



CITY OF NEW BRAUNFELS, TEXAS  
PLANNING COMMISSION MEETING



CITY HALL - COUNCIL CHAMBERS  
550 LANDA STREET

TUESDAY, JULY 5, 2022 at 6:00 PM

AMENDED 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 June 7, 2022 Regular Meeting Minutes. [22-717](#)

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) FP22-0236 Approval of a final plat establishing Park [22-764](#) Place Unit 1A, with conditions.  
Applicant: HMT Engineering & Surveying (William B Ball, P.E.)  
Owner: M/I Homes of San Antonio, LLC (Walter Greer)
- B) FP22-0231 Approval of a final plat establishing [22-765](#) Maldonado Subdivision, Unit 4, with conditions.  
Applicant: Ink Civil; James Ingalls, P.E.  
Owner: Mathom, LTD.; Todd Burek
- C) FP22-0235 Approval of a final plat establishing Hilltop [22-766](#)

Meadows, Unit 1, with conditions.

Applicant: HMT Engineering; William Ball, P.E.

Owner: Lennar Homes; Richard Mott

- D) FP22-0237 Approval of a final plat establishing Park [22-773](#)  
Place Unit 1B, with conditions.

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

Owner: M/I Homes of San Antonio, LLC (Walter Greer)

- E) FP22-0229 Approval of a final plat establishing [22-779](#)  
Steelwood Trail, Unit 5, with conditions.

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

Owner: Lennar Homes; Richard Mott

- F) FP22-0240 Approval of a final plat establishing Winding [22-785](#)  
Creek Ranch, Unit 1, with conditions.

Applicant: HMT Engineering & Surveying; Chris Van Heerde, P.E.

Owner: Continental Homes of Texas. LP; Leslie Ostrander

- G) FP22-0238 Approval of a final plat establishing Park [22-780](#)  
Place Subdivision, Unit 5A, with conditions.

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

Owner: M/I Homes; David A. McGowan

- H) FP22-0234 Approval of a final plat establishing Highland [22-768](#)  
Gardens, Unit 2, with conditions.

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

Owner: Stephen Lieux

- I) FP22-0233 Approval of a final plat establishing Highland [22-771](#)  
Gardens, Unit 1A, with conditions.

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

Owner: Stephen Lieux

- J) FP22-0232 Approval of a final plat establishing Comal [22-772](#)  
ISD 52-Acre Tract, with conditions.

Applicant: Pape-Dawson Engineers; Jason Diamond, P.E.

Owner: Comal Independent School District; Jeffrey B Smith

- K) FP22-0225 Approval of a final plat establishing [22-774](#)  
Saengerhalle Meadows, Unit 2, with conditions.

Applicant: Pape Dawson (Todd Blackmon, P.E.)

Owner: DR Horton (Mike Bohm)

- L) FP22-0226 Approval of a final plat establishing [22-775](#)  
Saengerhalle Meadows, Unit 3, with conditions.

Applicant: Pape Dawson (Todd Blackmon, P.E.)

Owner: DR Horton (Mike Bohm)

- M) FP22-0228 Approval of a final plat establishing [22-778](#)

Steelwood Trail, Unit 3, with conditions.

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

Owner: Lennar Homes; Richard Mott

- N) FP22-0239 Approval of a final plat establishing Town [22-781](#)  
Creek, Unit 4, with conditions.

Applicant: HMT Engineering & Surveying; Chris Van Heerde, P.E.

Owner: TC Town Creek, LP; David Wolters

**7. INDIVIDUAL ITEMS FOR CONSIDERATION**

- A) SUP22-217 Public hearing and recommendation to City [22-625](#)  
Council regarding the proposed rezoning to apply a  
Special Use Permit in “R-2” Single-family and Two-family  
District to allow a resort property with related  
development standards on approximately 19.96 acres of  
Ingram Acres Subdivision, Lot 2B addressed at 1251  
Sleepy Hollow Lane.

Applicant: Schumann Consulting; TJ Grossi

Owner: Zero Rivers

- B) SUP22-221 Public hearing and recommendation to City [22-736](#)  
Council regarding a proposed rezoning from “R-2”  
Single-Family and Two-Family District to “C-1A”  
Neighborhood Commercial District with a Special Use  
Permit to allow the addition of coffee roasting use and  
related warehousing with a coffee shop on approximately  
0.85 of an acre of the Resubdivision plat of Lots  
12A-12F, Block H, Cypress Rapids at Gruene Section 1,  
Lot 12E, addressed at 1720 Hunter Road.

Applicants: Gruene Coffee Haus (Rick Shuck)

Owner: Larry Lehr

- C) Discuss and consider a recommendation to City Council [22-694](#)  
regarding the approval of the establishment of the  
right-of-way width of W. San Antonio Street, identified as  
a Minor Arterial in the City of New Braunfels Regional  
Transportation Plan, from S. Guenther Avenue to Main  
Plaza.

Garry Ford, Transportation and Capital Improvements Director

- D) SUP22-216 Public hearing and recommendation to City [22-687](#)  
Council regarding a proposed rezoning to apply a  
Special Use Permit to allow a bed and breakfast facility  
in the “R-2” Single and Two Family Residential District

on 0.3992 acres, addressed at 842 and 854 W. Bridge Street.

Applicant/Owner: Yolanda E. Cuellar

- E) SUP22-219 Public hearing and recommendation to City [22-622](#) Council regarding a proposed rezoning from “APD AH” Agricultural/Predevelopment District, “M-1 AH” Light Industrial District and “M-1Ar44” Light Industrial District with Restrictions with Airport Hazard Height Overlay to “C-1A” Neighborhood Commercial District with Airport Hazard Height Overlay and a Special Use Permit to allow a new car dealership on approximately 29.32 acres out of the O Russell Survey-2, Abstract 485, addressed at 4165 and 4261 IH 35 North.

Applicant: Killen, Griffin & Farrimond, PLLC

Owner: Ronald Hoover

- F) SUP22-224 Public hearing and recommendation to City [22-740](#) Council regarding a proposed rezoning to a Special Use Permit to allow duplexes on approximately 5 acres out of the O Russell Survey-2, Abstract 485, addressed at 2841 Goodwin Lane.

Applicant: Jeffrey Henry

Owner: Edward Tarbutton

- G) REP22-0241 Public hearing and consideration of a [22-767](#) Replat Establishing Lot 1A, Block 1, Landa Park Estates.

Applicant: HMT Engineering & Surveying; Chris Van Heerde, P.E.

Owner: Charles R. Wiggins

- H) WVR22-210 Discuss and consider a waiver from Section [22-716](#) 118-46(t)(2)(c) to not require an adequate perimeter street for the proposed replat of Lots 1 & 2, Kuehler Estates Subdivision.

Applicant & Owner: Ronald T. Schmidt

## 8. **STAFF REPORT**

No Items.

## 9. **EXECUTIVE SESSIONS**

In accordance with the Open Meetings Act, Texas Government Code, Ch. 551, the Planning Commission may convene in a closed session to discuss any of the items listed in the agenda. Any final action or vote on any executive session item will be taken in open session.

• Deliberate pending/contemplated litigation, settlement offer(s) and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct in accordance with Section 551.071, of the Texas Government Code, specifically: Chapter 242 of the Texas Local Government Code and an Interlocal Agreement with Guadalupe County on subdivision development regulations.

**10. 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.