



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



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

TUESDAY, NOVEMBER 5, 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 October 2, 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) PP19-0324 Approval of the preliminary plat for Deer Crest Subdivision, Unit 3.

Applicant: HMT Engineering & Surveying; Owner: KB Home Lone Star, Inc.

B) FP19-0319 Approval of the final plat for Highland Grove, Unit 9.

Applicant: KFW Engineers & Surveying; Owner: Velma Development, LLC

C) FP19-0317 Approval of the final plat for Creekside Farms Subdivision, Unit 3.

Applicant: HMT Engineering & Surveying; Owner: Forestar (USA) Real Estate Group

D) FP19-0320 Approval of the final plat for Solms Landing Collector Phase 1.

Applicant: KFW Engineers & Surveying; Owner: Solms Landing Development, LLC

E) FP19-0311 Approval of the final plat for Glendale Subdivision.

Applicant: KFW Engineers & Surveying; Owners: Lennar Homes & NB Land, Ltd.

- F) FP19-0321 Approval of the final plat establishing Meyer's Landing Subdivision, Phase 1.
Applicant: Pape-Dawson Engineers; Owner: Meritage Homes of Texas, LLC
- G) REP19-0318 Approval of the replat of Lot 4, Block 1, Oak Run Retail Subdivision, Establishing Lots 4 and 5, Block 1, Oak Run Retail Subdivision.
Applicant: WGI; Owner: CSW Oak Run, LLC
- H) Approval of 2020 Planning Commission calendars.
Stacy Snell, Planning and Community Development Assistant Director

6. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) AMD19-339 Presentation and discussion on proposed amendments to the City of New Braunfels Thoroughfare Plan.
Garry Ford, Assistant Public Works Director/City Engineer
- B) PZ19-0289 Public hearing and recommendation to City Council regarding the proposed Veramendi Sector Plan 3, within the Comal County Water Improvement District #1, encompassing approximately 188 acres out of the Juan Martin de Veramendi Survey No.2, Abstract 3, including property north and east of Geneva Street.
Applicant: Chris O'Conner, AICP - UrbanPulse; Owner: Veramendi PE - Brisbane, LLC
- C) PZ19-0303 Public hearing and recommendation to City Council regarding the proposed amendment to Veramendi, Sector Plan 1A, within the Comal County Water Improvement District #1, encompassing approximately 273 acres out of the Juan Martin de Veramendi Survey No.2, Abstract 3, including property adjacent to and east of the Oak Run Subdivision.
Applicant: Todd Blackmon, P.E. - Pape Dawson Engineers; Owner: Veramendi PE - Brisbane, LLC
- D) PZ-19-0301 Public hearing and recommendation to City Council regarding the proposed rezoning of .8728 of an acre addressed at 548, 556, 560 & 564 Rusk Street from M-2 Heavy Industrial to MU-B High Intensity Mixed Use.
Jean Drew, Senior Planner
- E) SUP19-268 Public hearing and recommendation to City Council regarding the proposed rezoning to apply a Special Use Permit to allow the short-term rental of two single-family dwellings in the "APD" Agricultural/Pre-Development District, addressed at 1447 FM 306.
Applicants/Owners: Randy and Tiffany Roberts

- F) SUP19-290 Public hearing and recommendation to City Council regarding the proposed amendment to Ordinance Number 2014-10 for a Type 1 Special Use Permit that allowed a bed and breakfast in the “C-2” Central Business District and the “SND-1” Special Neighborhood District on 0.856 acres described as City Block 4001, Lots 1 and 6, addressed at 487 W. San Antonio Street and known as the Karbach House, to instead allow the short-term rental of a single family dwelling in the “C-2” Central Business District, on Lot 1, City Block 4001.
Applicant/Owner: Seals Family Properties, LLC
- G) FP19-0265 Discuss and consider the final plat for Vista Alta Del Veramendi, Phase 2.
Applicant: Pape-Dawson Engineers, Inc.; Owner: Veramendi PE - Brisbane, LLC
- H) FP19-0266 Discuss and consider the final plat for Vista Alta Del Veramendi, Phase 1.
Applicant: Pape-Dawson Engineers, Inc.; Owner: Veramendi PE - Brisbane, LLC
- I) ORD19-338 Public hearing and recommendation to City Council regarding amendments to Chapter 118, the Platting Ordinance, to implement HB 3167 and streamline platting processes.
Christopher J. Looney, Planning and Community Development Director

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 November 1, 2019 at 12:00 p.m.

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.