



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



**ZOOM
550 LANDA STREET**

TUESDAY, MARCH 2, 2021 at 6:00 PM

To participate via zoom use the link: <https://us02web.zoom.us/j/85145953822> or call
(833) 926-2300 with 85145953822.

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

**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.**

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 February 2, 2021 Regular Meeting [21-223](#)
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.

A) PP21-0061 Approval of the preliminary plat for Solms [21-82](#)
Landing, Tract 49 with conditions.
Applicant/Owner: James Mahan, Solms Landing Development LLC

- B) PP21-0063 Approval of the preliminary plat of Sunset [21-210](#)
Ridge Subdivision
Applicant: Moeller & Associates (James Ingalls, P.E.); Owner: JFHS Holdings, LLC (Jack Scanio)
- C) PZ21-0027 Approval of proposed revisions to the Solms [21-200](#)
Landing Planned Development (“SLPD”) Detail Plan, on
approximately 98 acres out of the A M Esnaurizar A-20
Survey, addressed at 253 S. Kowald Lane.
Applicant/Owner: James Mahan, Solms Landing Development LLC

6. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) Discuss and consider a recommendation to City Council [21-179](#)
regarding the removal of a segment of the Minor
Collector identified in the City of New Braunfels Regional
Transportation Plan that is the future extension of
Fredericksburg Road south of Landa Street.
Mary Hamann, Engineer
- B) PZ20-0332 Public hearing and recommendation to City [21-97](#)
Council regarding proposed revisions to the Town Creek
Planned Development (TCPD) concept plan and
development standards, on approximately 66 acres
located at N. Academy Avenue and N. Walnut Avenue.
Applicant: Chris Van Heerde, HMT Engineering & Surveying
- C) SUP21-036 Public hearing and recommendation to City [21-183](#)
Council regarding a proposed rezoning to amend an
existing Special Use Permit to allow for two-story
townhomes on approximately 10 acres located on the
west side of Independence Drive, approximately 1,300
feet north of the intersection of Independence Drive and
Oak Run Parkway.
*Applicant: James Ingalls, P.E. - Moeller & Associates; Owner: Westpointe
Commercial, Ltd. (Mark Wauford)*
- D) SUP21-037 Public hearing and recommendation to City [21-181](#)
Council regarding a proposed rezoning to apply a
Special Use Permit to allow multifamily residential use -
up to 24 units per acre - in the “C-1A” Neighborhood
Business District on approximately 10 acres out of the
A.P. Fuquay Survey No. 35, Abstract No. 155, Comal
County, Texas, located at the northwest corner of the

intersection of E. Common Street and Old FM 306.

Applicant: MNO Partners, David Morin; Owner: Noland and Vera Koepp, Ltd. Partnership

- E) SUP21-041 Public hearing and recommendation to City [21-182](#)
Council regarding a proposed rezoning to apply a Special Use Permit to allow short term rental of two single-family residences in the “C-2” General Business District, addressed at 274 and 290 East Bridge Street.
Applicant/Owner: Morgan & Jay Behrens
- F) SUP21-042 Public hearing and recommendation to City [21-176](#)
Council regarding a proposed amendment to an existing Special Use Permit allowing a manufactured home community in the “M-1A” Light Industrial District on approximately 45 acres out of the Orilla Russell Survey No. 2, Abstract No. 485, Comal County, Texas, located on the south side of Orion Drive, west of Goodwin Lane and east of the Pacific Rail Road.
Applicant: Moeller & Associates (James Ingalls, P.E.); Owner: Yes Acquisitions, LLC (Mike Askins)
- G) SUP21-043 Public hearing and recommendation to City [21-191](#)
Council regarding a proposed rezoning to apply a Special Use Permit to allow short term rental of a single-family residence in the C-2 Central Business District at 307 W. Bridge Street.
Applicant/Owner: Jami Carr
- H) SUP20-298 Public hearing and recommendation to City [21-184](#)
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
- I) REP21-053 WVR21-052 Public hearing and [21-204](#)
consideration of the replat of Lot 2 Smokehouse Subdivision and Lot 1, Block 1 Cornelius Brothers Subdivision, establishing Lots 2R, 3R and 4R, Smokehouse Subdivision, with a waiver.
Applicant: James Ingalls, Moeller & Associates Engineering; Owner: NB Smokehouse

- J) REP21-059 Public Hearing and consideration of the [21-205](#) replat of Lots 9-12, New City Block 5025, establishing Leaverton Square.

Applicant: D.A. Mawyer Land Surveying (Drew A. Mawyer); Owners: Steve Hardin & Juli Leaverton

- K) MP21-0056 Discuss and consider approval of the master [21-198](#) plan for Winding Creek Ranch Subdivision with a waiver to Section 118-44 of the Subdivision Platting Ordinance to allow block lengths to exceed 1,200 feet.

Applicant: HMT Engineering & Surveying; Owner: DR Horton

- L) FP20-0314 Discuss and consider approval of the final [21-73](#) plat for Veramendi Precinct 16 Unit 1.

Applicant: Pape-Dawson Engineers, Inc.; Owner: Veramendi PE - Darwin, LLC

- M) WVR21-058 Discuss and consideration a waiver to [21-206](#) Section 118-49 of the Subdivision Platting Ordinance to not require sidewalk construction adjacent to existing Zipp Road for the Highland Ridge Subdivision.

Applicant: HMT Engineering & Surveying; Owner: DR Horton

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.