



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



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

TUESDAY, AUGUST 2, 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 July 5, 2022 Regular Meeting Minutes. [22-895](#)

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. ELECTION OF OFFICERS

Election of Chair and Vice Chair

6. BRIEFINGS

- A) Presentation and discussion on the Roadway Impact Fee [22-930](#) Program collected fee and funding transportation improvements.
Garry Ford, Transportation and Capital Improvements Director

7. 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) PP22-0282 Approval of a preliminary plat for the 103 [22-911](#) Lakeview Subdivision, with conditions.
Applicant: Ink Civil; Melanie Norris, P.E.

Owner: TCRWSJ Lakeview, LLC; Shawn Jurica

- B) PP22-0290 Approval of a preliminary plat for the QT [22-915](#)
4076 Addition Subdivision, with conditions.
Applicant: MatkinHoover Engineering; Graham Cook
Owner: QuickTrip; Mark Horton
- C) FP22-0278 Approval of a final plat establishing Parkside [22-906](#)
Unit 2, with conditions.
Applicant: HMT Engineering & Surveying; Tim Gorena, P.E.
Owner: Lennar Homes; Richard Mott
- D) FP22-0279 Approval of a final plat establishing Parkside [22-907](#)
Unit 3, with conditions.
Applicant: HMT Engineering & Surveying; Tim Gorena, P.E.
Owner: Lennar Homes; Richard Mott)
- E) FP22-0280 Approval of a final plat establishing Voges [22-909](#)
Unit 2, with conditions.
Applicant: HMT Engineering & Surveying; Tim Gorena, P.E.
Owner: San Antonio LD, LLC; Stephen Lieux
- F) FP22-0284 Approval of a final plat establishing Mayfair [22-896](#)
Ford Trail, with conditions.
Applicant: Pape-Dawson Engineers; Todd Blackmon, P.E.
Owner: Southstar at Mayfair, LP; Chris Mills
- G) FP22-0285 Approval of a final plat establishing Mayfair [22-897](#)
Guthrie Trail, with conditions.
Applicant: Pape-Dawson Engineers; Todd Blackmon, P.E.
Owner: Southstar at Mayfair, LP; Chris Mills
- H) FP22-0286 Approval of a final plat establishing Mayfair [22-898](#)
Ransom Drive, with conditions.
Applicant: Pape-Dawson Engineers; Todd Blackmon, P.E.
Owner: Southstar at Mayfair, LP; Chris Mills
- I) FP22-0287 Approval of a final plat establishing Keystone [22-916](#)
at New Braunfels Subdivision, with conditions.
Applicant: Kimley-Horn; Jordan Schaefer, P.E.
Owner: Estate of Mary Ann Lehmann; Kevin Lehmann
- J) FP22-0288 Approval of a final plat establishing [22-912](#)
Willowbrook Unit 1, with conditions.
Applicant: Pape-Dawson Engineers, Inc.; Todd Blackmon, P.E.
Owner: Scott Felder Homes, LLC; Steven Krasoff
- K) FP22-0289 Approval of a final plat establishing the [22-913](#)
Preserve at Elm Creek, Unit 1, with conditions.
Applicant: Haynie Consulting, Inc.; Timothy Haynie

Owner: Grand Endeavor Homes; James Jacobs

- L) FP22-0297 Approval of a final plat establishing Cloud [22-914](#)
Country, Unit 7, with conditions.

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

Owner: Milestone Conrads Development, Ltd.; Chelsey Swann III

- M) FP22-0299 Approval of a final plat establishing Villas at [22-917](#)
Barbarosa, with conditions.

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

Owner: Khoi Luu

- N) FP22-0301 Approval of a final plat establishing The [22-925](#)
Devereaux, with conditions.

Applicant: LJA Engineering, Inc.; Nathan Chamberlain, P.E.

Owner: Westpoint Apartments, LTD; Tim Marroquin

- O) FP22-0302 Approval of a final plat establishing [22-926](#)
Independence Commercial, with conditions.

Applicant: LJA Engineering, Inc.; Nathan Chamberlain, P.E.

Owner: BakerSmithCo Independence, LLC; Matt Strange

8. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) SUP22-221 Public hearing and recommendation to City [22-860](#)
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

- B) PZ22-0268 Public hearing and recommendation to City [22-848](#)
Council regarding a proposed rezoning of approximately
59.83 acres out of the A M Esnaurizar Survey, Abstract
No. 20, from “C-3 AH” Commercial District Airport Hazard
Overlay and “APD” Agricultural Pre-Development District
Airport Hazard Overlay to “MU-A AH” Low Intensity
Mixed-Use District Airport Hazard Overlay, addressed at
1983 State Highway 46 South.

Applicants: KFW Engineers and Surveyors (Wayne Flores, P.E.)

Owners: Allen & Tamala L. Schaeffer

- C) SUP22-266 Public hearing and recommendation to City [22-790](#)
Council regarding a proposed rezoning from “SND-1”
Special Neighborhood District to “C-O” Commercial
Office District with a Special Use Permit to allow
short-term rental of a residential structure on
approximately 8,080 square feet, Lots 6-7-S of New City
Block 1064 of the Highway Addition Subdivision,
addressed at 930 S. Castell Avenue.
Applicant/Owner: Melinda Benbrook
- D) SUP22-270 Public hearing and recommendation to City [22-789](#)
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, Lot B
South 70’ of Lots 1 & 2 of City Block 5067, addressed at
262 N. Union Avenue.
Applicant/Owner: Jessica Palmer
- E) SUP22-271 Public hearing and recommendation to City [22-855](#)
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, Lot A
North 70’ of Lots 1 & 2 of City Block 5067, addressed at
296 N. Union Avenue.
Applicant/Owner: Jessica Palmer
- F) CS22-0263 Discuss and consider an appeal of Sec. [22-835](#)
144-5.22-3(c)(1) and Sec. 144-5.22-3(c)(2)
Non-Residential and Multifamily Design Standards for
vertical and horizontal building articulation requirements
for a proposed food manufacturing facility with
warehouse and office use in the “M-1” Light Industrial
District, addressed at 1286 River Road.
Applicant: Blieders Creek LLC; Texas Tito’s
- G) WVR22-277 Discuss and consider a waiver to Section [22-918](#)
118-45(b), requiring public street frontage for proposed
Lot 100, Block 3 of the Clear Creek Subdivision.
Applicant: INK-Civil; James Ingalls, P.E.
Owner: Randy Harris & Chris Lynch
- H) WVR22-300 Discuss and consider a waiver to Section [22-919](#)
118-46(y)5c, requiring the developer to construct a right

turn lane as detailed in the approved Villas at Barbarosa
Traffic Impact Analysis Report.

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

Owner: Khoi Luu

9. STAFF REPORT

No Items.

10. 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.