



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



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

**TUESDAY, AUGUST 6, 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**

**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 Preliminary Plat for the Replat of Lot 2, Schriewer Subdivision.  
*Applicant: Urban Civil; Case Manager: Matt Greene*
- B) Approval of the preliminary plat for New Braunfels Christian Academy Subdivision.  
*Applicant: HMT Engineering & Surveying; Case Manager: Holly Mullins*
- C) Approval of the Preliminary Plat for Heatherfield Subdivision, Unit 3.  
*Applicant: HMT Engineering & Surveying; Case Manager: Matt Greene*
- D) Approval of the Preliminary Plat for Heatherfield Subdivision, Unit 4.  
*Applicant: HMT Engineering & Surveying; Case Manager: Matt Greene*
- E) Approval of the Preliminary Plat for Heatherfield Subdivision, Unit 5.  
*Applicant: HMT Engineering & Surveying; Case Manager: Matt Greene*
- F) Approval of the Preliminary Plat for Abiso New Braunfels Subdivision.  
*Applicant: KFW Engineering; Case Manager: Holly Mullins*
- G) Approval of the revised final plat for Hillside on Landa Subdivision, Unit 2.

*Applicant: Landa Venture 1; Case Manager: Holly Mullins*

- H) Approval of the master plan for Voges Subdivision.

*Applicant: Moeller & Associates; Case Manager: Matt Greene*

**6. INDIVIDUAL ITEMS FOR CONSIDERATION**

- A) Consideration and appointment of a Planning Commissioner representative to the Workforce Housing Advisory Committee.

*Christopher Looney, Planning and Community Development Director*

- B) Public hearing and recommendation to City Council regarding the proposed rezoning of Lot 2, AD2 Subdivision and approximately 34 acres out of the A-485 O Russell Survey 1, located in the 3900 and 4000 blocks of IH-35 North, from "M-1" Light Industrial and "APD" Agricultural/Pre-Development Districts to "M-1A" Light Industrial District.

*Applicant: Michael S. Turner; Holly Mullins, Sr. Planner*

- C) Public hearing and recommendation to City Council regarding the proposed rezoning of Lot 1, Block 1, AD2 Subdivision, addressed at 4001 IH-35 North, from "M-1" Light Industrial and "APD" Agricultural/Pre-Development Districts to "M-1A" Light Industrial District.

*Applicant: Dathan Faulkner; Matt Greene, Planner*

- D) Discuss and consider approval of the final plat for New Braunfels Utilities Weltner Pump Station, vacating Lot 1, Block 1 Nolte Subdivision, with a waiver:

1. Street pavement width less than 24 feet.

*Applicant: Urban Civil; Case Manager: Holly Mullins*

- E) Discuss and consider the final plat for Veramendi Precinct 15A, Neighborhood Center Subdivision, with a waiver:

1. Lots with no street frontage.

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

- F) Public hearing and recommendation to City Council regarding the proposed rezoning of 3.92 acres addressed at 2188 FM 1044, from "APD" Agricultural/Pre-Development District to "MU-B" High Intensity Mixed Use District.

*Applicant: Johnnie Joe Rodriguez; Matthew Simmont, Planner*

**7. STAFF REPORT**

- A) Staff Report

· Update on new state statutes; outcomes of the 2019 Texas Legislative Session

*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 August 1, 2019, at 11:00 a.m.

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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.