



**REGULAR PLANNING COMMISSION MEETING  
NEW BRAUNFELS CITY HALL, CITY COUNCIL CHAMBERS  
550 LANDA STREET  
MARCH 7, 2017  
at 6:00 P.M.**

**AGENDA**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF MINUTES**

February 7, 2017 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-17-009** Approval of the final plat of Gruene Station subdivision, Unit 3.  
(Applicant: HMT; Case Manager: H. Mullins)
- b) **PL-17-010** Approval of the final plat of Gruene Station subdivision, Unit 4.  
(Applicant: HMT; Case Manager: H. Mullins)
- c) **PL-17-011** Approval of the final plat of Gruene Station subdivision, Unit 5.  
(Applicant: HMT; Case Manager: H. Mullins)
- d) **PL-17-016** Approval of the final plat for Oak Creek subdivision, Unit 5A.  
(Applicant: Pape; Case Manager: M. Greene)

**6. INDIVIDUAL ITEMS FOR CONSIDERATION**

- a) **PZ-17-004** The proposed rezoning of approximately a 38.10 acre tract of land being 21.46 acres +/- out of the William H. Pate Survey, Abstract No. 259 and 16.61 acres +/- out of the R. Ximenez Survey, Abstract No. 347, Guadalupe County, Texas, from "R-1A-6.6" Single Family District to "Highland Gardens" Planned Development District (HGPD).  
(Applicant: Dirt Dealers; Case Manager: M. Greene)  
**Applicant requests postponement to 5/2/17**
- b) **PL-17-014** Public hearing and consideration of the proposed replat of portions of Lots 3, 4 and 5, Block 2, Oak Cliff Estates Subdivision, establishing Lots 1 and 2, Buck subdivision.  
(Applicant: Moeller; Case Manager: H. Mullins)  
**The applicant has withdrawn the item**
- c) **HLC-17-004** Public hearing and recommendation to the City Council regarding an application for Historic Landmark Designation for a structure located at 195 Jahn Street, to be known as "BRIETZKE HAUS".  
(Applicant: David Huddleston; Case Manager: A. McWhorter)
- d) **PZ-16-065** Public Hearing and recommendation to City Council regarding a requested rezoning of approximately 98 acres out of the A.M. Esnaurizar Survey No. 1, Abstract 98, addressed as 253

S. Kowald Lane, from "APD" Agricultural/Pre-Development and "C-3" Commercial Districts to "SLPD" Solms Landing Planned Development with a Concept Plan.  
(Applicant: KFW; Case Manager: H. Mullins)

- e) **PL-16-166** Public hearing and consideration of the replat of Landa Park Highlands subdivision, Lot 29 NE ½ and Lot 30 W 101, establishing Landa Park Highlands Lots 29R, 30R-1 and 30R-2 with a waiver.

(Applicant: HMT; Case Manager: B. Campbell)

**Waivers:**

1. Escrow sidewalk funds.

- f) **PL-17-007** Public hearing and consideration of the replat of Lot 7 and the east 8.8 feet of Lot 6, Block 3, Forest Park Addition, establishing the Woolsey Subdivision.

(Applicant: Butler; Case Manager: M. Greene)

- g) **PL-17-015** Public hearing and consideration of the replat of Lot 902, Block 4, Elley Lane subdivision, Unit 1, and the final plat of Elley Lane Subdivision, Unit 2 establishing Lot 903, Block 4.

(Applicant: Pape; Case Manager: M. Simmont)

- h) **PL-17-012** Discuss and consider a revised final plat for The Reserve at Mockingbird Heights subdivision with waivers.

(Applicant: Moeller; Case Manager: M. Simmont)

**Waivers:**

1. Maximum block length of 1200 feet.
2. Sidewalk waiver request along FM 1044.

## **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 **3<sup>rd</sup> mday of March, 2017** at \_\_\_\_\_ **a.m.**

\_\_\_\_\_  
Patrick Aten, City Secretary

**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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