



**REGULAR PLANNING COMMISSION MEETING
NEW BRAUNFELS CITY HALL, CITY COUNCIL CHAMBERS
550 LANDA STREET
APRIL 3, 2018
at 6:00 P.M.**

IMMEDIATELY FOLLOWING THE ROADWAY IMPACT FEE COMMITTEE MEETING

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. ELECTION OF OFFICERS

- Election of Chair
- Election of Vice-Chair

5. APPROVAL OF MINUTES

March 6, 2018 Regular Meeting

6. 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.

7. 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-17-080 Approval of the final plat for On the Grind.
(Applicant: HMT; Case Manager: M. Greene)

b) PL-18-023 Approval of the preliminary plat for NB Storage 4U, being a replat of Lot 1, Corridor Trade Center and Lots 1 - 3 Southwoods Subdivision.
(Applicant: MTR; Case Manager: H. Mullins)

8. INDIVIDUAL ITEMS FOR CONSIDERATION

a) PZ-18-003 Public hearing and recommendation to City Council regarding the proposed amendment to Ordinance No. 2011-97, adding "Hotel" as a permitted use in the "Gruene Lake Village" Special District.
(Applicant: High Cotton Inn; Case Manager: M. Greene)

b) PZ-18-004 Public hearing and recommendation to City Council regarding the proposed rezoning to apply a Special Use Permit to allow the short term rental of a single-family residence in the "C-2" Central Business District addressed at 162 Meusebach Street.
(Applicant: HAYES & RENO; Case Manager: M. Simmont)

- c) **PZ-18-005** Public hearing and recommendation to City Council regarding the proposed rezoning to apply a Special Use Permit to allow the bulk storage of up to 80,000 gallons of fuel in belowground storage tanks in the “C-3” Commercial District addressed at 4340 South IH 35. (Applicant: CIRCLE K; Case Manager: M. Simmont)
- d) **PZ-18-006** Public hearing and recommendation to City Council regarding the proposed rezoning of 0.873 acres out of the J M Veramendi A-22 Survey, addressed as 2420 Katy Street, from “M-1” Light Industrial District to “ZH-A” Zero Lot Line Home District. (Applicant: Comal County Habitat for Humanity; Case Manager: H. Mullins)
- e) **PL-18-015** Public hearing and consideration of the proposed replat of Lot 3AR, Schlather Subdivision, establishing Lots 3AR-1 and 3AR-2, Schlather Subdivision. (Applicant: HMT; Case Manager: M. Greene)
- f) **PL-18-016** Public hearing and consideration of the replat of Lot 4 Block 2, Engel Road Industrial Park, establishing Lots 4R and 5, with a waiver. (Applicant: HMT; Case Manager: H. Mullins)

Waivers: 1. To not construct sidewalks.

- g) **PL-18-018** Discuss and consider the master plan for the Heatherfield Subdivision, with a waiver. (Applicant: HMT; Case Manager: M. Greene)
Waiver: 1. Block length.

- h) **PL-18-021** Discuss and consider the preliminary plat for Maldonado Subdivision Unit 4, with a waiver. (Applicant: MOELLER; Case Manager: M. Simmont)
Waiver: 1. To not provide a temporary turnaround.

- i) **PL-18-022** Discuss and consider the final plat for NBU Weltner Road Substation, with waiver. (Applicant: M&S; Case Manager: M. Simmont)
Waivers: 1. To allow lots without access to an adequate street.

9. 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 **29th day of March, 2018 at 12:00 p.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.