



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



ZOOM

TUESDAY, APRIL 6, 2021 at 6:00 PM

**To participate via zoom use the link: <https://us02web.zoom.us/j/86376618959>
Telephone Only: (833) 926-2300 Webinar ID: 863 7661 8959**

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 2, 2021 Regular Meeting Minutes [21-343](#)

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.

6. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) Presentation on the proposed City of New Braunfels [21-324](#)
Street Design Manual and Thoroughfare Plan Update.
Garry Ford, Jr., Assistant Public Works Director/City Engineer
- B) Discussion on the design and construction of traffic [21-325](#)
calming measures as a condition of block length waivers.
Garry Ford, Jr., Assistant Public Works Director/City Engineer
- C) PZ21-0082 Public hearing and recommendation to City [21-288](#)

Council regarding a proposed rezoning of approximately 48 acres out of the O. Russell A-485 Survey 2, located in the 2200 block of FM 1102, from "M-1A" Light Industrial District to "MU-B" High Intensity Mixed Use District.

Applicant: Chris Van Heerde, HMT Engineering & Surveying

Owner: Mary Ann Hollmig

- D) PZ21-0083 Public hearing and recommendation to City [21-285](#)
Council regarding the proposed rezoning of approximately 2.3 acres out of the H. Foster Survey No. 34, Abstract No. 154, Comal County, Texas, addressed at 948 Broadway from "M-2" Heavy Industrial District to "MU-A" Low Intensity Mixed Use District.
Applicant: HMT Engineering & Surveying (Bill Ball, P.E.)
Owner: Robert Culpepper
- E) PZ21-0084 Public hearing and recommendation to City [21-291](#)
Council regarding a proposed rezoning of approximately 4.3 acres out of the J. M. Veramendi Survey No. 1, Abstract 2, Comal County, Texas, located at the southeast corner of the intersection of Gruene Road and Ewelling Lane from "R-2" Single and Two-Family District to "C-O" Commercial Office District.
Applicant: HMT Engineering & Surveying (Bill Ball, P.E.)
Owner: William Schutz
- F) SUP21-037 Public hearing and recommendation to City [21-279](#)
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
- G) SUP21-088 Public hearing and recommendation to City [21-289](#)
Council regarding a proposed rezoning to amend an existing Special Use Permit to allow an addition to a non-conforming single-family residence in the "M-1" Light Industrial District, addressed at 394 North Market Avenue.

Applicant/Owner: Leonard & Kay Kobeski,

- H) REP21-101 Public hearing and consideration of the [21-290](#) proposed replat of Lot 51 Block M, Copper Ridge The Addition North Subdivision, establishing Lot 51R.

Applicant: Carson Keller, Matkin-Hoover Engineering

Owner: Lori Oden

- I) WVR21-098, WVR21-099 and WVR21-100 Discuss and [21-306](#) consider waiver requests Section 118-44(b) to allow block length to exceed 1,200 feet; Section 118-46(s)(11) to allow lots with less than 100' of street frontage for the one-family large lot residential Local street section; and, Section 18-46(j) to not require temporary turnarounds in the proposed Barbarosa Pass, Unit 2 Subdivision.

Applicant: Bettersworth & Associates (Ken Reininger, R.P.L.S)

Owner: FFS Investments No. 13, Ltd. (Mike Casey)

7. STAFF REPORT

Discuss and consider shifting to in-person/virtual hybrid Commission meetings.

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.