



**REGULAR PLANNING COMMISSION MEETING  
NEW BRAUNFELS CITY HALL, CITY COUNCIL CHAMBERS  
550 LANDA STREET  
TUESDAY, MAY 7, 2019 at 6:00 PM**

**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**

a) April 2, 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) **FP19-0073** Approval of the final plat for QT 4040 Addition  
(Applicant: Matkin Hoover Engineering & Surveying; Case Manager: H. Mullins)
- b) **FP19-0082** Approval of the revised final plat for Town Creek Subdivision, Phase 3  
(Applicant: HMT Engineering & Surveying; Case Manager: H. Mullins)
- c) **FP19-0088** Approval of the final plat for Arroyo Verde Subdivision, Unit 2  
(Applicant: Moeller & Associates; Case Manager: M. Simmont)
- d) **PL-19-013** Approval of the preliminary plat for Wasser Ranch, Unit 3 Subdivision  
(Applicant: KFW Engineers & Surveying (Burt Wellmann, P.E.); Case Manager: M. Greene)
- e) **PL-19-016** Approval of the final plat for Prama Subdivision  
(Applicant: Moeller & Associates; Case Manager: H. Mullins)
- f) **PP19-0059** Approval of the preliminary plat for Meyer's Landing, Phase 1  
(Applicant: Pape-Dawson Engineers (Jim Welch, P.E.); Case Manager: M. Greene)
- g) **PP19-0076** Approval of the preliminary plat for Master Brick Subdivision  
(Applicant: Moeller & Associates (James Ingalls); Case Manager: M. Greene)
- h) **PP19-0078** Approval of the preliminary plat for Vanguard Farms  
(Applicant: HMT Engineering & Surveying (Chris Crim, P.E.); Case Manager: M. Greene)

**7) INDIVIDUAL ITEMS FOR CONSIDERATION**

- i) ORD19-111** Public hearing and recommendation to City Council regarding amendments to the Code of Ordinances, Chapter 144, Zoning, Section 3.3-11, M-1 Light Industrial, Section 3.3-12, M-2 Heavy Industrial, Section 3.4-18 M-1A Light Industrial, Section 3.4-19, M-2A, Heavy Industrial, and Section 4.2, Land Use Matrix.  
(Applicant: City of New Braunfels; Case Manager: J. Drew)
- j) ORD19-136** Public hearing and recommendation to City Council regarding amendments to Sections 114-98, 114-99 and 118-46 of the Code of Ordinances regarding access on collector or major thoroughfare streets, turn lane and traffic impact analysis requirements, and removal of references to the sub-collector street section.  
(Applicant: City of New Braunfels; Case Manager: G. Ford)
- k) SUP19-054** 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 “M-1” Light Industrial District at 343 E. Mill Street.  
(Applicant: Christine Quiros; Case Manager: H. Mullins)
- l) SUP19-071** Public hearing and recommendation to City Council regarding the proposed rezoning to amend a Special Use Permit to include a utility shed in the “C-2” General Business District, addressed at 468, 476 & 486 N. Market Avenue.  
(Applicant: Travis & Veronica Batey; Case Manager: M. Simmont)

**8) STAFF REPORT**

**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 3rd day of May 2019 at 10:00 a.m.

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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.