



REGULAR PLANNING COMMISSION MEETING  
NEW BRAUNFELS MUNICIPAL BUILDING, CITY COUNCIL CHAMBERS  
424 S. CASTELL AVENUE  
JULY 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

June 7, 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-16-059** Approval of the final plat for Magnolia Springs Subdivision, Unit 8.  
(Applicant: Pape Dawson; Case Manager: M. Greene)
- b) **PZ-16-032** Approval of the "Wasser Ranch" Planned Development District, Unit 1 Detail Plan.  
(Applicant: Chesmar Homes; Case Manager: M. Greene)
- c) **PL- 16-067** Approval of the final plat of Wasser Ranch Subdivision, Unit 1.  
(Applicant: KFW; Case Manager: M. Greene)
- d) **PL- 16-071** Approval of the final plat of Legend Pond Legend Point Subdivision, Phase 5.  
(Applicant: Jacobs; Case Manager: M. Greene)
- e) **PL- 16-079** Approval of the final plat of the Crossings at Havenwood Subdivision, Unit 2.  
(Applicant: M&S; Case Manager: H. Mullins)

6. INDIVIDUAL ITEMS FOR CONSIDERATION

- a) **PZ-16-036** Public hearing and recommendation to City Council regarding a rezoning of 3.00 acres out of the Abstract 259 William H Pate Survey located at the southwest corner of W. County Line Road and FM 725, from "R-1" Single-Family District, "C-1" Local Business District and "APD" Agricultural/Pre-Development District to "C-1B" General Business District.  
**This item is postponed to the August 2<sup>nd</sup> Planning Commission Meeting. New public notice, including mailed notifications and new property signs, will be prepared.**  
(Applicant: Roger Durden; Case Manager: B. Campbell)
- b) **PZ-16-030** Public hearing and recommendation to City Council regarding the rezoning of approximately 10.22 acres (the 2.62 acre Hollis L. Woosley Tract out of the Comal County Joint Venture Subdivision and 7.60 acres out of the A-608 J. Thompson Survey-21) addressed at 4875 and 4975 IH 35 South, from "M-1" Light Industrial District and "APD" Agricultural/Pre-Development District to "M-1A" Light Industrial District; and, a request for a Special Use Permit to allow the bulk storage of up to 20,000 gallons of diesel fuel in aboveground tanks on approximately 5.49 acres out of the A-608 J. Thompson Survey-21 addressed at 4975 IH 35 South.

(Applicant: Tommy Atwell; Case Manager: M. Simmont w BC)

- c) **PZ-16-031** Public hearing and recommendation to City Council of the proposed Special Use Permit to allow a tea house in the "R-1" Single-family District, located at 683 Gruene Road.  
(Applicant: Clarissa Moreno; Case Manager: H. Mullins)
- d) **PZ-16-033** Public hearing and recommendation to City Council of a proposed amendment to the "River Bluff at Gruene" Planned Development District Concept Plan and related development standards and Unit 2 Detail Plan amendment.  
(Applicant: HMT; Case Manager: M. Greene)
- e) **PL- 16-072** Public Hearing and consideration of the replat of Lot 12, River Bluff at Gruene, Unit 2, Establishing Lots 12R-1, 12R-2 and 12R-3, River Bluff at Gruene, Unit 2 with a waiver.  
(Applicant: HMT; Case Manager: M. Greene)  
**Waiver** 1.To not require Lot 12R-3 to have frontage on a public street.
- f) **PZ-16-034** Public hearing and recommendation to City Council regarding the proposed Special Use Permit to allow up to 242 multifamily units with a maximum building height of 956.4 feet above msl in the "MU-Ar82" Low Intensity Mixed Use District with restrictions, on approximately 10 acres out of the A Sanchez 268 Survey, located in the 2000 block of Independence Drive.  
(Applicant: Casey Dev; Case Manager: H. Mullins)
- g) **PZ-16-037** Public hearing and recommendation to City Council regarding a rezoning of approximately 41.46 acres out of the A-485 O Russell Survey 2, addressed at 3137 Goodwin Lane from "APD" Agricultural/Pre-Development District to "ZH-A" Zero Lot Line Home District.  
(Applicant: Mike Lancaster; Case Manager: M. Simmont)
- h) **PL- 16-073** Public hearing and consideration of the replat of Lot 2, High Point Subdivision Unit 2, establishing Lots 2R-1 and 2R-2.  
(Applicant: HMT; Case Manager: H. Mullins)

### 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 30<sup>th</sup> day of June, 2016 at 4:30 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.

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