



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



**CITY HALL - COUNCIL CHAMBERS
ZOOM**

TUESDAY, JUNE 1, 2021 at 6:00 PM

To participate via zoom use the link: <https://us02web.zoom.us/j/81588462801>
or call (833) 926-2300 with 81588462801. 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 May 4th, 2021 Regular Meeting Minutes [21-553](#)

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) FP21-0133 Approval of the final plat for Deer Crest [21-513](#)
Subdivision, Unit 4

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

Owner: KB Home Lone Star, Inc. (David Brodbeck)

B) FP21-0157 Approval of the final plat for Veramendi - [21-521](#)
Word Pkwy Phase 2.

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

Owner: ASA Properties (Garrett Mechler)

C) FP21-0168 Approval of the final plat for The Silos [21-497](#)
Subdivision, Unit 5 with conditions.

Applicant: HMT Engineering & Surveying
Owner: Milestone Conrads Development, Ltd.

- D) FP21-0169 Approval of the final plat for The Silos [21-502](#)
Subdivision, Unit 4 with conditions.

Applicant: HMT Engineering & Surveying
Owner: Milestone Conrads Development, Ltd.

- E) FP21-0170 Approval of the final plat for Elliott Electric [21-503](#)
New Braunfels with conditions.

Applicant: HMT Engineering & Surveying
Owner: Elliott Electric Supply

- F) FP21-0173 Approval of the final plat for New Braunfels [21-511](#)
Sports Complex

Applicant: HMT Engineering & Surveying (Chris Van Heerde, P.E.)
Owner: City of New Braunfels

6. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) Presentation of the Mayfair Development, Design and [21-542](#)
Control Document (DDCD).

Applicant: Thad Rutherford, SouthStar Communities
Presenter: Jeff Jewell, Director

- B) Public hearing and recommendation to City Council [21-537](#)
regarding proposed City of New Braunfels drainage
policy changes.

Presenter: Melissa Reynolds, First Assistant City Engineer

- C) PZ21-0150 Public hearing and recommendation to City [21-514](#)
Council regarding a proposed rezoning of approximately
60.1 acres out of the J. Thompson Survey, A-608 and
William H. Pate Survey, A-259 located east of the
intersection of FM 1044 and Michelson Lane, from "APD"
Agricultural/Pre-Development District to "ZH-A" Zero Lot
Line Home District.

Applicant: Chris Van Heerde, P.E., HMT Engineering & Surveying
Owner: Sandra Wunderlich

- D) PZ21-0155 Public hearing and recommendation to City [21-495](#)
Council regarding the proposed rezoning of Block 1 Lot
15 and a portion of Lot 14, Guada Coma Subdivision,
addressed at 46 Guada Coma Drive, from "R-1A-6.6"
Single-family District to "R-2A" Single-family and
Two-family District.

Applicant: City of New Braunfels

Owner: Gordon & Nancy Schroeder

- E) SUP21-123 Public hearing and recommendation to City [21-530](#)
Council regarding a proposed rezoning to apply a Special Use Permit to allow a truck stop in the "M-1A AH" Light Industrial, Airport Hazard Overlay District, addressed at 4001, 4023 and 4165 IH 35 North.

Applicant/Owner: Love's Travel Stops and Country Stores, Inc. (Brad Peck)

- F) SUP21-126 Public hearing and recommendation to City [21-496](#)
Council regarding a proposed rezoning to apply a Type 2 Special Use Permit to adopt a site plan and establish development standards for an RV Resort on approximately 29 acres consisting of Lot 1D-R Walnut Heights Subdivision and approximately 25 acres out of the J. M. Veramendi A-2 Survey, located in the 700 block of N. Walnut Avenue.

Applicant: James Ingalls, INK Civil

Owner: Gary Henry

- G) SUP21-156 Public hearing and recommendation to City [21-510](#)
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 218 South Peach Avenue.

Applicant/Owner: Senaido Rodriguez, Jr.

- H) PZ-20-001 Discuss and consider a recommendation to [21-529](#)
City Council regarding the proposed abandonment of a 0.366-acre portion of Tolle Street Right-of-Way, located between South Gilbert Avenue and the terminus of Tolle Street.

Applicant/Owner: IAKOBO Four LP (Monique Weston)

- I) MP21-0174, WVR21-177 and WVR21-178 Discuss and [21-522](#)
consider approval of the master plan for Creekside Terrace Subdivision with waivers to Sections 118-44(b) and 118-46(d) of the Subdivision Platting Ordinance to allow block length to exceed 1,200 feet and to not require projection of streets into adjacent unplatted property.

Applicant: Pape-Dawson Engineers (Matt Geistweidt, P.E.)

Owner: Charles Grimm

- J) WVR21-153 Discuss and consider a waiver request from [21-526](#)

Section 118-44(b) to allow block length to exceed 1,200 feet in the proposed Goodwin Tract Subdivision.

Applicant: Ink Civil (James Ingalls, P.E.)

Owner: EB Industries (Richard Byrd)

- K) WVR21-161 Discuss and consider a waiver request from [21-528](#) Section 118-51(f)(3)(b) to not require the floodway be designated a drainage easement on the replat of Misty Acres, Unit 2, Block 3, Lot 6.

Applicant: HMT Engineering & Surveying (Chris Van Heerde, P.E.)

Owner: Darrell & Maureen Jonas

- L) WVR21-162 Discuss and consider a waiver from Section [21-527](#) 118-49(a) of the Subdivision Platting Ordinance to allow an alternative pedestrian access plan adjacent to existing Zipp Road for the Highland Ridge Subdivision.

Applicant: HMT Engineering & Surveying (Chris Van Heerde, P.E.)

Owner: NB Corridor Investments, LLC (Fred Heimer)

- M) ORD21-129 Public Hearing and recommendation to City [21-477](#) Council of an ordinance to revise 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

7. STAFF REPORT

Legislative Update

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.

