



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



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

TUESDAY, FEBRUARY 2, 2021 at 6:15 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/84847801557> or call (833) 926-2300 ID # 848 4780 1557.

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 January 5, 2021 Regular Meeting [21-136](#) Minutes

4. IN-PERSON CITIZENS' COMMUNICATIONS IS TEMPORARILY SUSPENDED

This is typically time for the public to provide input on items not on this agenda. It is a violation of state law for the Commission to act on or discuss items not on the agenda. In order to ensure the safety of commissioners, staff and the general public during the pandemic, in-person communications is temporarily suspended. However, 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) FP21-0003 Approval of the final plat for August Fields, [21-106](#) Phase 4.
Applicant: HMT Engineering & Surveying; Owner: August Fields, LP
- B) FP21-0004 Approval of the final plat for August Fields, [21-110](#) Phase 5.

Applicant: HMT Engineering & Surveying; Owner: August Fields, LP

- C) FP21-0005 Approval of the final plat for Grace Meadows, [21-113](#)
Unit 1.

Applicant: HMT Engineering & Surveying; Owner: MSSC Investments, LP

- D) FP21-0006 Approval of the final plat for Grace Meadows, [21-115](#)
Unit 2.

Applicant: HMT Engineering & Surveying; Owner: MSSC Investments, LP

- E) FP21-0008 Approval of the final plat for The Gardens at [21-68](#)
New Braunfels with conditions.

Applicant: James Ingalls, Moeller & Associates Engineering; Owner: JP Gips

- F) FP21-0014 Approval of the final plat for New Braunfels [21-94](#)
Westside Community Center Library.

Applicant: HMT Engineering & Surveying; Owner: City of New Braunfels

- G) FP21-0015 Approval of the final plat for Vangaurd Farms. [21-117](#)

Applicant: HMT Engineering & Surveying; Owner: Gary Krieg; ULF, LLC

6. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) Presentation by the Texas Community Watershed [21-96](#)
Partners regarding scenario planning with the CHARM
mapping tool and community workshops.

*Dana Snyder, Urban Resilience Planner and Program Coordinator with the
Texas Community Watershed Partners*

- B) Public hearing and recommendation to City Council [21-114](#)
regarding proposed amendments to Chapter 66 Historic
Preservation for the protection and preservation of
historic trees within historic districts and historic
properties.

Caleb Gasparek, Historic Preservation Officer

- C) Discuss and consider a recommendation to City Council [21-41](#)
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.

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

- D) DCP20-327 Public hearing and recommendation to City [21-67](#)
Council regarding a proposed rezoning of approximately
19.963 acres out of the Sarah DeWitt Survey No. 48,
Abstract No. 103, in Guadalupe County, Texas, located

at the northeast corner of the intersection of FM 725 and East Klein Road, from “R-1” Single-Family District and “APD” Agricultural/Pre-Development District to “REAPD” River’s Edge Apartments Planned Development District.

Applicant: Herman Kittle Properties, Inc. (Elena Sanders, Director of Development) Owner: Margaret Denise Kosko

- E) PZ20-0329 Public hearing and recommendation to City Council regarding a proposed rezoning of approximately 68.05 acres out of the O. Russell Survey No. 2, Abstract No. 485, located at the northern corner of the intersection of Goodwin Lane and Orion Drive, from “APD” Agricultural/Pre-Development District to “R-1A-4” Single-Family Small Lot Residential and “R3-H” Multifamily High Density District. [21-89](#)
Applicant: James Ingalls, P.E.; Owner: EB Industries (Richard Byrd)
- F) PZ20-0330 Public hearing and recommendation to City Council regarding a proposed rezoning of approximately 14.608 acres out of the H. Foster Survey No. 34, Abstract No. 154, Comal County, Texas, located at the northwest corner of the intersection of IH 35 and FM 306, from “M-1” Light Industrial District to “MU-B” High Intensity Mixed Use District. [21-64](#)
Applicant: Moeller & Associates (James Ingalls, P.E.); Owner: Smithco Development (Matt Strange)
- G) REP21-007 Public Hearing and consideration of the replat of Oak Grove Estates Unit 1, Lot 1 and Oak Grove Estates Unit 2, Block 1, Lot 1A, establishing Oak Grove Estates Unit 5. [21-95](#)
Applicant/Owner: Dean Schilling
- H) REP21-012 Public Hearing and consideration of the replat of a portion of Lot 3 and Lot 4, New City Block 1055, Kuehler Addition establishing Lots 3R and 4R, with a waiver. [21-93](#)
Applicant: Moeller & Associates (James Ingalls, P.E.); Owner: Deborah Pawlik
- I) SUP20-267 Public hearing and recommendation to City 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 [21-88](#)

& 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.

Applicant: Thor Thornhill; Owner: Gregory Family Revocable Trust

- J) WVR21-010 Consideration of a waiver to Section 118-49 [21-92](#) of the Subdivision Platting Ordinance to not require sidewalk construction along FM 2722 for the Preserve at Elm Creek Subdivision.

Applicant: William B. Ball, P.E., HMT Engineering & Surveying; Owner: JHJ Land and Cattle Company Holdings, LLC

- K) HST20-302 Public hearing and recommendation to City [21-78](#) Council for the landmark designation of the property currently addressed as 210 South Castell Avenue, a commercial space commonly known as the Producer’s Co-Op building.

Applicant/Owner: Ronald B. Snider, Fredrick Heimer, & Michael Meyer

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.