



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



**CITY HALL - TEJAS ROOM
550 LANDA STREET**

WEDNESDAY, OCTOBER 8, 2025 at 6:00 PM

Chase Austin Taylor - Commissioner
Randall Allsup - Commissioner
Vicky Rudy - Commissioner
Jessica Schaefer - Commissioner
Chad Nolte - Commissioner

Jerry Sonier - Commissioner
Karen Brasier - Commissioner
Hunter Schwarz - Commissioner
Angela Allen - Commissioner

AGENDA- amended 10/2/2025

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 September 3, 2025 regular meeting [25-1240](#) minutes.

4. CITIZENS' COMMUNICATIONS

This time is for citizens to address the Planning Commission on any issues or items NOT on the agenda.

5. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) PZ25-0333 Public hearing and recommendation to City [25-1169](#)
Council for a proposed rezoning requested by James
Ingalls of INK Civil, on behalf of Audrey Raley of HAW
Properties 1863, LLC, of approximately 0.75 acres out of
the L. Salinas Survey No. 458 Abstract No. 531, from
APD (Agricultural Predevelopment District) to C-1A
(Neighborhood Commercial District), currently addressed
as 160 FM 1863
Applicant: James Ingalls, P.E.
Owner: HAW Properties 1863, LLC (Audrey Raley)
- B) SUP25-315 Public hearing and recommendation to City [25-1208](#)
Council on an ordinance requested by Beverly Davidek,
on behalf of Richard L. and JoAnn Rothfelder, to rezone

approximately 0.4 of an acre out of the John Thompson Survey No. 21, Abstract 608, from R-3 (Multifamily District) to R-3 SUP (Multifamily District with a Special Use Permit to allow a Short Term Rental), currently addressed at 1731 Kuehler Avenue

Applicant: Beverly Davidek

Owner: JoAnn and Richard Rothfelder

6. EXECUTIVE SESSION

In accordance with the Open Meetings Act, Government Code, Ch. 551.071, the Commission may convene in a closed session to discuss with its attorney any of the items listed on this agenda. Any final action or vote on any executive session item will be taken in open session.

7. ADJOURNMENT

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall.

Board Liaison

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.