



**REGULAR PLANNING COMMISSION MEETING
NEW BRAUNFELS MUNICIPAL BUILDING, CITY COUNCIL CHAMBERS
424 S. CASTELL AVENUE
FEBRUARY 2, 2016
IMMEDIATELY FOLLOWING THE WATER AND WASTEWATER IMPACT FEE MEETING
WHICH BEGINS AT 6:00 P.M.**

AMENDED AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- January 5, 2016 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-16-015** Approval of the revised final plat of Manor Creek subdivision Unit 5B.
(Applicant: HMT; Case Manager: H. Mullins)
- b) **PL-16-024** Approval of Elley Lane Subdivision Master Plan Amendment.
(Applicant: Pape Dawson; Case Manager: M. Simmont)

6. INDIVIDUAL ITEMS FOR CONSIDERATION

- a) **PL-16-027** Public hearing and consider approval of the replat of Freiheit 2, Block 4, Lot 1, 5.558 acres establishing Canyon Reserve Subdivision.
(Applicant: HMT; Case Manager: B. Campbell)
REQUEST TO POSTPONE BY APPLICANT
- b) **CS-16-002** 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)
REQUEST TO POSTPONE BY APPLICANT – WILL DO NEW PUBLIC NOTICE
- c) **PZ-15-052** Public hearing and recommendation to City Council regarding the rezoning of approximately 61 acres surrounding the future Mission Hill Park site in the 2100 block of Independence Drive, the 2900 block of Oak Run Parkway, and the northeastern corner of Oak Run Parkway and Independence Drive (approximately 30.4 acres out of the A Sanchez Survey-268 A-528; Lots 1 and 2, Blk 3 of Westpointe Village Self Storage; Lots 1-3, Blk 1, Emerald Cottages at Westpointe Village; and, Lot 1 Westpointe Village Tract B) from "APD" Agricultural/Pre-Development District, "C-1Br81" General Business District with restrictions, and "MU-Ar82" Low Intensity Mixed Use District with restrictions to "APD MHPO", "C-1Br81 MHPO", and "MU-Ar82 MHPO" Mission Hill Park Overlay in addition to the current zoning of the subject properties.
(Applicant: City of New Braunfels; Case Manager: H. Mullins)
REQUEST TO POSTPONE BY APPLICANT – WILL DO NEW PUBLIC NOTICE

- d) **PZ-16-003** Public hearing and recommendation to City Council regarding a proposed Type 2 Special Use Permit to allow a retail development in the "APD" Agricultural/Pre-Development District on approximately 2.6 acres out of Abstract 259, William H Pate Survey, located in the 2000 block of S. Walnut Avenue.
(Applicant: Ed Theriot; Case Manager: H. Mullins)
- e) **PZ-16-004** Public hearing and recommendation to City Council regarding the proposed rezoning of Lot 2, Tri Acres Subdivision, addressed at 1182 Old FM 306, from "R-3" Multifamily District to "C-1B" General Business District.
(Applicant: Riverforest Properties; Case Manager: M. Greene)
- f) **PZ-16-005** Public hearing and recommendation to City Council regarding the proposed rezoning of Lots 5A and 5B, Country Meadows Subdivision, addressed at 2416 and 2432 FM 725, from "APD" Agricultural/Pre-Development District and "R-1" Single Family District to "C-1B" General Business District.
(Applicant: Robert Horton; Case Manager: M. Greene)
- g) **PL-16-023** Public hearing and consider approval of the replat of City Block 1015, Lot SE 100 Lot 17 & Part of Lots 11-12-13-16-18 (A & J) establishing Academy Hill Subdivision addressed as 435 & 445 S. Academy avenue with a waiver.
(Applicant: Texas Landmark; Case Manager: B. Campbell)
Waiver: 1. To not require sidewalks.
- h) **PL-16-029** Public hearing and consider approval of the replat of Lots 6 and 7, Block 12 and Lots 9 and 11, Block 13, of the third extension of Unicorn Heights and the abandoned right of way of the western terminus of Merriweather Street, establishing HEB New Braunfels #1 Subdivision.
(Applicant: Bury; Case Manager: M. Simmont)
- i) **PL-16-011** Discuss and consider approval of the Elley Lane Subdivision, Unit 1 with a waiver.
(Applicant: Pape Dawson; Case Manager: M. Simmont)
Waiver: 1. To allow drainage lots without street frontage.
- j) **PL-16-019** Discuss and consider approval of a master plan amendment for The Crossings at Havenwood Subdivision, with a waiver.
(Applicant: M&S; Case Manager: H. Mullins)
Waiver: 1. To not require construction of sidewalks along FM 1102.
- k) **PL-16-020** Discuss and consider approval of the final plat of The Crossing Havenwood Subdivision Unit 1.
(Applicant: M&S; Case Manager: H. Mullins)
- l) **PL-16-026** Discuss and consider an master plan amendment to the Cypress Rapids at Gruene Subdivision, with a waiver.
(Applicant: HMT; Case Manager: B. Campbell)
Waiver: 1. To have block length in excess of 1,200 feet.
- m) **PL-16-028** Discuss and consider approval of the final plat of Gruene Arbors Subdivision.
(Applicant: HMT; Case Manager: B. Campbell)
- n) Discuss and consider recommendations for Capital Improvement Programs update.
(C. Looney)
- o) Presentation and discussion regarding NBU plat notes concerning easements.
(Dean Watson, NBU)

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 29th day of January, 2016 at 11:40 a.m.

for 
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.

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