



**REGULAR PLANNING COMMISSION MEETING  
NEW BRAUNFELS CITY HALL, CITY COUNCIL CHAMBERS  
550 LANDA STREET  
AUGUST 1, 2017  
at 6:00 P.M.**

**AGENDA**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF MINUTES**

July 5, 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-16-160** Approval of the revised final plat of West Village at Creekside, Unit 7.  
(Applicant: HMT; Case Manager: M. Simmont)

**b) PL-17-013** Approval of final plat of The Reserve at Mockingbird Heights 2.  
(Applicant: Moeller; Case Manager: M. Simmont)

**c) PL-17-071** Approval of final plat of Legend Pond Legend Meadow, Phase 3.  
(Applicant: Seda; Case Manager M. Greene)

**d) PL-17-076** Approval of final plat of Morningside Trails, Unit 1.  
(Applicant: HMT; Case Manager: Benjamin Campbell)

**e) PL-17-077** Approval of final plat of Morningside Trails, Unit 2.  
(Applicant: HMT; Case Manager: Benjamin Campbell)

**f) PL-17-078** Approval of final plat of Morningside Trails, Unit 3.  
(Applicant: HMT; Case Manager: Benjamin Campbell)

**6. INDIVIDUAL ITEMS FOR CONSIDERATION**

**a) CS-17-009** Discuss and consider a recommendation to City Council regarding the realignment of Watson Lane West, identified as a minor arterial in the City of New Braunfels Regional Transportation Plan, between FM 1102 and IH 35.  
(Applicant: HMT; Presenter: Melissa Reynolds)

**b) PZ-17-029** Public hearing and recommendation to City Council regarding a proposed amendment to Section 2.2 of Ordinance No.2016-77, a Special Use Permit allowing a commercial tuber entrance and takeout in the "C-4" Resort Commercial District, to allow a two year postponement to the requirement for the business to

comply with Federal Law ADA requirements for a public/commercial river access point.

(Applicant: IAKOBO Four LP (Weston); Case Manager: M. Greene)

- c) **PL-17-046** Public hearing and consideration of the replat of Newcombe Tennis Ranch, Unit 1, Lot 29, Block 4, and Newcombe Tennis Ranch, Unit 2B, Lot 30, Block 4, establishing Newcombe Tennis Ranch, Unit 1 Lots 29R, Block 4, and Newcombe Tennis Ranch Unit 2B, Lot 30R, Block 4.  
(Applicant: Celco; Case Manager: M. Greene)
- d) **PL-17-043** Discuss and consider the final plat of Watson Lane Commercial, with a waiver.  
(Applicant: HMT; Case Manager: M. Greene)  
**Waiver:** 1. To not construct 6-foot public sidewalks adjacent to Watson Lane.
- e) **PL-17-060** Discuss and consider the amending plat of NCB 5091 Lots A, B, C, D, E and F, Establishing Lots AR, BR, CR, DR, ER and FR, NCB 5091, with a waiver.  
(Applicant: HMT; Case Manager: M. Greene)  
**Waiver:** 1. To not construct 4-foot public sidewalks adjacent to East Austin Street or North Central Avenue.
- f) **PL-17-074** Discuss and consider the final plat of Morningside Trails, Unit 4.  
(Applicant: HMT; Case Manager: M. Simmont)
- g) **PL-17-075** Discuss and consider the final plat of Morningside Trails, Unit 5.  
(Applicant: HMT; Case Manager: M. Simmont)
- h) **PL-17-079** Discuss and consider the final plat of Rustic Oak, with a waiver.  
(Applicant: HMT; Case Manager: Benjamin Campbell)  
**Waiver:** 1. To not construct 6-foot public sidewalks along FM 2722 and Lone Oak Road.

### **CERTIFICATION**

I hereby certify that the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall, on this 28<sup>th</sup> day of July, 2017 at 10:00 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.