



**REGULAR PLANNING COMMISSION MEETING
NEW BRAUNFELS CITY HALL, CITY COUNCIL CHAMBERS
550 LANDA STREET
TUESDAY, FEBRUARY 5, 2019 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 8, 2019 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 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-18-145** Approval of the preliminary plat for Klein Road C-Store.
(Applicant: Up Engineering; Case Manager: M. Greene)

b) **PL-18-167** Approval of the preliminary plat for QT 4040 Addition.
(Applicant: Matkin Hoover; Case Manager: H. Mullins)

c) **PL-18-161** Approval of the preliminary plat for Legend Pond Legend Point, Phase 8.

7) INDIVIDUAL ITEMS FOR CONSIDERATION

a) **PZ-18-045** Public hearing and recommendation to City Council regarding the proposed rezoning of Lots 2 & 3 Country Meadows Subdivision, addressed at 2254 & 2316 FM 725, from "R-1" and "APD" to "C-1B" and "C-O." (Applicant: S. Neuse & M. Smithers; Case Manager: M. Greene)

b) **PZ-18-047** Public hearing and recommendation to City Council regarding the proposed rezoning of Lots A & B City Block 5023, addressed at 415 & 435 S. Union Avenue from "R-2" Single and Two-family District to "C-O" Commercial Office District.
(Applicant: Enrico Marfil; Case Manager: H. Mullins)

c) **PZ-18-048** Public hearing and recommendation to City Council regarding the proposed rezoning to apply a Special Use Permit to allow a car wash in the "C-1" Local Business District on 1.473 acres out of the Henry Foster Survey No. 34, Abstract No. 154, addressed at 1290 Rivercrest Dr. and 1293 Hillcrest Dr. (Applicant: D. McCutchen; Case Manager: M. Simmont)

d) **PZ-18-049** Public hearing and recommendation to City Council regarding the proposed rezoning of approximately 6 acres out of the William Mockford Survey 285, addressed at 2850 Loop 337, from "R-2" Single and Two-family District to "C-1B" General Business District.
(Applicant: Caroline McDonald; Case Manager: H. Mullins)

- e) **PZ-18-050** Public hearing and recommendation to City Council regarding the proposed rezoning of 97.27 acres out of the J S Johnson Survey, Abstract 190 and 91.422 acres out of the Sarah Dewitt Survey, Abstract 103, located north of the terminus of Sunshine Lane, southeast of the Legend Pond Subdivision and surrounding property addressed at 910 W. Zipp Rd., from “R-1A-6.6” Single Family District, “APD” Agricultural/Pre-Development District and Zipp Meadows Planned Development District to “ZH-A” Zero Lot Line Home District. (Applicant: F. Heimer; Case Manager: M. Simmont)
 - f) **PZ-18-051** Public hearing and recommendation to City Council regarding the proposed rezoning of 617 North Walnut Avenue and 6, 8, 10 and 12 Cane Street, to amend a Type 2 Special Use Permit for professional offices and parking lots in the “R-2” Single and Two-Family District. (Applicant: Hope Hospice; Case Manager: M. Greene)
 - g) **PZ-18-052** Public hearing and recommendation to City Council regarding the proposed rezoning of 78.93 acres out of Subdivision 13 of the A.M. Esnaurizar Eleven League Grant, addressed at 4958 IH 35 North, from “APD” Agricultural/Pre-Development District to “ZH-A” Zero Lot Line Home District. (Applicant: Lynn Wohlfahrt; Case Manager: M. Greene)
 - h) **PL-18-107** Discuss and consider the master plan for Hidden Springs Subdivision. (Applicant: HMT; Case Manager: H. Mullins)
 - i) **PL-18-114** Public hearing and recommendation to City Council regarding the Veramendi Sector Plan 2 within the Comal County Water Improvement District #1 encompassing approximately 564 acres out of the Juan Martin de Veramendi Survey No. 2 Abstract 3, including property fronting Loop 337, from approximately 500 feet east of Independence Drive extending eastward to approximately 4,000 feet east of Oakwood Baptist Church, excluding the church property, and property east of the intersection of Oak Run Parkway and Geneva Street. (Applicant: ASA Properties; Case Manager: M. Simmont)
 - j) **PL-18-137** Discuss and consider the final plat for Veramendi – Word Parkway, Phase 1. (Applicant: ASA Properties; Case Manager: M. Simmont)
 - k) **PL-18-160** Public hearing and consideration of the replat of Lots 3, 4, 12 and 13, New City Block 1070, Highway Addition, establishing Lot 1, Block 1, Watershed Car Wash New Braunfels. (Applicant: LJA Engineering; Case Manager: M. Greene)
 - l) **PL-18-163** Public hearing and consideration of a replat of Lot 1 Block 1, Creekside Farms Subdivision Unit 1. (Applicant: AMH Creekside Development, LLC; Case Manager: H. Mullins)
- 8) **STAFF REPORT**
- a) Formal Code Interpretation process
 - b) Potential Special Zoning District

9) **ADJOURNMENT**

CERTIFICATION

I hereby certify that the above Notice of Meeting was posted on the bulletin board at New Braunfels City Hall, New Braunfels, Texas, on this 1st day of February 2019 at 3:30 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.