



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



**CITY HALL - COUNCIL CHAMBERS
550 LANDA STREET**

WEDNESDAY, OCTOBER 6, 2021 at 6:00 PM

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

A) Approval of the September 8, 2021 Regular Meeting [21-995](#) 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) Approval of the Planning Commission 2022 Calendars [21-1030](#) for Zoning Applications and Subdivision Plat Applications.

Stacy A.M. Snell, Planning Manager

B) Briefing with no action regarding New Braunfels' growth [21-987](#) and buildout

Jeff Jewell, Economic and Community Development Director

C) Briefing with no action regarding forthcoming [21-1026](#) amendments to various development-related ordinances to streamline processes.

Christopher J. Looney, Planning and Development Services Director

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) FP21-0298 Approval of the final plat for Veramendi [21-1015](#)
Precinct 20, Unit 2 with conditions.
Applicant: Pape-Dawson Engineers Inc. (Jocelyn Perez, P.E.)
Owner: Veramendi PE - Brisbane, LLC (Peter James)
- B) FP21-0326 Approval of the final plat for Navarro [21-1001](#)
Subdivision Unit 2C with conditions.
Applicant: KFW Engineers & Surveying (A. Nicholas Reynolds, P.E.)
Owner: Lennar Homes of Texas Land & Construction (Richard Mott)
- C) FP21-0327 Approval of the final plat for Navarro [21-1004](#)
Subdivision Amenity Center with conditions.
Applicant: KFW Engineers & Surveying (A. Nicholas Reynolds, P.E.)
Owner: Lennar Homes of Texas Land & Construction (Richard Mott)
- D) FP21-0330 Approval of the final plat for Cloud Country [21-985](#)
Subdivision, Unit 6 with conditions.
Applicant: HMT Engineering & Surveying (Chris Van Heerde, P.E.)
Owner: Milestone Conrads Development, Ltd. (Chesley Swann III)
- E) FP21-0331 Approval of the final plat for Cloud Country [21-989](#)
Subdivision, Unit 8 with conditions.
Applicant: HMT Engineering & Surveying (Chris Van Heerde, P.E.)
Owner: Milestone Conrads Development, Ltd.(Chesley Swann III a
- F) FP21-0332 Approval of the final plat for SmithCo 35 and [21-999](#)
306 with conditions.
Applicant: INK Civil (Shan Klar, P. E.)
Owner: SmithCo Development (Jim Smith)

7. **INDIVIDUAL ITEMS FOR CONSIDERATION**

- A) SUP21-118 Public hearing and recommendation to City [21-974](#)
Council regarding a proposed rezoning of approximately
71.3 acres out of the W. Mockford Survey No. 285,
located at the southwest terminus of Westpointe Drive,
from “APD” Agricultural/Pre-Development to “C-1B”
General Business District with a Special Use Permit to
allow unscreened outdoor storage.
Applicant: HMT Engineering & Surveying - Chris Van Heerde, P.E.
Owner: New Braunfels Utilities - Jennifer Cain
- B) PZ21-0322 Public hearing and recommendation to City [21-994](#)
Council regarding a proposed rezoning of approximately
6,600 square feet (0.15 acre) consisting of Lot 36, Block
1, Green Valley Estates Subdivision, addressed at 138
E. Green Valley, from “B-1” Conventional and Mobile

Home District to “C-O” Commercial Office District.

Applicant/Owners: Gilbert & Angelita Morales

- C) PZ21-0313 Public hearing and recommendation to City [21-952](#)
Council regarding the proposed rezoning of approximately 5.35 acres out of the A. M. Esnaurizar Survey, addressed at 850 State Highway 46 South, from “M-1 AH” Light Industrial District - Airport Hazard Overlay to “ZH-A AH” Zero Lot Line Home District - Airport Hazard Overlay.
Applicant: James Ingalls, INK Civil;
Owner: Randy Harris
- D) SUP21-316 Public hearing and recommendation to City [21-949](#)
Council regarding a proposed zone change to apply a Special Use Permit to allow multifamily residential use in the “APD” Agricultural/Pre-Development District, on approximately 18 acres out of the John Thompson Survey No. 21, Abstract No. 608, Comal County, Texas, addressed at 441 Ron Road.
Applicant: Aspen Heights Partners (T. C. Selman)
Owner: Crystal Kindred
- E) SUP21-319 Public hearing and recommendation to City [21-950](#)
council regarding a proposed rezoning from “M-1” Light Industrial District and “APD” Agricultural/Pre-Development District to “C-1B” General Business District with a Special Use Permit to allow the expansion of an existing zoo on approximately 19.2 acres, consisting of Lots 2, 3, 4, 5 and 6, Collins Estates, Unit 2, addressed at 5562, 5640 and 5686 IH 35 S and 203 and 223 Rusch Ln.
Applicant: Mark Stuart
Owners: ET Animal Real Estate, Inc., Eric Trager and Susan Turner
- F) REP21-328 Public hearing and consideration of the [21-990](#)
replat of Lot 81 Block 1, Northwest Crossing Unit 3, establishing Lots 81RA and 81RB.
Applicant: Urban Civil;
Owner: Northwest Crossing Owners Association, Inc.
- G) REP21-334 and WVR21-333 Discuss and consider [21-1006](#)
approval of the replat for Lot 4, Block 12C, Veramendi Precinct 15A, Neighborhood Center with conditions and

with a waiver to Section 118-45(b) of the Subdivision and Platting Ordinance, lot frontage.

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

Owner: Veramendi PE - Brisbane, LLC (Peter James)

- H) WVR21-335 Discuss and consider a waiver request from [21-991](#) Section 118-43(b) to not require the extension of Fredericksburg Road to be constructed to the property line with the proposed Town Creek Subdivision Phase 4.

Applicant: HMT Engineering & Surveying;

Owner: Town Creek Texas LP

- I) Appointment of a Planning Commission representative to [21-983](#) the Workforce Housing Advisory Committee.

Jeff Jewell, Economic & Community Development Director

- J) Appointment of a Planning Commission representative to [21-1035](#) the Bond Advisory Committee.

Brenadette Faust, Project Specialist

- K) Appointment of a Planning Commission representative to [21-1032](#) the Unified Development Code Citizens Advisory Committee

Christopher J. Looney, AICP, Planning & Development Services Director

8. **STAFF REPORT**

Improvements to Commission appointments and reappointments.

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.