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WEDNESDAY, OCTOBER 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 September 2nd, 2020 Regular Meeting Minutes. **pg. 2**

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) **FP20-0175** Approval of the final plat for Heatherfield, Unit 3. **pg. 8**
Applicant: HMT Engineering & Surveying; Owner: Pulte Group
- B) **FP20-0176** Approval of the final plat for Heatherfield, Unit 4. **pg. 16**
Applicant: HMT Engineering & Surveying; Owner: HDC NB, LLC
- C) **FP20-0177** Approval of the final plat for Heatherfield, Unit 5. **pg. 24**
Applicant: HMT Engineering & Surveying; Owner: Pulte Group
- D) **FP20-0179** Approval of the final plat for Meyer's Landing, Phase 2. **pg. 30**
Applicant: Pape-Dawson; Owner: Meritage Homes of Texas, LLC
- E) **FP20-0180** Approval of the final plat for Arroyo Verde Subdivision, Unit 4 **pg. 36**
Applicant: Moeller & Associates (James Ingalls, P.E.); Owner: Mike Lancaster
- F) **FP20-0181** Approval of the final plat for Hidden Springs Subdivision, Unit 1. **pg. 42**
Applicant: HMT Engineering & Surveying; Owner: Century Land Holdings II

- G) **FP20-0182** Approval of the final plat for Dauer Ranch Estates Unit 1 **pg. 48**
Applicant/Owner: Lee Baker III; Engineer: Moeller & Associates (James Ingalls, P.E.)

6. **INDIVIDUAL ITEMS FOR CONSIDERATION**

- A) **PZ20-0168** Public hearing and recommendation to City Council regarding the proposed rezoning of approximately 0.876 of an acre out of the A.M. Esnaurizar Eleven League Grant, Survey No. 1, Abstract No. 1, addressed at 548, 556, 560 & 564 Rusk Street, from "M-2" Heavy Industrial District to "C-O" Commercial Office District. **pg. 56**
Applicant: James Ingalls, P.E.; Owner: Nik Petrik
- B) **SUP20-163** Public hearing and recommendation to City Council regarding a proposed rezoning to apply a Special Use Permit to allow up to 10 residential units on a single lot in the R-2 Single and Two-Family District, addressed at 295 S. East Avenue. **pg. 76**
Applicant/Owner: JP & Colleen Gips
- C) **SUP20-165** Public hearing and recommendation to City Council regarding a proposed rezoning to apply a Special Use Permit to allow an RV park in the "C-1Br37" General Business District with restrictions, on approximately 6 acres out of the A P Fuquay Survey 35 A-155, located on the northwest corner of FM 306 and Hunter Road. **pg. 92**
Applicant: Allen Shy; Owner: Sharon Guenther
- D) **REP20-178** Public hearing and consideration of the replat of Lot 2A-2, Block 1, Oakrun Commercial Reserve 2, Establishing Lots 2A2-1R, 2A2-2R and 2A2-3R, Block 1, Oakrun Commercial Reserve 2, with a waiver to allow lot without street frontage. **pg. 108**
Applicant: D. A. Mawyer Land Surveying, Inc.; Owner: Landmark Property Holdings

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 October 2, 2020 at 2:00 p.m.

Yesenia McNett, Administrative 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.