

**FINAL - MINUTES  
OF THE NEW BRAUNFELS PLANNING COMMISSION  
REGULAR MEETING OF TUESDAY, APRIL 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:

Commissioner Allsup  
Commissioner Brasier  
Commissioner Henry  
Commissioner Nolte  
Commissioner Rudy  
Commissioner Schaefer  
Chair Sonier

The following Commissioners were absent:

Commissioner Allen  
Vice-Chair Taylor

**3. APPROVAL OF MINUTES**

A) Approval of the March 3, 2026 regular meeting minutes.

**Motion by Commissioner Rudy, seconded by Commissioner Nolte to approve the March 3, 2026 regular meeting minutes. Motion carried unanimously (7-0-0).**

**4. CITIZENS' COMMUNICATIONS**

*This time is for citizens to address the Planning Commission on any issues or items 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 one spoke.**

**5. INDIVIDUAL ITEMS FOR CONSIDERATION**

A) PZ26-0043 Public hearing and recommendation to City Council to rezone approximately 1.5 acres out of the Baystone Subdivision, Lots 1 and 2, at the request of John Holler, from R-2 AH (Single-Family and Two-Family Airport Hazard Overlay District) and R-2 AH SUP

(Single-Family and Two-Family Airport Hazard Overlay District with a Special Use Permit for Multifamily Use) to C-1A AH (Neighborhood Business Airport Hazard Overlay District), currently addressed at 222 and 224 Alves Lane.

**Mary Lovell introduced the aforementioned item and recommended approval with the conditions listed in the staff report.**

**Chair Sonier asked if there were any questions for staff. There were none.**

**Chair Sonier invited the applicant to speak on the item.**

**Applicant/ Owner John Holler elaborated on the request discussing the benefit of the rezoning and the design of the proposed assisted living facility.**

**Discussion followed on the construction and design of new buildings on the two parcels, connection of the duplexes, number of beds, plans for parking and traffic concerns.**

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

**3 individuals spoke in opposition of the item.**

**1 individual spoke in favor 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 traffic concerns.**

**Motion by Commissioner Alsup, seconded by Commissioner Rudy, to recommend approval of the item to City Council. Motion carried unanimously (7-0-0).**

**B) SUP26-061 Public hearing and recommendation to City Council, requested by Nicolas Vargas, to rezone approximately 0.25 of an acre out of the City Block Subdivision 1073, Lot 11, from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit to**

allow for a Short-Term Rental of a Residence), currently addressed at 182 Perryman Street.

**Amanda Mushinski introduced the aforementioned item and recommended approval with the conditions listed in the staff report.**

**Chair Sonier asked if there were any questions for staff.**

**Discussion followed on nearby Special Use Permits granted for short-term rentals.**

**Chair Sonier invited the applicant to speak on the item.**

**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 Nolte, seconded by Commissioner Braiser, to recommend approval of the item to City Council. Motion carried unanimously (7-0-0).**

C) SUP26-069 Public hearing and recommendation to City Council, requested by Monica Mason, on behalf of Brett Baer, to rezone approximately 0.2 of an acre out of the City Block Subdivision 5068, Lot 5, from R-3 (Multifamily District) to R-3 SUP (Multifamily District with a Special Use Permit to allow a Short-Term Rental of a Residence), currently addressed at 226 North Liberty Avenue.

**Amanda Mushinski introduced the aforementioned item and recommended approval with the conditions listed in the staff report.**

**Chair Sonier asked if there were any questions for staff.**

**Discussion followed on other short-term rentals in the area.**

**Chair Sonier invited the applicant to speak on the item.**

**Monica Mason elaborated on the request discussing the concerns for single-family homes, and updating the house.**

**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 recommend approval of the item to City Council. Motion carried unanimously (7-0-0).**

**6. EXECUTIVE SESSION**

**Did not convene and no action was taken.**

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.**

**7. ADJOURNMENT**

There being no further business Chair Sonier adjourned the meeting at 6:28 pm.

**By:** \_\_\_\_\_  
Commission Chair

**Attest:**

\_\_\_\_\_  
Commission Liaison