



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



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

**TUESDAY, JULY 2, 2019 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) June 4, 2019 Regular Meeting

**4. CITIZENS' COMMUNICATIONS**

*This time is for citizens to address the Planning Commission on issues and items of concerns not on this agenda. There will be no Planning Commission action at this time.*

**5. 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 Final Plat for August Fields, Phase 2.  
*Applicant: HMT Engineering & Surveying; Case Manager: Matt Greene*
- B) Approval of the Final Plat for August Fields, Phase 3.  
*Applicant: HMT Engineering & Surveying; Case Manager: Matt Greene*
- C) Approval of the final plat for Heatherfield Subdivision, Unit 1.  
*Applicant: Pulte Group; Case Manager: Matt Greene*
- D) Approval of the Final Plat for Heatherfield Subdivision, Unit 2.  
*Applicant: HMT Engineering & Surveying; Case Manager: Matt Greene*
- E) Approval of the Vacation of Lot 1, Dierks Subdivision and the Preliminary Plat for Legend Pond - Legend Meadow, Phase 5.  
*Applicant: Moy Tarin Ramirez Engineers, LLC; Case Manager, Matt Greene*
- F) Approval of the preliminary plat for Highland Grove Subdivision, Unit 9.  
*Applicant: KFW Engineering & Surveying; Case Manager: Matthew Simmont*
- G) Approval of the preliminary plat for Hidden Springs Subdivision, Unit 1.

*Applicant: HMT Engineering & Surveying; Case Manager: Holly Mullins*

- H) Approval of the revised final plat for Weltner Farms Subdivision Unit 2.

*Applicant: Westwood Professional Services; Case Manager: Holly Mullins*

- I) Approval of the preliminary plat for Oak Creek, Unit 4.

*Applicant: Pape-Dawson Engineers; Case Manager: Matt Greene*

- J) Approval of the preliminary plat for the replat of Lot 1, River Village Subdivision, Establishing Lots 1R-1, 1R-2 and 1R-3, River Village Subdivision.

*Applicant: CEC; Case Manager, Matt Greene*

**6. INDIVIDUAL ITEMS FOR CONSIDERATION**

- A) 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 manufactured home community in the "M-1A" Light Industrial District.

(Applicant requests to postpone this item to August 6, 2019 meeting.)

*Matt Greene, Planner*

- B) 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; Case Manager, Matt Greene*

- C) Public hearing and recommendation to City council regarding the proposed rezoning to apply a Special Use Permit to allow the short-term rental of a single-family residence in the "C-3" Commercial District, addressed at 358 East Nacogdoches Street.

*Applicant: Triple T United, LLC; Case Manager, Matt Greene*

- D) Public hearing and recommendation to City Council regarding the proposed rezoning of 0.78 acres addressed at 947 State Highway 46 South, from "R-2" Single and Two-family District to "MU-B" High Intensity Mixed Use District.

*Applicant: Howard and Kelli Guidry; Holly Mullins, Sr. Planner*

- E) Public Hearing and recommendation to City Council regarding the proposed rezoning to amend a Special Use Permit to allow a mixed-use development in the "C-3" Commercial District and the "R-2"

Single-Family and Two-Family District, addressed at 1260 S. Business 35.

*Applicant: Carolyn E. Lehmann; Case Manager: Matthew Simmont*

- F) Public hearing and recommendation to City Council regarding a request for acceptance of 24.12 acres out of ABS 20 A.M. Esnaurizar Survey into the City of New Braunfels' extraterritorial jurisdiction (ETJ) located on the west side of SH 123 N, north of Harboth Road.

*Applicant: Soukup; Case Manager, Stacy Snell*

- G) Public hearing and consideration of the replat of Lot 1, Block 1, Health Commons Subdivision, establishing Lots 1R, 3, 4, 5, 6 and 7.

*Applicant: HMT Engineering & Surveying; Case Manager: Matthew Simmont*

- H) Discuss and consider approval of the master plan for Highland Ridge Subdivision.

*Applicant: HMT Surveying & Engineering; Case Manager: Matt Greene*

- I) Discuss and consider the final plat for Red Hawk Trail Subdivision, with a waiver.

*Applicant: Urban Civil; Case Manager: Matthew Simmont*

- J) Discuss and consider the master plan for South Point Subdivision.

*Applicant: HMT Engineering & Surveying; Case Manager: Matthew Simmont*

- K) Discuss and consider the master plan for Navarro Subdivision.

*Applicant: Urban Civil; Case Manager: Matthew Simmont*

- L) Discuss and consider approval of the revised final plat for Weltner Farms Subdivision, Unit 1, with a waiver.

*Applicant: Westwood; Case Manager: Holly Mullins*

**7. STAFF REPORT**

**A) Staff Report**

- Update on City Council/Planning Commission Ad Hoc Group
- Agenda management software
- 86th Legislative Regular Session
- Organizational update

*Christopher J. Looney, Planning and Community Development Director*

**8. ADJOURNMENT**

**CERTIFICATION**

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall on June 26, 2019, at 5:00 p.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 221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.