



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



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

TUESDAY, DECEMBER 7, 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 November 2, 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. 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) PP21-0407 Approval of the Preliminary Plat for Sunsets at Barbarosa Unit 1 with conditions.

Applicant: INK Civil; James Ingalls, P.E.

Owner: Jack Scanio

B) FP21-0409 Approval of the final plat for Veramendi Oak Run Parkway, Phase 3 with conditions.

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

Owner: Veramendi PE-Darwin, LLC; Peter James

7. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) CS21-0391 Discuss and consider a recommendation to City Council regarding the proposed abandonment of a 0.114-acre portion of Elizabeth Avenue Right-of-Way, located at the northern intersection of Edgewater Terrace and the terminus of Elizabeth Avenue.
Applicant: Charles Wiggins
Agent: Steve Taylor
- B) PZ21-0382 Public hearing and recommendation to City Council regarding the proposed rezoning of Approximately 2.3 acres out of the H. Foster Survey No. 34, Abstract No. 154, Comal County, Texas, addressed at 948 Broadway from "M-2" Heavy Industrial District to "R-1A-6.6" Single Family District.
Applicant: HMT Engineering & Surveying (Bill Ball, P.E.)
Owner: Robert Culpepper
- C) PZ21-0352 Public hearing and recommendation to City Council regarding the proposed rezoning of approximately 28.868 acres from "M-2" Heavy Industrial District to "MU-B" High Intensity Mixed-Use District, consisting of approximately a 14-acre tract of land, a 12-acre tract of land and a 0.74-acre tract of land out of the A.M. Esnaurizar Eleven League Grant, Survey No. 1, Abstract No. 1, Comal County, Texas, Lots 1-9, Block 1, Milltown Subdivision, Lots 1, 2, 5 and 6, Block 2, Milltown Subdivision and Lot 1, River Mill Power House and Dam Subdivision,. The approximately 29 acres is addressed as or located at 601 Rusk St., 555 Porter St., 477 E. Faust St., the northeast corner of Rusk St. and Church Hill Dr., east side of Porter St. between Rusk St. and Consolidated, the southwest corner of Porter St. and Consolidated, and the northeast corner of Porter St. and McKenna Avenue.
Applicant/Owner: DRT-PMP Land LLC (Don Thomas)
- D) SUP21-383 Public hearing and recommendation to City Council regarding a proposed rezoning of approximately 27.4 acres, addressed at 2725, 2753 and 2793 Goodwin Lane, from "M-1A" Light Industrial District and "APD" Agricultural/Pre-Development District to "C-1A" Neighborhood Business District with a Special Use Permit to allow the development of multiple dwelling units in a townhouse style configuration.
Applicant: Keystone National Group, Inc., agent - Josh Neill
Owners: Mary Ann & Larry Lehmann and LaVaine & Barbara Kester
- E) WVR21-398 Discuss and consider a waiver request from Section 118-49 of the Subdivision Platting Ordinance to not require construction of a sidewalk along FM 1044 for the El Real La Laja Subdivision.

Applicant: Urban Civil (Brian Mendez)

Owner: Jose A. Munoz

- F) WVR21-400 Discuss and consider a waiver to Section 118-44(b) to allow block length to exceed 1,200 feet for a block along Carlotta Drive within the proposed Park Place, Unit 1A Subdivision.

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

Owner: Fred Heimer

- G) WVR21-401, WVR21-402 and WVR21-403 Discuss and consider waivers to Section 118-51(g) to allow an island subdivision surrounded by the 100-year floodplain; Section 118-51(f)(3)b to not designate the floodway as a drainage easement; and Section 118-45(b) to not require lot frontage to a public street, for the proposed replat of Lot 19R, Block 14, Long Creek Subdivision, Phase 2C.

Applicant: MBC Engineers (Robert Copeland Jr.)

Owner: James Japhet

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.