DRAFT - MINUTES
OF THE NEW BRAUNFELS PLANNING COMMISSION
REGULAR MEETING OF TUESDAY, JULY 7, 2026

1. CALL TO ORDER

Chair Sonier called the meeting to order at 6:00 pm.

2. ROLL CALL

The following Commissioners were present:
Chair Sonier
Vice-Chair Taylor
Member Nolte
Member Brasier
Member Mathis
Member Allen
Member Henry

Present 7 - Angela Allen, Karen Brasier, Will Henry, Chase Taylor, Jerry Sonier, Chad Nolte, and John Mathis

Absent 2 - Randall Allsup, and Vicky Rudy

3. APPROVAL OF MINUTES

Present 7 - Angela Allen, Karen Brasier, Will Henry, Chase Taylor, Jerry Sonier, Chad Nolte, and John Mathis

Absent 2 - Randall Allsup, and Vicky Rudy

A) Approval of the June 2, 2026 regular meeting minutes.

Motion by Commissioner Taylor, seconded by Commissioner Nolte to approve the June 2, 2026 regular meeting minutes. Motion carried unanimously (7-0-0).

Absent:
Allsup, and Rudy

4. CITIZENS' COMMUNICATIONS

This time is for citizens to address the Planning Commission on any issues or items not on the agenda. It is a violation of the Texas Open Meetings Act for the Commission to respond to, ask questions about, or discuss any items that are not on the agenda.

No individuals spoke.

5. ELECTION OF OFFICERS

Election of Chair.

Chair Sonier asked if there were any discussion or motions regarding the election of a Commission Chair.
Commissioner Nolte nominated Commissioner Sonier for Chair.
Commissioner Allen nominated Commissioner Taylor for Chair
The Commission voted, 4 votes were cast for Commissioner Sonier, 3 votes were cast for Commissioner Taylor.

Election of Vice Chair.

Chair Sonier asked if there were any discussion or motions regarding the election of a Commission Vice-Chair.
Commissioner Nolte nominated Commissioner Allsup for Vice-Chair.
Commissioner Taylor nominated Commissioner Rudy for Vice Chair.
The Commission voted, 4 votes were cast for Commissioner Allsup, 3 votes cast for Commissioner Rudy.

6. <u>INDIVIDUAL ITEMS FOR CONSIDERATION</u>

A) SUP26-173 Public hearing and recommendation to City Council, requested by Elevate Permit Group, on behalf of Jeremy Coburn, to rezone approximately 0.3 of an acre out of City Block 5092, southwest part of Lot 29, from R-2 (Single-Family and Two-Family District) to MU-A SUP (Low Intensity Mixed Use District with a Special Use Permit to allow Short Term Rental of a residence), currently addressed at 256 East Austin Street.

Amanda Mushinski introduced the aforementioned item and recommended denial.
Chair Sonier asked if there were any questions for staff.
Discussion followed on the recommended denial and previously denied mid-block cases.
Chair Sonier invited the applicant to speak on the item.
Jeremy Coburn, owner, elaborated on the request discussing the community need, compatibility with the current neighborhood, guest limits, and parking accessibility.
Discussion followed on the residential objection, and the decision to pick the MU-A zoning.
Chair Sonier opened the public hearing and asked if anyone present wished to speak on the item.
2 individuals spoke in favor of the item.
0 individuals spoke in opposition of the item.
Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further discussion or motion to be made.

Discussion followed on closest short term rental to the property, and the merits of MU-A vs the CO zoning districts.

Motion by Commissioner Taylor, seconded by Commissioner Henry to recommend the item for approval to rezone the property to CO instead of the requested MU-A with staff recommendations. Motion carries (6-1-0).

Opposed:
Mathis

Absent:
Allsup, and Rudy

B) PZ26-0214 Public hearing and recommendation to City Council, requested by Will Baker of Awe Be Ltd., of approximately 0.3 of an acre out of the Starlight Terrace Subdivision Unit 1, Block 2, Lot 9, from M-1 (Light Industrial District) to R-2A (Single-Family and Two-Family District), currently addressed at 1038 and 1042 Seidel Street.

Amanda Mushinski introduced the aforementioned item and recommended approval.

Chair Sonier asked if there were any questions for staff.

Discussion followed on previous rezoning requests for homeowners insurance.

Chair Sonier invited the applicant to speak on the item.

Will Baker, owner, elaborated on the need for the request.

Chair Sonier opened the public hearing and asked if anyone present wished to speak on the item.

0 individuals spoke in favor of the item.

0 individuals spoke in opposition of the item.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further discussion or motion to be made.

Motion by Commissioner Henry, seconded by Commissioner Nolte to approve the item. Motion carries unanimously (7-0-0).

Absent:
Allsup, and Rudy

C) SUP26-206 Public hearing and recommendation to City Council, requested by Miles Payne, on behalf of Samantha Richards, Executor of the Estate of John William Turner, to rezone approximately 2 acres out of the City Block 3022, from M-1 (Light Industrial District) to M-1 SUP (Light Industrial District with a Special Use Permit for one residence with an allowance for short term rental), currently addressed at 474 North Guenther Avenue.

Mary Lovell introduced the aforementioned item and recommended approval.

Chair Sonier asked if there were any questions for staff.

Discussion followed on the access easement, responses received, the current allowance for short-term rentals, the closest short term rentals nearest, and railroad concerns.

Chair Sonier invited the applicant to speak on the item.

Miles Payne, applicant, elaborated on the request discussing the reason for the special use permit, and the easement.

Discussion followed on the construction plans, and emergency access.

Chair Sonier opened the public hearing and asked if anyone present wished to speak on the item.

2 individuals spoke in favor of the item.

0 individuals spoke in opposition of the item.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further discussion or motion to be made.

Discussion followed on the requirement for super-majority for City Council as well as access.

Motion by Henry, seconded by Nolte to approve the item with staff recommendations. Motion carries (5-2-0).

Opposed:
Allen, and Taylor

Absent:
Allsup, and Rudy

7. 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.

Did not convene and no action was taken.

8. ADJOURNMENT

By: ______________________________

ACTING COMMISSION CHAIR

Attest:

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COMMISSION LIAISON

There being no further business Chair Sonier adjourned the meeting at 7:05 pm.