



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



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

TUESDAY, NOVEMBER 2, 2021 at 6:00 PM

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 October 6, 2021 Regular Meeting [21-1164](#) 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

None

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) FP21-0359 Approval of the final plat for Highland Ridge, [21-1122](#) Unit 1 with conditions.
Applicant: HMT Engineering & Surveying (Chris Van Heerde, P.E.)
Owner: HVH Homes, LLC (Derek Milikien)
- B) FP21-0361 Approval of the final plat for Courtyard [21-1147](#) Business Center, Unit 5 with conditions.
Applicant: INK Civil (James Ingalls, P.E.)
Owner: Hollmig Family Partnership; Craig Hollmig

7. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) SUP21-318 Public hearing and recommendation to the [21-1029](#) City Council regarding a proposed rezoning to apply a Special Use Permit to allow 75 dwelling units where lot area allows a maximum of 64, through the conversion of existing hotel guestrooms into studio apartments in the "C-3 AH" Commercial District Airport Hazard Overlay, on Lots 3C and 3D, JM Subdivision, addressed at 1533 IH-35 North.

Applicant/Owner: Dan Norville, Vivo Investment Group

- B) ORD21-369 Public Hearing and recommendation to the [21-1139](#) City Council of an ordinance to revise sections of the Code of Ordinances regarding the approval and/or appeals authority in: Chapter 144, Zoning, Section 5.1, Parking, loading, stacking and vehicular circulation, Section 5.22, Nonresidential and Multi-family Design Standards, Section 5.23, Temporary vending operations, and, Section 5.24, Temporary mobile storage units; Chapter 118, Subdivision Platting, Section 118-11, Waiver, Section 118-44, Blocks, and, Section 118-49, Sidewalks; and, amendments to Appendix D, Fee Schedule, Section A schedule of development fees.

Presenter: Maddison O'Kelley

- C) WVR21-360 Discuss and consider a waiver from Section [21-1124](#) 118-49(a) of the Subdivision Platting Ordinance to not require the construction of a 6-foot wide public sidewalk along the Interstate 35 Access Road adjacent to Lot1, Block 1 of the proposed Herber Estates Subdivision.

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

Owner: John Herber

- D) WVR21-363 Discuss and consider a waiver request from [21-1116](#) Section 118-49 of the Subdivision Platting Ordinance to not require construction of a sidewalk along Loop 337 for the Lark Canyon Subdivision Unit 1.

Applicant: Westwood Professional Services (Drew Defendorf)

Owner: Meritage Homes (Tonda Alexander)

8. **STAFF REPORT**

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.