



**REGULAR PLANNING COMMISSION MEETING
NEW BRAUNFELS CITY HALL, CITY COUNCIL CHAMBERS
550 LANDA STREET
DECEMBER 6, 2016
AT 6:00 P.M.**

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

November 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-16-132** Approval of the final plat of The Crossings at Havenwood Subdivision, Unit 4.
(Applicant: M&S; Case Manager: H. Mullins)
- b) **PL-16-133** Approval of the final plat of The Preserve Subdivision, Unit 6.
(Applicant: Moeller; Case Manager: M. Greene)
- c) **PL-16-134** Approval of amendments to the Maldonado Master Plan.
(Applicant: Moeller; Case Manager: B. Campbell)
- d) **PL-16-135** Approval of the final plat of Maldonado Subdivision, Unit 1.
(Applicant: Moeller; Case Manager: B. Campbell)
- e) **PL-16-136** Approval of the final plat of Maldonado Subdivision, Unit 2.
(Applicant: Moeller; Case Manager: B. Campbell)
- f) **PL-16-140** Approval of the Creekside Farms Master Plan.
(Applicant: HMT; Case Manager: H. Mullins)

6. INDIVIDUAL ITEMS FOR CONSIDERATION

- a) **PZ-16-055** Public hearing and recommendation to City Council regarding the proposed Special Use Permit to allow the bulk storage of up to 4,000 gallons of gasoline in an aboveground tank on approximately 8.4 acres addressed at 2077 IH 35N.
(Applicant: David Martin; Case Manager: M. Simmont)
- b) **PZ-16-056** Public hearing and recommendation to City Council regarding a Special Use Permit to restrict the maximum height and to eliminate allowed uses in the "MU-Ar82" Low Intensity Mixed Use District on approximately 10 acres located on the west side of the 1900 block of Independence Drive (Property A) and to restrict the maximum height and to allow up to 240 residential units in the "C-1Br81" General Business District on approximately 13.6 acres located east of the intersection of Oak Run Parkway and Independence Drive (Property B).
(Applicant: Drenner; Case Manager: M. Simmont)

- c) **PZ-16-057** Public hearing and recommendation to City Council regarding a requested rezoning to apply a Special Use Permit for an office/warehouse development to allow a reduction in the masonry requirement, a waiver of the residential tree buffer, and an increase in sign height and area in the “C-3” Commercial District, on Lot 1, Block 1, Kayden 2 Subdivision, addressed at 1965 Post Road.
(Applicant: Kyse; Case Manager: H. Mullins)
- d) **PZ-16-058** Public hearing and recommendation to City Council regarding rezoning request to apply a Special Use Permit to allow the short term rental of a single-family dwelling in the “C-2” Central Business District, addressed at 662 Comal Avenue.
(Applicant: Reidel; Case Manager: M. Greene)
- e) **PZ-16-060** Discuss and consider approval of the Arroyo Verde Planned Development District (AVPD) Detail Plan. (Applicant: Lancaster; Case Manager: M. Simmont)
- f) **PL-16-138** Discuss and consider approval of the Arroyo Verde Master Plan.
(Applicant: Moeller; Case Manager: M. Simmont)
- g) **PL-16-139** Discuss and consider approval of the final plat of Arroyo Verde Subdivision, Unit 1.
(Applicant: Moeller; Case Manager: M. Simmont)
- h) **PL-16-131** Public hearing and consideration of the proposed replat of Lot 2A, Schlather Subdivision, establishing Lots 2AR and 3AR, Schlather Subdivision.
(Applicant: Urban Civil; Case Manager: M. Greene)
- i) **PL-16-142** Discuss and consider approval of Deer Crest Master Plan #2 with a waiver.
(Applicant: HMT; Case Manager: H. Mullins)
Waivers:
 - 1. Timing of TIA submittal.
- j) **PL-16-143** Public hearing and consideration of the replat of Lots 23 & 24, Bear Creek Hills Subdivision, Unit 4, establishing Lots 23R-1, 23R-2, and 246R, Bear Creek Hills Subdivision, with waivers.
(Applicant: HMT; Case Manager: M. Simmont)
Waivers:
 - 1. To allow the plat scale at 1 inch = 200 feet rather than the minimum scale of 1 inch = 100 feet.
 - 2. To not require a water availability certification.
 - 3. To not construct public sidewalks.
- k) **PL-16-146** Discuss and consider approval of the final plat of Morningside Trails Subdivision Master Plan.
(Applicant: HMT; Case Manager: M. Simmont)
Waivers:
 - 1. Block length in excess of 1,200 feet.
- l) **PL-16-147** Discuss and consider approval of Gruene Acres Subdivision Master Plan.
(Applicant: HMT; Case Manager: H. Mullins)
Waivers:
 - 1. Block Length
 - 2. Street section width for private, gated street
- m) **CS-16-032** Public hearing and recommendation to City Council regarding a recommendation on amendments to the Code of Ordinances, Chapter 144, Zoning, Sec. 5.23, Temporary Vending Operations

7. DIRECTOR'S REPORT

- a) Update on the Comprehensive Plan.
(Presenter: C. 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 **2nd day of December, 2016** at _____ **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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