



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



To participate, use the link below
<https://zoom.us/j/191779184>
or call 888-475-4499 with ID# 191779184

TUESDAY, APRIL 7, 2020 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 March 3rd, 2020 Regular Meeting Minutes. **pg. 1**

4. **IN-PERSON CITIZENS' COMMUNICATIONS IS TEMPORARILY SUSPENDED**

Citizens may email their comments to planning@nbtexas.org. Comments will be distributed to the Planning Commission.

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) **FP20-0055** Approval of the final plat for Wasser Ranch, Unit 3. **pg. 11**
Applicant: Burt Wellmann, P.E., KFW Engineers; Owner: Bart Swider, Chesmar Homes
- B) **FP20-0053** Approval of the final plat for Continental Nautilus. **pg. 17**
Applicant: Sherwood Surveying & S.U.E.; Owner: Continental Automotive Systems Inc.

6. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) **SUP19-376** Public hearing and recommendation to City Council regarding a proposed rezoning to apply a Special Use Permit to allow outdoor music in the "C-1" Local Business District and adjacent to residential use, on Lot 1A, Grandview Addition, addressed at 1440 N.

Walnut Avenue. **pg. 23**

Applicant/Owner: Bob Rizk

- B) **SUP20-039** 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 two-family dwelling in the C-2 General Business District addressed at 274 E. Zink Street. **pg. 87**
Applicant/Owner: Betty & Harry Phillips
- C) **REP20-052** Public hearing and approval of the replat of Lots 25, 27A and 27B Block 7, Rivercrest Heights Unit 5A, establishing Lots 27AR and 27BR. **pg. 133**
Applicant: Meals Myers Engineering & Surveying
- D) **REP20-057** Public hearing and approval of The Casinas at Gruene Phase 1 & 2 Final Plat, including the replat of Lots 16 and 17, Ferdinand and Mathilde Hanz Estate Partition. **pg.139**
Applicant: KFW Engineers; Owner: Casinas at Gruene, LLC.
- E) **REP20-058** Public hearing and approval of the replat of HEB New Braunfels Subdivision and HEB New Braunfels #1 Subdivision, establishing the final plat of HEB S. Walnut Ave Subdivision. **pg. 147**
Applicant: Gary Freeland, P.E., Freeland Turk Engineering Group, LLC; and Owner: Benjamin Scott, VP of Real Estate, HEB, LP
- F) **ORD20-043** Public hearing and recommendation of an ordinance amending Chapter 144, Zoning, Section 144-5.3 Landscaping, tree preservation, public trees and screening. **pg. 155**
Jean Drew, Senior Planner
- G) **ORD20-059** Public hearing and recommendation of an ordinance amending Chapter 144, Zoning, Section 3.6, Special Use Permits. **pg. 163**
Jean Drew, Senior Planner
- H) Consideration of a waiver to Section 118-45(b) of the Platting Ordinance for Legend Pond - Legend Point, Phase 8 to allow Lots 17-21, Block 8 to have less than the minimum street frontage requirement. **pg. 169**
Applicant: Jacobs Engineering Group; Owner: KB Home Lone Star, Inc.
- I) Consideration of a waiver to Section 118-44 of the

Subdivision Platting Ordinance to allow block length to exceed 1,200 feet in the proposed Lark Canyon Subdivision. **pg. 177**

Applicant: Daniel Cicconi, Westwood Professional Services

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 April 3, 2020 at 4:00 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.