



**REGULAR PLANNING COMMISSION MEETING  
NEW BRAUNFELS CITY HALL, CITY COUNCIL CHAMBERS  
550 LANDA STREET  
JULY 5, 2017 (WEDNESDAY)  
at 6:00 P.M.**

**AGENDA**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF MINUTES**

June 6, 2017 Joint Parks Board & Planning Commission Meeting  
June 6, 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-17-047** Approval of the amended master plan for Town Creek.  
(Applicant: HMT; Case Manager H. Mullins)

b) **PL-17-044** Approval of the final plat of Town Creek, Unit 3.  
(Applicant: HMT; Case Manager H. Mullins)

c) **PL-17-062** Approval of the final plat of Laubach, Unit 1.  
(Applicant: Moeller; Case Manager H. Mullins)

d) **PL-17-064** Approval of the final plat of Laubach, Unit 2B.  
(Applicant: Moeller; Case Manager H. Mullins)

e) **PL-17-065** Approval of the final plat of Dean, Unit 3.  
(Applicant: Moeller; Case Manager M. Greene)

f) **PZ-17-019** Approval of the Solms Landing Planned Development ("SLPD") Detail Plan on approximately 98 acres out of the A. M. Esnaurizar A-1 Survey, addressed as 253 S. Kowald Lane.  
(Applicant: Moeller; Case Manager H. Mullins)

**6. INDIVIDUAL ITEMS FOR CONSIDERATION**

a) **CS-16-020** Discuss and consider approval of the first reading of an ordinance amending the Code of Ordinances, Chapter 118, Platting, by repealing Article V, Parkland, and adoption a new Article V, Parkland.  
(Presenter: Ylida Capriccioso)

b) Public hearing and recommendation to City Council regarding the amendments to the Code of Ordinances, Chapter 118, Platting, Article IV Design Standards, Section 118-46 Streets.  
(Presenter: Garry Ford)

c) Public hearing and recommendation to City Council regarding the amendments to the Code of

Ordinances, Chapter 118, Platting, Article IV Design Standards, Section 118-51 Water, sewer and drainage facilities; flood hazards.

(Presenter: Garry Ford)

- d) Public hearing and recommendation to City Council regarding the amendments to the Code of Ordinances, Chapter 118, Platting, Article III, General Platting Procedures.  
(Presenter: Garry Ford)
- e) Public hearing and recommendation to City Council regarding proposed amendments to the City of New Braunfels Drainage and Erosion Control Design Manual.  
(Presenter: Garry Ford)
- f) Discuss and consider a recommendation to City Council regarding the determination of right-of-way of S. Castell Avenue, identified as a Major Collector in the City of New Braunfels Regional Transportation Plan, between W. Coll Street and W. Mill Street.  
(Applicant: HMT; Presenter: Garry Ford)
- g) **PZ-17-025** Public hearing and recommendation to City Council regarding a proposed amendment to the Parkridge Estates Planned Development District Concept Plan and related Development Standards on property comprising approximately 49.52 acres located on the south side of W. County Line Road between North Ranch Estates Boulevard and Cornerstone Drive.  
(Applicant: EBIB; Case Manager: B. Campbell)
- h) **PZ-17-026** Public hearing and recommendation to City Council regarding the proposed rezoning of approximately 25.98 acres consisting of Lot 4B, Moeller Subdivision, Unit 3, addressed at 381 W. Klein Road from "APD" Agricultural / Pre-Development District to "White Wing Enclave" Planned Development District, with a Concept Plan.  
(Applicant: Pape; Case Manager: M. Simmont)
- i) **PZ-17-027** Public hearing and recommendation to City Council regarding the proposed rezoning request to apply a Type 1 Special Use Permit to 2.316 acres out of a 4.63 acre tract out of the Orilla Russell League Survey No. 2, Abstract No. 485, Comal County, Texas, to allow fuel sales in the "C-1A" Neighborhood Business District, located on the corner of the southwest intersection of Goodwin Lane and Conrads Road.  
(Applicant: HMT; Case Manager M. Greene)
- j) **PL-17-051** Public hearing and consideration of the replat of Lots 1A and 1B, Herbelin Ranch Subdivision, addressed at 633 & 639 Herbelin Road, establishing Lots 1AR, 1B1, and 1B2, Herbelin Ranch Subdivision, with waivers.  
(Applicant: Moeller; Case Manager: M. Simmont)
  - Waivers**
    1. To allow a lot with no street frontage.
    2. To allow the plat scale at 1 inch = 200 feet.
    3. To not require a water availability certification.
    4. To not construct public sidewalks.
- k) **PL-16-154** Discuss and consider the master plan for Solms Landing, with a waiver.  
(Applicant: Moeller; Case Manager H. Mullins)
  - Waiver:**
    1. Block length to exceed 1,200 feet.
- l) **PL-17-059** Discuss and consider the final plat of Cloud Country, Unit 5, with a waiver.  
(Applicant: HMT; Case Manager: M. Simmont)
  - Waiver:**
    1. Maximum block length of 1,200 feet.
- m) **PL-17-061** Discuss and consider the master plan for Laubach, with a waiver.  
(Applicant: Moeller; Case Manager H. Mullins)
  - Waiver:**
    1. Maximum block length of 1,200 feet.
    2. To not provide street projections to adjacent undeveloped properties.
- n) **PL-17-063** Discuss and consider the final plat of Laubach, Unit 2A, with a waiver.  
(Applicant: Moeller; Case Manager H. Mullins)
  - Waiver:**
    1. Maximum block length of 1,200 feet.

- o) **PL-17-066** Discuss and consider the final plat of Mesquite Business Park, with waivers.  
(Applicant: HMT; Case Manager M. Greene)  
**Waivers:**
1. To not construct 6-foot public sidewalks adjacent to FM 1101 or within the subdivision.
  2. To not provide street projections to adjacent undeveloped properties.
- p) **PL-17-067** Public hearing and consideration of the proposed replat of Lot 72 and a portion of Lot 73 establishing City Block 1004, Lot 73R.  
(Applicant: HMT; Case Manager: B. Campbell)

**7. DIRECTOR'S REPORT**

**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, 2017 at 11:00 a.m.

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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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