



**REGULAR PLANNING COMMISSION MEETING
NEW BRAUNFELS CITY HALL, CITY COUNCIL CHAMBERS
550 LANDA STREET
FEBRUARY 6, 2018
at 6:00 P.M.**

AGENDA

1. CALL TO ORDER

2. REQUEST ALL PHONES AND OTHER DEVICES BE TURNED OFF, EXCEPT EMERGENCY ON-CALL PERSONNEL.

3. ROLL CALL: PLANNING TECHNICIAN

4. APPROVAL OF MINUTES

January 9, 2018 Regular Meeting

5. 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.

6. CONSENT AGENDA

All items listed below are considered to be routine and non-controversial by the Planning Commission and will be approved by one motion. There will be no separate discussion of these items unless Planning Commissioner or citizen so requests, in which case the item will be removed from the consent agenda and considered as part of the normal order of business.

- a) **PL-18-005** Approval of the final plat for Texstar Bank.
(Applicant: HMT; Case Manager: M. Simmont)
- b) **PZ-17-049** Approval of the Highland Gardens Planned Development District (HGARDPD) Detail Plan on approximately 55 acres located on the southwest side of FM 1044, south of the Highland Grove Subdivision.
(Applicant: Moeller; Case Manager: M. Greene)
- c) **PZ-17-054** Approval of the White Wing Enclave Planned Development District (WWEPD) Detail Plan on approximately 26 acres consisting of Lot 1A, Block 1, White Wing Subdivision, Phase 1 and Lot 4B, Block 1, Moeller Subdivision, Unit 3, addressed as 381 W. Klein Road.
(Applicant: Pape-Dawson; Case Manager: M. Simmont)

7. INDIVIDUAL ITEMS FOR CONSIDERATION

- a) **CS-17-034** Discuss and consider a recommendation to City Council regarding the determination of right-of-way of W. County Line Road, identified as a minor arterial in the City of New Braunfels Regional Transportation Plan, between FM 1044 and FM 725.
(Applicant: Pawelek & Moy for County Line Storage; Presenter: Melissa Reynolds)
- b) **CS-18-002** Public hearing and recommendation to City Council regarding proposed amendments to the Code of Ordinances regarding development related fees.
(Applicant: City of New Braunfels; Presenter: B. Woods)

- c) **PL-17-135** Discuss and consider the final plat for J & J Properties, with waivers.
(Applicant: HMT; Case Manager: H. Mullins)
Waivers:
 1. To allow private septic system on lots less than 1 acre in area.
 2. To allow the access street to have less than 24 feet of pavement width.
 3. To allow two lots with no street frontage.
 4. To not construct sidewalks.

- d) **PL-17-155** Public hearing and consideration of the replat of Lot 1A, Block 1, White Wing Subdivision and Lot 4B, Block 1, Moeller Subdivision, Unit 3, establishing White Wing Enclave Subdivision, with a waiver.
(Applicant: Moeller; Case Manager: M. Simmont)
Waiver:
 - 1 To not provide temporary turnarounds

- e) **PL-18-001** Discuss and consider the final plat for Buffalo Creek, with a waiver.
(Applicant: HMT; Case Manager: M. Simmont)
Waivers:
 1. To allow lots with no street frontage.
 2. To not require a water availability certification.

- f) **PL-18-002** Discuss and consider the final plat for Watson Ranch RV Resort, with waivers.
(Applicant: Moeller; Case Manager: M. Simmont)
Waivers:
 1. To allow the plat scale at 1 inch = 200 feet rather than the minimum of 1 inch = 100 feet
 2. To allow lots with no street frontage.

8. DIRECTOR'S REPORT

- a) March 5, 2018, meeting will include a Water & Wastewater Impact Fee meeting at 5:00 p.m.
(Presenter: Stacy Snell)

9. ADJOURNMENT

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 February, 2018 at 10:30 a.m.**

Drew Lyons, Assistant 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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