



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



**CITY HALL - COUNCIL CHAMBERS
ZOOM**

TUESDAY, JULY 6, 2021 at 6:00 PM

To participate via zoom use the link: <https://us02web.zoom.us/j/82715907293>
or call (833) 926-2300 with 827 1590 7293. 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 June 1, 2021 and June 21, 2021 Regular [21-683](#)
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. BRIEFINGS

A) ORD21-231 Briefing with no action on proposed updates [21-659](#)
to Chapters 62, Health and Sanitation, and Chapter 144,
Zoning, regarding temporary mobile food vendors and
mobile food courts to streamline permitting processes
and bring into compliance with forthcoming new state
statutes.

Kendall Vela, Sanitarian I; and Sam Hunter, Planning Technician

6. 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) PP21-0202 Approval of the preliminary plat for Long [21-621](#)
Creek North with conditions.
Applicant: WGI, Inc.
Owner: Daniel Pedrotti, Jr.
- B) FP21-0201 Approval of the final plat for Spring Valley [21-651](#)
Subdivision Unit 1B with conditions
Applicant: INK Civil (James Ingalls, P.E.)
Owner: Rausch Coleman (Stephen Lieux)
- C) FP21-0205 Approval of the final plat for Solms Senior [21-623](#)
Living with conditions.
Applicant: HMT Engineering & Surveying
Owner: Solms Landing Development, LLC
- D) FP21-0206 Approval of the final plat for Heatherfield, [21-649](#)
Unit 6, with conditions.
Applicant: HMT Engineering and Surveying (Tim Gorena, P.E.)
Owner: HBC NB, LLC (Paul Powell)
- E) FP21-0207 Approval of the final plat for Morningside Hills [21-661](#)
Unit 2 with conditions
Applicant: Pape Dawson Engineers (Jim Welch, P.E.)
Owner: SA Given to Fly, LLC - Mosaic Land Development (Blake Yantis)
- F) FP21-0208 Approval of the final plat for Morningside Hills [21-663](#)
Unit 1 with conditions
Applicant: Pape Dawson Engineers (Jim Welch, P.E.)
Owner: SA Given to Fly, LLC - Mosaic Land Development (Blake Yantis)

7. **INDIVIDUAL ITEMS FOR CONSIDERATION**

- A) PZ21-0197 Public hearing and recommendation to City [21-610](#)
Council regarding the proposed rezoning of
approximately 105 acres out of the A. M. Esnaurizar A-20
Survey, addressed at 1621 FM 758, from “APD AH”
Agricultural/Pre-Development, Airport Hazard Overlay
District to “ZH-A AH” Zero Lot Line, Airport Hazard
Overlay District.
Applicant: Caroline Brown, Brown & Ortiz, PC
Owner: Carole Bartram, et al
- B) PZ21-0198 Public hearing and recommendation to City [21-640](#)
Council regarding a proposed rezoning of approximately
2.0 acres out of the Orilla Russell Survey No. 2, A-485
addressed at 696 Orion Drive, from “APD AH”
Agricultural/Pre-Development Airport Hazard Overlay

District to "ZH-A AH" Zero Lot Line Home Airport Hazard Overlay District.

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

Owner: Rexford & Sally Michie

- C) REP21-204 Public hearing and consideration of the [21-624](#) replat of Lot 276, Sungate Unit 8 and Lot 277, Sungate Unit 7B, establishing Lot 277R, Sungate Subdivision with conditions.

Applicant: Tri-Tech Engineering

Owner: Koby & Priscilla Harding

8. STAFF REPORT

UDC Update

9. 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.