



**REGULAR PLANNING COMMISSION MEETING
NEW BRAUNFELS MUNICIPAL BUILDING, CITY COUNCIL CHAMBERS
424 S. CASTELL AVENUE
APRIL 5, 2016
AT 6:00 P.M.**

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

March 1, 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-16-041** Approval of the final plat of Voss Farms School Subdivision.
(Applicant: Gil Eng.; Case Manager: M. Greene)

b) **PL-16-045** Approval of the final plat of Quail Valley Subdivision Commercial Tract A.
(Applicant: HMT; Case Manager: M. Greene)

c) **PL-16-046** Approval of the final plat of Quail Valley Subdivision Commercial Tract B.
(Applicant: HMT; Case Manager: M. Greene)

6. INDIVIDUAL ITEMS FOR CONSIDERATION

a) Discuss and consider a recommendation to City Council regarding the approval of the establishment of the right-of-way width of S. Walnut Avenue, identified as a Principal Arterial in the City of New Braunfels Regional Transportation Plan, from Tumbleweed Drive to W. County Line Road.

(Applicant: City of New Braunfels; Case Manager: G. Ford)

b) **CS-16-002** A recommendation 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 10.005 acres on the northwest side of the 2100 block of Independence Drive. Code amendments considered may include the creation of a new zoning district and/or overlay district, including but not limited to height restrictions, to be applied to properties surrounding and/or in close proximity to the future park.

(Applicant: City of New Braunfels; Case Manager: Chris Looney)

c) **PZ-15-052** The proposed zone change 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; "C-1Br81" General Business District with restrictions, and "MU-Ar82" Low Intensity Mixed Use District with restrictions to Mission Hill Special District (MHSD).

(Applicant: City of New Braunfels; Case Manager: H. Mullins)

- d) **PZ-16-008** Public hearing and recommendation to City Council regarding the proposed zone change from "APD" Agricultural/Pre-Development to "R-1A6.6" Single-family Residential District on Approximately 24.5 acres out of the SM Esnaurizar Eleven League Grant, located in the 500 block of Saengerhalle Road.
(Applicant: Grothues Financial LTD; Case Manager: H. Mullins)
- e) **PZ-16-011** Public hearing and recommendation to City Council regarding the proposed zone change from "Creekside Farms Planned Development" to "ZH-A" Zero Lot Line Home District on 77.96 acres out of the A-485 O Russell Survey 2, addressed at 2838 Goodwin Lane
(Applicant: Blake Yantis; Case Manager: H. Mullins)
- f) **PZ-16-012** Public hearing and recommendation to City Council regarding the proposed zone change of 5.14 acres described as Lot 3R, Block 1 and Lot 6R, Block 2, N & M Subdivision, addressed as 295, 297 and 331 South Water Lane, from "R-2" Single and Two-Family District to "R-3L" Multifamily Low Density District
(Applicant: HMT; Case Manager: M. Greene)
- g) **PZ-16-013** Public hearing and recommendation to City Council regarding the proposed amendment to the "Cotton Cottages" Planned Development District (CCPD) Development Standards, comprising of 5.732 acres out of Lot 2A-1, F & M Hanz Estate Resubdivision, located at 1372 Hanz Drive.
(Applicant: Michael Flume; Case Manager: M. Greene)
- h) **PL-16-044** Public hearing and consideration of the replat of Lot 2, High Point Subdivision Unit 2, establishing Lots 2R-1, 2R-2 and 2R-3, with a waiver.
(Applicant: Francisco & Gloria Garcia; Case Manager: H. Mullins)
Waiver: 1. To allow a lot (Lot 2R-2) with no street frontage.
- i) **PL-16-048** Discuss and consider approval of the replat of Town Creek Subdivision Unit 1.
(Applicant: Peter L. Jurica; Case Manager: H. Mullins)

7. DISCUSS AND CONSIDER RESCHEDULING OR LOCATING THE SEPTEMBER PLANNING COMMISSION REGULAR MEETING

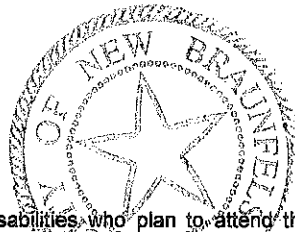
Presenter: Stacy Snell

8. DISCUSS AND CONSIDER RECOMMENDATIONS FOR CIP UPDATE

Presenter: Chris Looney

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 1st day of April, 2016 at 12:00 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.

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