



**CITY OF NEW BRAUNFELS  
PLANNING COMMISSION  
JUNE 6, 2006  
6:30 p.m.**

**AGENDA**

1. **CALL TO ORDER:** New Braunfels Municipal Building, City Council Chambers  
424 S. Castell Avenue, New Braunfels, Texas
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**  
Regular Meeting of May 2, 2006, and Workshop of May 16, 2006
4. **CITIZENS COMMUNICATION**
5. **CONSENT AGENDA**  
**All items listed below are considered to be routine and non-controversial by the Commission and will be approved by one motion. There will be no separate discussion on these items unless a Commission member or citizen so requests, in which case the item will be removed and considered as part of the normal order of business.**
  - (A) Vacating plat of Crystal Acres Subdivision (12.954 acres)  
(Dirt Dealers X, Ltd.)
  - (B) Vacating plat of Avalon Subdivision (5.626 acres)  
(Dirt Dealers X., Ltd.)
  - (C) Whisperwind Subdivision, Unit 1 – Preliminary and Final Plat (22.81 acres)  
(Dirt Dealers X, Ltd.)
  - (D) Hold a public hearing and consider the replat of Lot 40, Block 10, Rockwall Ranch Subdivision, Unit 2, establishing Lot 40R, Block 10 (4.29 acres O.C.L.)  
(KT Real Estate Investments, Ltd., by Scott Knowlton)
6. **PLATS**  
**CONSIDER ACTION ON MASTER PLANS, PRELIMINARY AND/OR FINAL PLATS:**
  - (A) Texas Country Estates Subdivision, Unit 2 (86.781 acres O.C.L.)  
(Texas Country Estates, Ltd.)  
Variances: Not to construct sidewalks on residential streets or FM 306; less than the required frontage for Lots 13, 14, 29 and 30, Block 7; side lot lines not radial to curved streets
  - (B) Gruene Courtyard Subdivision, Unit 4 – Preliminary and Final Plat (5.595 acres)  
(West-Leach Associates, Inc. by Donald L. West)  
Variances: 15' front setbacks; not to construct sidewalks on Branch Lane
  - (C) Rockwall Ranch Subdivision, Unit 4 – Preliminary and Final Plat (165.65 acres O.C.L.)  
(KT Real Estate Investments, Ltd., by Scott Knowlton)  
Variances: Lengths of culs-de-sac; street centerline, radius/tangent lengths and pavement width, private streets; not to construct sidewalks; to allow trees in the right-of-way; projection of streets (stub-outs)
  - (D) Gruene Garden Subdivision (Zero Lot Line Subdivision) – Preliminary and Final Plat (3.245 acres)  
(Stephen and Jennifer Holloway by Michael Vernor)

- Variences: To allow a private street not in a PD; less than required right-of-way width for lots less than 60 ft.; depth of irregular lots.
- (E) Havenwood at Hunter's Crossing Subdivision, Unit 2 – Preliminary and Final Plat (85.27 acres) (Bluegreen Southwest, Inc.)  
 Variences: To not construct sidewalks, to not require lots to front on a public street; to allow private streets not in a PD; to construct streets to rural section standards
- (F) Legend Point Phase 1, Legend Pond Subdivision - Preliminary and Final Plat (12.20 acres O.C.L.) (300 NBL Group – Jaime Arechiga)  
 Variences: Minimum lot width, frontage, square footage, side setbacks, front setbacks, and to allow less than 60' of right-of-way for lots less than 60' wide
- (G) Klein Hollow Phase 1, Legend Pond Subdivision - Preliminary and Final Plat (6.440 acres O.C.L.) (300 NBL Group – Jaime Arechiga)  
 Variences: Minimum lot width, frontage, square footage, side setbacks, front setbacks, and to allow less than 60' of right-of-way for lots less than 60' wide
- (H) Legend Meadow Phase 1, Legend Pond Subdivision - Preliminary and Final Plat (7.22 acres O.C.L.) (300 NBL Group – Jaime Arechiga)  
 Variences: Minimum lot width, frontage, square footage, side setbacks, front setbacks, and to allow less than 60' of right-of-way for lots less than 60' wide
- (I) Legend Point Phase 2, Legend Pond Subdivision - Preliminary and Final Plat (6.40 acres O.C.L.) (300 NBL Group – Jaime Arechiga)  
 Variences: Minimum lot width, frontage, square footage, side setbacks, front setbacks, and to allow less than 60' of right-of-way for lots less than 60' wide
- (J) Klein Hollow Phase 2, Legend Pond Subdivision - Preliminary and Final Plat (6.11 acres O.C.L.) (300 NBL Group – Jaime Arechiga)  
 Variences: Minimum lot width, frontage, square footage, side setbacks, front setbacks, and to allow less than 60' of right-of-way for lots less than 60' wide
- (K) Legend Meadow Phase 2, Legend Pond Subdivision - Preliminary and Final Plat (5.87 acres O.C.L.) (300 NBL Group – Jaime Arechiga)  
 Variences: Minimum lot width, frontage, square footage, side setbacks, front setbacks, and to allow less than 60' of right-of-way for lots less than 60' wide

**7. PUBLIC HEARINGS**

- (A) Hold a public hearing and consider the replat of Lot 1, Hanz Estates Subdivision, Unit 1, establishing Lots 1A and 1B (2.00 acres) (Schertz Properties, by Roger Vann)
- (B) Hold a public hearing and consider the replat of Lot 7 and part of Lot 8, Block 1, Pecan Valley Estates, establishing Lot 7R, Block 1 (0.639 acres) (A.I.G. Properties, Ltd. and Mission Drive Medical Center, Ltd.)  
 Variences: To not construct sidewalks on Mission Drive; to not require the floodplain to be shown as a flood/drainage easement

- (C) Hold a public hearing and consider the replat Lots 2C-5 and 2C-6, Ingram Acres Subdivision, establishing Lots 2C-5R and 2C-6R (0.604 acres)  
(Clark Smith)  
Variances: To not require the floodplain to be labeled as a flood / drainage easement; to allow Lot 2C-5R, a radial lot, to have 45.46' of frontage rather than the minimum of 50'; to allow a side lot line to not be at a right angle to the street
- (D) Hold a public hearing and consider the replat Lots 5-8, Block 2, Rosedale Subdivision, establishing Lots 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 8C and 8D, Block 2 (1.223 acres)  
(Emmet Cater by Scott Retzloff)  
Variances: To not require the construction of sidewalks; to allow lot depth of lots 5A and 5B be less than 100'; to allow 5' interior side yard setbacks and 10' corner side yard setbacks; to allow interior lot widths to be less than 60' and corner lot widths to be less than 72'; to allow interior lots to be less than 6,600 sq. ft. and to allow corner lots to be less than 7,200 sq. ft.
- (F) Hold a public hearing and consider the replat Lots 1B and 1C, Hoffman Oaks Subdivision, establishing Lots 1B-A and 1C-A (10.00 acres O.C.L.)  
(James Bergman and Betty Amwine)  
Variances: To not require the construction of sidewalks; to allow lots to be less than 5.01 acres as required by the Interlocal Agreement with Comal County
- (F) Hold a public hearing and make a recommendation to City Council regarding Case #PZ05/06-1, amending the Special Use Permit on a 0.878 acre tract of land located at the rear of 1150 Loop 337, to allow two mini-storage buildings in an "R-2 Single and Two Family District".  
(HKD Investments, by Tim Hendon, President)
- (G) Hold a public hearing and make a recommendation to City Council regarding Case #PZ06/06-1, rezoning of part of Lot 1C of the Beatrice Knox Subdivision and a 3.0 acre tract in the A.M. Esnaurizar Survey 1, Abstract 1, Comal County, Texas, located at 1465 IH 35 North near the intersection of Skyview Drive from "R-2 Single And Two Family Residential District" to "M-1A Light Industrial District", restricted to the permitted uses in "C-1A Neighborhood Business District", "C-1B General Business District", "C-2A Central Business District" and "C-4B Resort Facilities District".  
(Church of the Nazarene)
- (H) Hold a public hearing and make a recommendation to City Council regarding Case #PZ06/06-2, the proposed rezoning of a 2.229 acre tract of land out of Subdivision No. 11 of the A.M. Esnaurizar Eleven League Grant, located at 455 Saengerhalle Road, from "APD Agricultural/Pre-Development District" to "C-1B General Business District".  
(Brandale Properties)
- (I) Hold a public hearing and make a recommendation to City Council regarding Case #PZ06/06-3, the proposed rezoning of rezoning of a 2.972 acre tract of land out of the Henry Foster Survey No. 24, Abstract No. 154, City of New Braunfels, Comal County, Texas, located at 1125 N. Loop 337, from "R-2 Single and Two-Family District" to "C-1B General Business District".  
(Kathleen Anderson, Gayleen Anderson & Larry Anderson by Les Broyles)
- (J) Hold a public hearing and make a recommendation to City Council regarding Case #PZ06/06-4, the proposed rezoning of a 1.00 acre tract of land out of the Orilla Russell Survey No. 2, Abstract No. 485, located at 3043 Goodwin Lane, from "APD Agricultural/Pre-Development District" to "C-1A Neighborhood Business District".  
(David Bush)
- (K) Hold a public hearing and make a recommendation to City Council regarding Case #PZ06/06-5, the proposed rezoning of Lot 1, Block 1, Buffington, Bingham and Bigham Subdivision,

located at 1546 Gruene Road, from "PDD Planned Development District" to "R-3L Low Density Residential District".  
(Blewett, Allen, Bingham, LLC)

- (L) Hold a public hearing and make a recommendation to City Council regarding Case #PZ06/06-6, the proposed rezoning of 4.245 acres, known as Lot 1, Gruene Cliff Subdivision, Unit 1, located at 1609 Waterway Lane, from "R-3 Multifamily District" to "ZH-A Zero Lot Line Home District".  
(Michael Vernor)
- (M) Hold a public hearing and make a recommendation to City Council regarding Case #PZ06/06-7, the proposed rezoning of 322.60 acres, consisting of four tracts in the A.M. Esnaurizar Eleven League Grant, Comal County, Texas, located on FM 483 between IH 35 North and FM 1101 from "APD Agricultural/Pre-Development District", "C-3 Commercial District" and "M-1 Light Industrial District" to "M-1A Light Industrial District", restricted to the permitted uses in "C-1A Neighborhood Business District", "C-1B General Business District", "C-2A Central Business District" and "C-4B Resort Facilities District".  
(NB Creekside Partners, LP)
- (N) Hold a public hearing and make a recommendation to City Council regarding Case #PZ06/06-9, the proposed rezoning of Lot 8, Block 5039, located at 163 E. Heinen Lane, from "R-2 Single and Two Family District" to "C-1A Neighborhood Business District" with restrictions.  
(Richard Jones by Tracy McGrath)
- (O) Hold a public hearing and make a recommendation to City Council regarding Case #PZ06/06-11, the proposed Historic Designation of the property located at 353 S. Seguin Avenue, to be known as "The New Braunfels Social Club".  
(Elks 2279 of New Braunfels BPOE)

**8. PLANNED DEVELOPMENTS**

- (A) Consider approving the Detail Plan for Highland Grove Subdivision (228.68 acres)  
(227 NBCP L.P.)
- (B) Consider approving the Preliminary and Final Plat of Highland Grove Subdivision, Unit 1  
(76.133 acres)  
(227 NBCP L.P.)
- (C) Hold a public hearing and make a recommendation to City Council regarding Case #PZ06/06-8, the proposed rezoning of a total of 171.67 acres, 70.688 acres out of the Nancy Kenner League Survey No. 3 and 100.982 acres out of the O. Russell League Survey No. 2, Comal County, Texas, on the north side of Conrads Rd. from "APD Agricultural/Pre-Development District" to "PD Planned Development District" and adopting a Concept Plan.  
(Conrads Road, Ltd., by W. M. Norris for Fieldstone Communities)
- (D) Consider approving the Master Plan of Cloud Country Subdivision (171.67 acres)  
(Conrads Road, Ltd., by W. M. Norris for Fieldstone Communities)

**9. DISCUSSION AND ACTION ITEM**

Discuss the Update of the Comprehensive Plan, consider a recommendation, and give staff direction.

**10. DIRECTOR'S REPORT**

Open meetings training on June 19, 2006, at 5:30 p.m. in City Council Chambers

**11. ADJOURNMENT**

**NOTE:** 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.

**CERTIFICATION**

I hereby certify that the above Notice of Meeting was posted on the bulletin board at New Braunfels Municipal Building, New Braunfels, Texas, on this **31<sup>st</sup> day of May, 2006 at 10:15 a.m.**

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Michael A. Resendez, City Secretary  
City of New Braunfels

**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.

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