



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



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

**TUESDAY, JUNE 7, 2022 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 May 11, 2022 Regular Meeting Minutes. [22-589](#)

**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](mailto:planning@nbtexas.org). Emailed comments will be distributed to the Planning Commission.*

**5. BRIEFINGS**

No Items.

**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) FP22-0202 Approval of the final plat for Spring Valley [22-606](#)  
Subdivision, Unit 2, with conditions.  
Applicant: INK Civil; James Ingalls, P.E.  
Owner: Stephen Lieux

**7. INDIVIDUAL ITEMS FOR CONSIDERATION**

- A) SUP22-165 Public hearing and recommendation to City [22-574](#)  
Council regarding a proposed rezoning to apply a  
Special Use Permit to allow short term rental of a

residential structure in the R-3L Multifamily Low Density District on approximately 1.7 acres, addressed at 586 Granada Drive.

Owners/Applicants: Rebecca and Mark Sacco

- B) PZ22-0167 Public hearing and recommendation to City [22-576](#) Council regarding a proposed rezoning from “R-1 AH” Single-family Residential District to “C-1B AH” General Business District on approximately 6.2 acres out of the Francis Fry Survey No. 5, Abstract No. 164 and the Orilla Russell Survey No. 2, Abstract No. 485, addressed at 3642 FM 306.

Owner/Applicant: GMM Realty Co., LLC No. 6 (Gary Granzin)

- C) PZ22-0173 Public hearing and recommendation to City [22-577](#) Council regarding a proposed rezoning from “M-1” Light Industrial District to “R-2A” Single-Family and Two-Family District on approximately 0.44 of an acre being a portion of Lots 8, 9 & 10, New City Block 5102, addressed at 243 E. Torrey Street.

Owner/Applicant: Larry Mills

- D) PZ22-0174 Public hearing and recommendation to City [22-562](#) Council regarding a proposed rezoning from “APD” Agricultural Predevelopment District to “C-O” Commercial Office District of approximately 25.097 acres out of the R. Ximinez Survey, Abstract No. 347, addressed at 409 Franks Road.

Applicant: James Mahan III

Owner: Ruth Franks

- E) SUP22-166 Public hearing and recommendation to City [22-575](#) Council regarding a proposed rezoning to apply a Special Use Permit to allow a martial arts school in the C-O Commercial Office District on Lot 9, Block 2, Green Valley Estates, addressed at 104 Melody Lane.

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

Owners: Jack Whitworth III & Cynthia Whitworth

- F) SUP22-169 Public hearing and recommendation to City [22-501](#) Council regarding a proposed rezoning to apply a Special Use Permit to allow short term rental of a residence in the “C-3” Commercial District addressed at 229 W. Merriweather Street.

Applicant/Owner: Evelyn Joyce Orr

- G) SUP22-170 Public hearing and recommendation to City [22-569](#)  
Council regarding a proposed rezoning to apply a  
Special Use Permit to allow short-term rental of a  
single-family residence in the "C-3" Commercial District  
addressed at 730 S. Mesquite Avenue.

Applicant: Patricia Yang

Owner: Patricia Yang

- H) SUP22-171 Public hearing and recommendation to City [22-502](#)  
Council regarding a proposed rezoning to apply a  
Special Use Permit to allow short term rental of a  
residence in the "C-1" Local Business District addressed  
at 188 S. Union Avenue.

Applicant: Denise Orr & Ashley Evans

Owner: Lawrence Herring

- I) SUP22-172 Public hearing and recommendation to City [22-568](#)  
Council regarding a proposed rezoning from "R-2" Single  
and Two-Family District to "M-2A" Heavy Industrial  
District with a Special Use to allow outdoor music  
adjacent to residential zoning and land uses on  
approximately 7.74 acres out of the J M Veramendi  
Survey No. 1, Abstract No. 2, addressed at 624 Krueger  
Canyon.

Applicants/Owners: Walter and Robin Golden

- J) AMD22-186 Amend W. Merriweather St. abandonment [22-618](#)  
ordinance No. 2017-26 to close the pedestrian access.

H-E-B, LP; Kathy Strimple, PE

- K) WVR22-191 Discuss and consider a waiver from Section [22-580](#)  
118-45(b), to not require a proposed lot to have frontage  
on an existing improved public street for the proposed  
replat of Lots 5E-1 & 5E-2, Huisache Hills Subdivision.

Applicant: Heather Steed, Sherwood Surveying & SUE

Owner: Jeffrey Hansen

- L) WVR22-192 Discuss and consider waivers from: Section [22-605](#)  
118-11(a) to allow an exemption from platting  
approximately 1.996 acres in the A.M. Esnaurizar  
Survey, Abstract No. 20, Guadalupe County, Texas,  
recorded in Document No. 202199027363 Official Public  
Records of Guadalupe County, Texas, addressed at

4040 SH 46 N.

Applicant & Owner: Steven L. Glover

- M) WVR22-193 Discuss and consider a waiver to Section [22-591](#) 118-45(b) to not require lot frontage to a public street for three proposed residential lots in the proposed replat of Culver Subdivision addressed at 883 Rock St.

Applicant/Owner: Dr. William Culver

- N) Appointment of a Planning Commission representative to [22-624](#) the Land Development Ordinance Citizens Advisory Committee

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

**8. STAFF REPORT**

No Items.

**9. ADJOURNMENT**

**CERTIFICATION**

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall.

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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.