



**REGULAR PLANNING COMMISSION MEETING
NEW BRAUNFELS MUNICIPAL BUILDING, CITY COUNCIL CHAMBERS
424 S. CASTELL AVENUE
JANUARY 5, 2016
IMMEDIATELY FOLLOWING THE WATER AND WASTEWATER IMPACT FEE MEETING
WHICH BEGINS AT 6:00 P.M.**

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- December 1, 2015 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-15-147** Approval of the final plat of Long Creek subdivision Unit 5. (Applicant: Kimley Horn; Case Manager: M. Simmont)
- b) **PL-16-002** Approval of the final plat of Silos subdivision Unit 2. (Applicant: HMT; Case Manager: H. Mullins)
- c) **PL-16-008** Approval of the final plat of Ridgemont subdivision Unit 2A. (Applicant: Moeller; Case Manager: M. Simmont)
- d) **PL-16-009** Approval of the final plat of Ridgemont subdivision Unit 2B. (Applicant: Moeller; Case Manager: M. Simmont)
- e) **PL-16-012** Approval of the master plan of the Village at Clear Springs subdivision. (Applicant: HMT; Case Manager: H. Mullins)

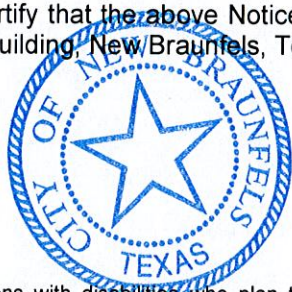
6. INDIVIDUAL ITEMS FOR CONSIDERATION

- a) **PZ-15-052** Public hearing and recommendation to City Council on amendments to the Code of Ordinances, Chapter 144, Zoning, regarding protecting the hilltop views from the future Mission Hill Park site which will be located on the northwest side of Independence Drive (Applicant: City of New Braunfels; Case Manager: C. Looney)
- b) **PZ-16-001** Public hearing and recommendation to City Council regarding the proposed rezoning of approximately 187.5 acres out of the Henry Foster Survey No. 34, Abstract No. 154, Comal County, Texas, located at 1721 and 1911 Post Road, from "M-1" Light Industrial District to "Post Road Development" Planned Development District (PRDPD), with a Concept Plan. (Applicant: Yalgo Engineering; Case Manager: M. Greene)
- c) **PL-16-014** Discuss and consider approval of the master plan for Post Road Development subdivision with a waiver. (Applicant: Yalgo Engineering; Case Manager: M. Greene)
Wavier: 1. Timing of TIA submittal.

- d) **PZ-16-002** Public hearing and recommendation to City Council regarding the proposed rezoning of approximately 5.56 acres, Freiheit 2, Block 4, Lot 1, located at 510 S. Kowald Lane, from "R-2" Single-Family and Two-Family District to "Canyon Reserve" Planned Development District (CRPPD)
(Applicant: Balwinder Dhillon; Case Manager: B. Campbell)
- e) **PL-15-120** Public hearing and replat of Lots 39, 40 and 41, NCB 5110, addressed at 148 E. Edgewater Terrace and 1050 N. Union Avenue, establishing Lots 39A and 40A with a waiver.
(Applicant: Robert Stewart; Case Manager: Holly Mullins)
Waiver: 1. To not construct sidewalks.
- f) **PL-15-130** Public hearing and replat of Lot 7, Block 5 Vineyard at Gruene Subdivision, Phase 2, located on the south side of Gruene Vineyard Crossing at the intersection with Gruene Vine Court, establishing Lots 7A through 7G.
(Applicant: Pace; Case Manager: B. Campbell)
- g) **PL-15-131** Public hearing and replat of Lot 11, Block 5 Vineyard at Gruene Subdivision, Phase 2 located on the south side of Gruene Vineyard Crossing at the intersection with E. Common Street, establishing Lots 11A through 11C.
(Applicant: Pace; Case Manager: B. Campbell)
- h) **PL-16-001** Public hearing and recommendation to City Council regarding the proposed Veramendi School Sector Plan within the Veramendi Water Improvement District encompassing approximately 19.78 acres out of the Juan Martin de Veramendi Survey No. 2 Abstract 3, located at the terminus of Oak Run Parkway Veramendi School Sector Plan.
(Applicant: Pape Dawson; Case Manager: S. Snell)
- i) **PL-16-006** Discuss and consider approval of the final plat of Veramendi 1-1.
(Applicant: Pape Dawson; Case Manager: S. Snell)
- j) **PL-16-003** Public hearing and replat of Lot 3 Oakwood Estates Unit 17 and Lot 13 Oakwood Estates subdivision Unit 18, addressed at 411 Acorn Cove, establishing Lots 3R and 13R.
(Applicant: HMT; Case Manager: H. Mullins)
- k) **PL-16-004** Public hearing and replat of Lot 127, Block A, Copper Ridge Subdivision, Phase 5 and Lot 128, Block A, Copper Ridge Subdivision, Phase 3B, Establishing Lot 127R, Block A, Copper Ridge, Phase 5.
(Applicant: Matkin Hoover; Case Manager: M. Greene)
- l) **PL-16-007** Discuss and consider approval of the final plat of I-35 Logistics Center subdivision with a waiver.
(Applicant: Pape Dawson; Case Manager: B. Campbell)
Waiver: 1. Postpone submittal of Traffic Impact Analysis
- m) **PL-16-010** Discuss and consider approval of the final plat of Reserve at Mockingbird Heights subdivision with waivers.
(Applicant: Moeller; Case Manager: B. Campbell)
Waivers:
 - 1. Block Length to exceed maximum of 1,200 feet
 - 2. Cul-de-sac length to exceed maximum of 1,000 feet
 - 3. To not construct sidewalks along FM 1044
- n) **PL-16-013** Discuss and consider approval of the final plat of the Village at Clear Springs Commercial subdivision Unit 2 with waivers.
(Applicant: HMT; Case Manager: H. Mullins)
Waivers:
 - 1. Lot without street frontage
 - 2. Escrow sidewalk construction

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 **31st day of December, 2015 at 11:05 a.m.**



for Andrea Cunningham
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.