



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



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

TUESDAY, JANUARY 5, 2021 at 6:00 PM

TO PROTECT THE HEALTH OF THE PUBLIC AND LIMIT THE POTENTIAL SPREAD OF COVID-19, NO IN-PERSON PUBLIC ACCESS TO THIS MEETING IS AVAILABLE. READ BELOW FOR WAYS TO PARTICIPATE IN THIS MEETING.

To participate via zoom use the link <https://us02web.zoom.us/j/84917943395> or call (833) 926-2300 with 84917943395.

Instructions for participation, use link
<https://www.nbtexas.org/2722/Planning-Commission-Online-Meeting-Guide>.

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 December 1, 2020 Regular Meeting [21-30](#) Minutes.

4. IN-PERSON CITIZENS' COMMUNICATIONS IS TEMPORARILY SUSPENDED

This time is for citizens to address the Planning Commission on issues and items of concern not on this agenda. Pursuant to state statute, Planning Commission cannot discuss or take action on items not on the agenda. In lieu of in-person comments, citizens may email their comments to planning@nbtexas.org; comments will be distributed to the Planning Commissioners.

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.

6. INDIVIDUAL ITEMS FOR CONSIDERATION

A) Briefing on forthcoming proposed amendments to [20-920](#) remove regulatory barriers to workforce housing.

Jean Drew, AICP, CNU-A, Senior Planner

- B) Presentation and briefing regarding proposed [21-6](#) amendments to Chapter 66 Historic Preservation for the protection and preservation of historic trees within historic districts and historic landmarks.

Caleb Gasparek, Historic Preservation Officer

- C) PZ20-0285 Public hearing and recommendation to City [20-928](#) Council regarding a proposed rezoning of approximately 19.735 acres out of the Orilla Russell Survey, A-485 and the Nancy Kenner Survey, A-306, Comal County, Texas, located south of the intersection of Gray Cloud Drive and Twin Dish Way, from "R-1A-6.6" Single Family District to "R-1A-5.5" Single Family District.

Owner: Milestone Conrads Development (Chesley Swann III, Vice President)

Applicant: HMT Engineering & Surveying (Stephen Hanz, COO)

- D) PZ20-0292 Public hearing and recommendation to City [20-924](#) Council regarding a proposed rezoning of approximately 5.996 acres out of the Orilla Russell Survey No. 2, Abstract No. 485, Comal County, Texas, addressed at 689 Orion Drive, from "M-1A" Light Industrial District to "R-1A-6.6" Single-Family District.

Owner/Applicant: Robert Whipkey

- E) PZ20-0295 Public hearing and recommendation to City [20-927](#) Council regarding proposed revisions to the Solms Landing Planned Development ("SLPD") concept plan and development standards, on approximately 98 acres out of the A M Esnaurizar A-20 Survey, addressed at 253 S. Kowald Lane.

James Mahan, Applicant/Owner

- F) SUP20-267 Public hearing and recommendation to City [20-930](#) Council regarding a proposed rezoning to apply a Special Use Permit to allow a variety of residential and non-residential development on approximately 49.5 acres out of the A-103, Sarah Dewitt Survey, addressed at 514 & 720 W. Zipp Road, from "R-1A-6.6" Single Family District to allow all uses allowed in the following zoning districts: "MU-B" High Intensity Mixed Use, "R-1A-4" Single-Family Small Lot Residential, "ZH-A" Zero Lot

Line Home and “R-2A” Single and Two-Family Residential. The applicant will request a postponement; if the Planning Commission approves the postponement, new public notice will be provided for the February 2, 2021 meeting.

Applicant: Thor Thornhill; Owner: Gregory Family Revocable Trust

- G) SUP20-284 Public hearing and recommendation to City [20-934](#) Council regarding a proposed rezoning to apply a Special Use Permit on approximately 23 acres out of the A.P. Fuquay survey No. 35, Abstract No. 155, Comal County, Texas, located at the southwest corner of the intersection of E. Common Street and Old FM 306, to allow multifamily high-density residential use in the “C-1” Local Business District and “M-1” Light Industrial District.

Owner: Noland and Vera Koepf, Ltd. Partnership Applicant: HMT Engineering & Surveying (Thor Thornhill)

- H) SUP20-289 Public hearing and recommendation to City [20-942](#) Council regarding a proposed rezoning to apply a Special Use Permit to allow duplexes (two-family dwellings) or office/warehouse use in the “APD” Agricultural/Pre-Development District on approximately 0.938 acres out of the A.M. Esnaurizar Eleven League Grant, Subdivision No. 107, addressed at 187 Prairie View Road.

Applicant: Moeller & Associates (James Ingalls, P.E.) Owner: Dianna Lynn Scott

- I) SUP20-291 Public hearing and recommendation to City [20-933](#) Council regarding a proposed rezoning to apply a Special Use Permit to allow a seven-unit, townhouse style residential development on approximately 0.7 acre located at the southwestern terminus of the 2300 block of Michigan Street.

Applicant: Brian Mendez - Urban Civil; Owner: Habitat for Humanity (Crystal Moore)

- J) SUP20-298 Public hearing and recommendation to City [20-932](#) Council regarding a proposed rezoning to apply a Special Use Permit to allow outdoor music in the “C-1” Local Business District adjacent to residential use on approximately 1.2 acres consisting of Lot 5, Block 1, Rio Vista Addition, addressed at 1951 Gruene Road.

Applicant: Ross Wilkinson; Owner: Rosemary Phillips

- K) SUP20-299 Public hearing and recommendation to City Council regarding a proposed rezoning to apply a Special Use Permit to allow short term rental of a single-family residence in the C-3 Commercial District, addressed at 262 E. Nacogdoches Street. [20-925](#)

Aurora Hayes, Owner/Applicant

- L) SUP20-300 Public hearing and recommendation to City Council regarding a proposed rezoning to apply a Special Use Permit to allow an RV resort on approximately 28 acres consisting of Lot 1D-R Walnut Heights Subdivision and approximately 24 acres out of the J M Veramendi A-2 Survey, located in the 700 block of N. Walnut Avenue. [20-926](#)

James Ingalls, Applicant

- M) Discuss and consider a recommendation to City Council regarding the removal of a segment of the Minor Arterial identified in the City of New Braunfels Regional Transportation Plan that is the future extension of County Line Road from FM 1044 to Engel Road. [21-21](#)

Garry Ford, Jr., Assistant Public Works Director/City Engineer

- N) CS20-319 Discuss and consider a recommendation to City Council regarding a variance request to allow a proposed business, addressed at 344 Landa Street, to provide alcohol sales (wine and beer, no onsite consumption) within 300 feet of a church. [21-10](#)

Maddison O'Kelley, Assistant Planner

- O) REP20-307 Public Hearing and consideration of the Self Subdivision, that includes a replat of Lot 1R, Schleicher Estates Subdivision, with a waiver to not extend an existing street. [20-935](#)

Applicant: Moeller & Associates (James Ingalls, P.E.); Owner: Sandra E. Self

- P) REP20-315 Public Hearing and consideration of the Spring Valley Subdivision, Unit 1A that includes a replat of Tract 1, Anita's Acres Subdivision. [20-937](#)

Applicant: Moeller & Associates (James Ingalls, P.E.); Owner: San Antonio 2015 LLC (David C. Frye)

- Q) PL-20-022 Consideration of the final plat for Senaido [21-5](#)

Dual Crossing Subdivision with waivers.

Applicant: Brian Mendez; Urban Civil

- R) WVR20-323 Consideration of a waiver to Section 118-45 [21-13](#) of the Subdivision Platting Ordinance to allow a lot with no public street frontage addressed at 610 Dammann Lane.

Applicant: James Dillon

- S) CS20-0257 Public hearing and recommendation to City [20-800](#) Council regarding a request for acceptance of 102.68 acres out of the A.M. Esnaurizar A-20 Survey into the City of New Braunfels extraterritorial jurisdiction (ETJ) located on FM 758 approximately 1,000 feet west of State Highway 123 North.

Drew Hubbard, Owners' Agent

- T) ORD20-301 Public hearing and recommendation to City [20-931](#) Council regarding a proposed amendment to the Veramendi Development Design & Control Document.

Applicant & Developer: Peter James, Chief Executive Officer - ASA Properties

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.

Board Liaison

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.