



**REGULAR PLANNING COMMISSION MEETING
NEW BRAUNFELS CITY HALL, CITY COUNCIL CHAMBERS
550 LANDA STREET
SEPTEMBER 5, 2018
at 6:00 P.M.
IMMEDIATELY FOLLOWING THE PLANNING COMMISSION WORKSHOP**

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

August 7, 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-18-099 Approval of the amending master plan for the Heatherfield Subdivision.
(Applicant: HMT; Case Manager: M. Greene)

b) PL-18-079 Approval of the final plat for Titan Industrial NB Park, Unit 2.
(Applicant: Cude; Case Manager: M. Greene)

c) PL-18-104 Approval of the final plat for Titan Industrial NB Park, Unit 3.
(Applicant: Cude; Case Manager: M. Greene)

8. INDIVIDUAL ITEMS FOR CONSIDERATION

a) PZ-17-002 Public hearing and recommendation to City Council regarding a requested zoning change from "R-2" Single and Two-Family District to "C-1A" Neighborhood Business District for New Blue Bonnet River Park Addition, Lots 1, 2, 3, 4, 5, 12, 13, 14, 15 & 16, containing 1.02 acres, and addressed at 217 Santiago Drive. **(Postponed from 8/7/18 meeting)**
(Applicant: Einsatz - Fred Heimer; Case Manager: M. Greene)

b) PZ-17-009 Discuss and consider recommendation to City Council for the proposed abandonment and sale of approximately 0.149 acres of Valencia Drive street right-of-way located in the New Blue Bonnet River Park Addition adjacent to Lots 1-5, Block 2. **(Postponed)**

from 8/7/18 meeting)

(Applicant: Einsatz - Fred Heimer; Case Manager: M. Greene)

- c) **PZ-18-025** Public hearing and recommendation to City Council regarding the proposed rezoning of 1 acre out of the L. Salinas Survey-458, Abstract 531, Comal County, Texas, addressed at 318 FM 1863, from "APD" Agricultural/Pre-Development District to "C-1B" General Business District.
(Applicant: Carlton Henk; Case Manager: M. Greene)
- d) **PZ-18-026** 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-3" Commercial District addressed at 730 S. Mesquite Avenue.
(Applicant: Robert Hudson; Case Manager: H. Mullins)
- e) **PZ-18-027** Public hearing and recommendation to City Council regarding the proposed rezoning to apply a Special Use Permit to allow fuel sales in the "C-1A" Neighborhood Business District on Lot 1, Block 1, Quail Valley Commercial Tract A, addressed at 3270 Goodwin Lane.
(Applicant: Saffan Dhukka; Case Manager: M. Greene)
- f) **PZ-18-029** 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-1" Local Business District addressed at 132 East South North Street.
(Applicant: East North Properties LLC; Case Manager: M. Greene)
- g) **PZ-18-030** 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 "R-3" Multifamily District addressed at 274 N. Liberty Avenue.
(Applicant: Meadows Investment; Case Manager: H. Mullins)
- h) **PZ-18-032** Public hearing and recommendation to City Council regarding the proposed rezoning of approximately 40.9 acres out of the A M Esnaurizar Survey, Abstract 20, located on the northwest corner of the intersection of State Highway 46 South and Saengerhalle Road from "APD" Agricultural/Pre-Development District and "R-2" Single-Family and Two-Family District to "C-1B" General Business District and "ZH-A" Zero Lot Line Home District.
(Applicant: Craig Hollmig; Case Manager: M. Simmont)
- i) **PL-18-096** Discuss and consider the master plan for The Casinos at Gruene Subdivision.
(Applicant: KFW; Case Manager: M. Simmont)
- j) **PL-18-098** Discuss and consider the final plat for E&S Subdivision, with waivers.
Waivers:
 - 1. To not construct sidewalks
 - 2. Access street pavement width less than 24 feet
(Applicant: Mawyer; Case Manager: H. Mullins)
- k) **PL-18-102** Discuss and consider the master plan for Travelstead Subdivision.
(Applicant: Moeller; Case Manager: M. Simmont)

9. DIRECTOR'S REPORT

- a) Briefing on Envision New Braunfels Comprehensive Plan.
(Christopher Looney, Planning and Community Development Director)

CERTIFICATION

I hereby certify that the above Notice of Meeting was posted on the bulletin board at New Braunfels City Hall, on this 30th day of August 2018 at 11:00 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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