



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



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

WEDNESDAY, OCTOBER 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) Approval of the September 4, 2019 Regular Meeting 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 Cloud Country Subdivision, Unit 8.
PP19-0263

*Applicant: HMT Engineering & Surveying; Owner: Milestone Conrads
Development*

B) Approval of the final replat of Lot 2, Schriewer Subdivision, Establishing
Lots 2A, 2B, 2C, 2D and 2E, Schriewer Subdivision. FP19-0281

Applicant: Urban Civil; Owner: Barry Jaroszweski

6. INDIVIDUAL ITEMS FOR CONSIDERATION

A) Public hearing and recommendation to City Council regarding amending the Code of Ordinances, Chapter 144, Zoning, Section 3.3-11, M-1 Light Industrial, Section 3.3-12, M-2 Heavy Industrial, Section 3.4-18 M1A Light Industrial, and Section 3.4-19, M-2A Heavy Industrial and Section 4.2, Land use matrix, to modify authorized land uses in these districts to create consistency between the two light industrial zoning districts and the two heavy industrial districts.

PP19-698

Jean Drew, Senior Planner

- B) Public hearing and recommendation to City Council regarding the proposed rezoning of 2050 and 2100 Hunter Road from “APD” Agricultural/Pre-Development District to “M-1A” Light Industrial District. PZ19-0259

Applicant/Owner: TSR Holdings, LLC

- C) Public hearing and recommendation to City Council regarding the proposed rezoning of 1.145 acres out of the William Mockford Survey 285, addressed at 2944 Loop 337, from “R-2” Single and Two-family District to “C-1B” General Business District. PZ19-0264

Applicant: Brown & Ortiz, PC; Owner: Bob & Betty Kiesling

- D) Public hearing and recommendation to City Council regarding the proposed rezoning of approximately 0.83 acres consisting of Lot 21, Block 6, Rhine Terrace Subdivision, addressed at 1480 Post Road, from “C-1” Local Business District to “C-1B” General Business District. PZ19-0260

Applicant/Owner: Charles Edwin Fry IV

- E) Discuss and consider the preliminary plat for Cloud Country Subdivision, Unit 6, with a waiver request. PP19-0262

Waiver request: To not construct sidewalks along Conrads Lane

Applicant: HMT Engineering & Surveying; Owner: Milestone Conrads Development

- F) Public hearing and consideration of the replat of Oak Grove Estates, Unit 2, Lot 1A, Block 2 and Oak Grove Estates, Unit 1, Lots 55 and 57, establishing Lots 55R, 57R and 901. REP19-237

Applicant: HMT Engineering & Surveying; Owner: Oak Grove Estates Owners' Association, Inc., et al.

- G) Discuss and consider the proposed abandonment and sale of approximately 0.45 acres of street right-of-way located at the terminus of North Houston Avenue. PZ-18-014

Applicants: Melvin Nolte, Jr. / Heidelberg Lodges, Ltd. / Owner: City of New Braunfels

- H) Presentation of the proposed submittal for Veramendi Sector Plan 3. PZ19-0289

Applicant: Chris O'Conner, agent for ASA Properties

- I) Public Hearing and recommendation to City Council regarding proposed amendments to Chapter 144 of the City's Code of

Ordinances, Zoning, Section 1.4 Definitions, Section 5.1-4, Parking and Storage of Certain Vehicles, and, Section 2.4, Enforcement and Administration.

Stacy Snell, Planning and Community Development Assistant Director

7. **STAFF REPORT**

8. **ADJOURNMENT**

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall on September 26, 2019 at 10:00 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 221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.