



CITY OF NEW BRAUNFELS, TEXAS PLANNING COMMISSION MEETING



ZOOM

TUESDAY, MAY 4, 2021 at 6:00 PM

To participate via zoom use the link: <https://us02web.zoom.us/j/83529683069>
or call (833) 926-2300 with 83529683069. Instructions for participation, use
link

<https://www.nbtexas.org/2722/Planning-Commission-Online-Meeting-Guide>.

AGENDA

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF MINUTES**

A) Approval of the April 6, 2021 Regular Meeting Minutes

4. **CITIZENS' COMMUNICATIONS**

This time is for citizens to address the Planning Commission on any issues or items NOT on the agenda. It is a violation of the Texas Open Meetings Act for the Commission to address, discuss or take action on any items not on the agenda. In addition to this venue, citizens may also email any comments to planning@nbtexas.org. Emailed 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) FP21-0132 Approval of the final plat for Simon Street Subdivision.

Applicant/Owner: Moeller & Associates (James Ingalls, P.E.)

B) FP21-0133 Approval of the final plat for Deer Crest Subdivision, Unit 3.

Applicant/Owner: HMT Engineering & Surveying (Bill Ball, P.E.)

C) FP21-0138 Approval of the final plat for Mission Hill Park.

Applicant/Owner: Pape-Dawson Engineers (Todd Blackmon, P.E.)

6. **INDIVIDUAL ITEMS FOR CONSIDERATION**

A) Presentation and discussion regarding proposed City of New Braunfels drainage policy changes.

Presenter: Melissa Reynolds, First Assistant City Engineer

- B) 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 & 720 W. Zipp Road, from "R-1A-6.6" Single Family District to allow 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, HMT Engineering & Surveying

Owner: Gregory Family Revocable Trust, Rosemarie L. Gregory

- C) SUP21-115 Public hearing and recommendation to City Council regarding a proposed rezoning to apply a Special Use Permit to allow residential use in the M-2 Heavy Industrial District and short term rental of a single-family residence on approximately 0.15 acres out of the AM Esnaurizar A-1 Survey No. 1, addressed at 747 Oasis Street.

Applicant: Kathleen Lund

Owner: Holly Gardner

- D) SUP21-122 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 dwelling in the "C-3" Commercial District, addressed at 306 E. Faust Street.

Applicant/Owner: Jeffrey A. Coultas

- E) CS21-0128 Public hearing and recommendation to City Council regarding a request for acceptance of approximately 110 acres out of the WJ Ragsdale A-268 Survey and the AM Esnaurizar A-20 Survey, into the City of New Braunfels extraterritorial jurisdiction (ETJ), located near the intersection of FM 758 and SH 123 North.

Applicant/Owner: Dennis Wilkerson

- F) CS21-0139 Discuss and consider a recommendation to City Council regarding a variance request to allow a proposed business, addressed at 494 North Seguin Avenue, to provide alcohol sales (wine and beer, on premises consumption) within 300 feet of a church.

Applicant/Owner: Rashmi Bhat, 7 Monks Café

- G) ORD21-129 Proposed ordinance revision to sections 144 -1.3, Definitions, to define efficiency/studio apartments, and to 144-5.1-3 Schedule of required spaces to identify parking standards for efficiency/studio apartments.

Presenter: Jean Drew, Senior Planner, Planning and Development Review Department

7. **STAFF REPORT**

Consideration of shifting back to in-person 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.