing and recommendation to City Council regarding a proposed rezoning to apply a Special Use Permit to allow a bed and breakfast in the "R-2" Single-Family and Two-Family District on Lot 4, City Block 5021, addressed at 555 South Union Avenue.
(Applicant: James Graham; Case Manager: M. Greene)
- d) **SUP19-121** Public hearing and recommendation to City Council regarding a proposed rezoning to apply a Special Use Permit on 50.533 acres out of the Orilla Russell League Survey, No. 2, Abstract No. 485, located on the south side of Orion Drive and east of the Union Pacific Rail Road, to allow a mobile home community in the "M-1A" Light Industrial District.
(Applicant: Moeller & Associates - James Ingalls, P.E.; Case Manager: M. Greene)
- e) **ORD19-122** Public hearing and recommendation to City Council regarding the proposed amendment to the Veramendi Development Design & Control Document.
(Applicant: UrbanPulse – Chris O’Conner; Case Manager: M. Simmont)
- f) **FP19-0074** Discuss and consider the final plat for Veramendi Precinct 12, with a waiver.
(Applicant: Pape-Dawson Engineers, Inc. – Todd Blackmon, P.E.; Case Manager: M. Simmont)
Waiver: 1. Delay timing of tree survey
- g) **FP19-0120** Discuss and consider the final plat for Veramendi Precinct 20, Unit 1, with waivers.
(Applicant: Pape-Dawson Engineers, Todd Blackmon, P.E.; Case Manager: M. Simmont)
Waiver: 1. Lots with no street frontage
2. Delay timing of tree survey
- h) **PL-19-017** Discuss and consider the final plat for Veramendi Precinct 15A, Neighborhood Center, with a waiver.
(Applicant: HMT Engineering & Surveying – Chris Van Heerde, P.E.; Case Manager: M. Simmont)
Waiver: 1. Lots with no street frontage
- i) **REP19-063** Public hearing and consideration of the replat of Lot 6, Block A, Canyon Crossroads Subdivision, establishing Lots 6A, 6B, 6C and 6D, with a waiver.
(Applicant: Ash & Associates – Richard McDaniel; Case Manager: M. Simmont)
Waiver: 1. Lots with no street frontage
- j) **REP19-127** Public hearing and consideration of the replat of Lot 1, Block 1, Fellers Subdivision, establishing Lots 1R, 2R, 3R & 4R.
(Applicant: Moeller & Associates – James Ingalls, P.E.; Case Manager: M. Simmont)
- k) **REP19-132** Public hearing and consideration of the replat of Lot 1, Block 1, New Braunfels Ranch Estates North Subdivision, establishing Lots 1R1 and 1R2.
(Applicant: Micah Koehn; Case Manager: H. Mullins)
- l) **MP19-0117** Discuss and consider the master plan for Spring Valley Subdivision, with a waiver.
(Applicant: Moeller & Associates – James Ingalls, P.E.; Case Manager: M. Simmont)
Waiver: 1. Block length in excess of 1,200 feet
- m) **PP19-0126** Discuss and consider the preliminary plat for Spring Valley Subdivision, Unit 1A.
(Applicant: Moeller & Associates – James Ingalls, P.E.; Case Manager: M. Simmont)

- n) **PP19-0125** Discuss and consider the preliminary plat for Spring Valley Subdivision, Unit 1B.
(Applicant: Moeller & Associates – James Ingalls, P.E.; Case Manager: M. Simmont)

8) **STAFF REPORT**

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 **31st day of May 2019 at 2:30 p.m.**

Yesenia McNett, Admin 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.