



**REGULAR PLANNING COMMISSION MEETING
NEW BRAUNFELS MUNICIPAL BUILDING, CITY COUNCIL CHAMBERS
424 S. CASTELL AVENUE
DECEMBER 2, 2014
AT 6:00 P.M.**

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- November 5, 2014 Regular Meeting

4. CITIZENS COMMUNICATION

This time is for citizens to address the Planning Commission on issues and items of concern not on this agenda. There will be no Planning Commission action at this time.

5. CONSENT AGENDA

- a) **PL-14-103** Approval of the final plat of Ridgemont Subdivision, Unit 1.
(Applicant: Moeller & Assoc; Case Manager: M. Simmont)
- b) **PL-14-104** Approval of the final plat of Ridgemont Subdivision, Unit 2.
(Applicant: Moeller & Assoc; Case Manager: M. Simmont)
- c) **PL-14-111** Approval of the master plan of Freiheit Subdivision.
(Applicant: Moeller & Assoc.; Case Manager: M. Simmont)
- d) **PL-14-120** Approval of the final plat of Town Creek Subdivision, Phase 2.
(Applicant: HMT; Case Manager: H. Mullins)

6. INDIVIDUAL ITEMS FOR CONSIDERATION

- a) **PZ-13-043** Public hearing and recommendation to City Council regarding the Amendment of Chapter 144, Zoning, with the establishment of Section 3.8-7, Walnut Neighborhood Special District on approximately 7 acres that is located on the west side of Walnut Avenue extending from Katy Street south to approximately 250 feet south of W. Coll Street.
(Applicant: City of New Braunfels; Case Manager: S. Snell)
- b) **PZ-14-047** Public hearing and recommendation to City Council regarding the rezoning of 1.072 acres out of the Henry Foster Survey No. 34, located at 617 Gruene Road, from "R-2" Single-family and Two-family District to "C-1A" Neighborhood Business District.
(Applicant: Richard Senyszyn; Case Manager: H. Mullins)
- c) **PZ-14-048** Public hearing and recommendation to City Council regarding the rezoning of 49.51 acres from "C-1" Local Business District and "R-1A-6.6" Single Family District to "Park Ridge Estates" Planned Development District (PREPD) with concept plan, located on the south side of West County Line Road between North Ranch Estates Boulevard and Cornerstone Drive.
(Applicant: HMT; Case Manager: M. Greene)
- d) **PZ-14-049** Public hearing and recommendation to City Council regarding the rezoning of 36.7 acres out of the John Thompson Survey No. 21 Abstract No. 608, located northwest of the intersection of S. Rueckle Road and Morningside Drive, from "APD" Agricultural/Pre-Development

District to "MU-B" High Intensity Mixed Use District.


- a. (Applicant: Ebert et al; Case Manager: M. Simmont)
- e) **PL-14-096** Public hearing and consideration the replat of Lot 1, Block 3, Freiheit Subdivision, establishing Lot 7, Block 1.
(Applicant: Moeller & Assoc.; Case Manager: M. Simmont)
- f) **PL-14-119** Public hearing and consideration of the replat of Lots 47, 48, 49 and 50, Block 4, Rio Vista Addition, Establishing Lots 47R, 48R, 49R-1, 49R-2, 50R-1 and 50R2, Block 2 Rio Vista Addition with a waiver.
(Applicant: Richard Goodwin; Case Manager: M. Greene)
Waivers: 1) To not provide minimum 24 feet of street pavement width.
- g) **PL-14-121** Public hearing and consideration of the replat of Lot 3A, Block 2, Gruenecliff Subdivision, Unit 1, establishing Lots 3A-1 & 3A-2.
(Applicant: HMT; Case Manager: M. Simmont)
- h) **PL-14-122** Public hearing and consideration of the Replat of Lot 1, Sky Vue Acres Subdivision, establishing the Christ Our King Subdivision, with waiver.
(Applicant: HMT; Case Manager: H. Mullins)
Waivers: 1) To not construct sidewalks.
- i) **PL-14-117** Discuss and consider approval of the final plat of Health Commons Subdivision with a waiver.
(Applicant: HMT; Case Manager: M. Greene)
Waivers: 1) To submit the TIA at a later date prior to plat recordation or building permit, rather than with the plat application.
- j) **PL-14-127** Discuss and consider a one-year extension of the approval of the final plat of Fox Glen Subdivision.
(Applicant: HMT; Case Manager: H. Mullins)

7. ADJOURNMENT

CERTIFICATION

I hereby certify that the above Notice of Meeting was posted on the bulletin board at New Braunfels Municipal Building, New Braunfels, Texas, on this 25th day of November, 2014 at 3:30 p.m.





Patrick Aten, City Secretary
City of New Braunfels

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 830-221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made. The Planning Commission reserves the right to retire into executive session concerning any of the items listed on this Agenda whenever it is considered necessary and legally justified under the Open Meetings Act.

U:\Planning\PlanningCommission\Agendas\2014\Agenda 12-2-2014.docx