



**CITY OF NEW BRAUNFELS, TEXAS
PLANNING COMMISSION MEETING**



**CITY HALL - COUNCIL CHAMBERS
550 LANDA STREET**

WEDNESDAY, SEPTEMBER 4, 2019 at 6:00 PM

AGENDA

1. CALL TO ORDER

Request all phones and other devices be turned off, except emergency on-call personnel.

2. ROLL CALL

3. APPROVAL OF MINUTES

- A) Approval of the July 2, 2019 and August 6, 2019 Regular Meeting Minutes.

4. CITIZENS' COMMUNICATIONS

This time is for citizens to address the Planning Commission on issues and items of concerns not on this agenda. There will be no Planning Commission action at this time.

5. 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 a 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) Approval of the amended master plan for New Braunfels Town Center at Creekside Subdivision.
- B) Approval of the preliminary plat for Midtex Oil. PP19-227
Applicant: HMT Engineers & Surveying; Owner: Midtex Oil, Maurice Fischer
- C) Approval of the Preliminary Plat for Lot 1R and Lot 2, block 1, and Lot 3, Lot 4 and Lot 901, Block 2, New Braunfels Town Center at Creekside, Phase 4. PP19-0228
Applicant: HMT Engineering & Surveying; Owner: AL Creekside 95 Town Center, LP (Steve Alvis)
- D) Approval of the Preliminary Plat for Meyer's Landing, Phase 2. PP19-208
Applicant: Pape-Dawson Engineers; Owner: Pulte Group (Felipe Gonzalez)

- E) Approval of the final plat for Abiso New Braunfels Subdivision. FP19-0234
Applicant: KFW Engineering; Owner: Abiso Development, LLC (Blake Honigblum)
Applicant: KFW Engineering; Owner: Abiso Development, LLC
Case Manager: Holly Mullins
- F) Approval of the final plat for Laubach Subdivision Unit 4B. FP19-0232
Applicant: Moeller & Associates; Owner: Laubach Partners, LLC (Richard Beach)

6. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) Public hearing and recommendation to City Council regarding the proposed rezoning of 7.2 acres addressed at 144 Rueckle Road, from "C-1B" General Business District to "M-2A" Heavy Industrial District. PZ19-0229
Applicant: HMT Engineering & Surveying; Owner: Char Mar Limited Partnership
- B) Public hearing and recommendation to City Council regarding a proposed rezoning to apply a Special Use Permit on 45 acres out of the Orilla Russell League Survey, No. 2, Abstract No. 485, located on the south side of Orion Drive and east of the Union Pacific Rail Road, to allow a manufactured home community in the "M-1A" Light Industrial District. SUP19-0121
Applicant: Moeller & Associates Owner: Kenneth Schmidt
- C) Public Hearing and Recommendation on proposed amendments (ORD19-248) to Chapter 144 of the City's Code of Ordinances, Zoning, Section 4.2, Land Use Matrix, to correct inadvertent typographical errors.
- D) Discuss and consider approval of a preliminary plat for NBU Saur Lane Subdivision, with waiver requests. PP19-0235
Applicant: Urban Civil; Owner: NBU
Waiver requests:
1. Street pavement width less than 24 feet
2. Street frontage less than 60 feet
3. To not construct sidewalks
- E) Discuss and consider approval of the preliminary plat for Navarro Subdivision, Units 1A - 1E, with a waiver request. PP19-238
Applicant: Gram Vikas Partners Inc.; Owner: Lennar Homes of Texas
Waiver request: To not require a temporary turnaround.

- F) Discuss and consider the preliminary plat for Red Hawk Trail Subdivision, with a waiver request. PP19-0236
Applicant: Urban Civil; Owner: David Doctor, Trustee
Waiver request: To not construct public sidewalks
- G) Discuss and consider approval of the final plat for Laubach Subdivision Unit 4A, with a waiver request. FP19-0231
Applicant: Moeller & Associates; Owner: Laubach Partners, LLC (Richard Beach)
Waiver request: Pedestrian easement width
- H) Discuss and consider the final plat for Veramendi Precinct 15A, Neighborhood Center Subdivision, with a waiver. PL-19-017
Applicant: HMT Engineering & Surveying; Owner: Veramendi PE - Brisbane, LLC (Peter James)
Waiver request: Lots with no street frontage.
- I) Discuss and consider amending the meeting calendar for 2019.

7. **STAFF REPORT**

8. **ADJOURNMENT**

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall on August 30, 2019 at 11:00

Patrick Aten, 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 221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.