



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



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

TUESDAY, APRIL 7, 2026 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
Angela Allen - Commissioner
Will Henry - Commissioner

AGENDA

1. CALL TO ORDER

REQUEST ALL PHONES AND OTHER DEVICES BE TURNED OFF, EXCEPT EMERGENCY ON-CALL PERSONNEL.

In the interest of protecting the City's network and data, the City is not accepting flash drives or electronic files for use during the meeting. Please use hard copies, the overhead projector, or send your digital file to the case manager at least two (2) hours prior to the meeting.

2. ROLL CALL

3. APPROVAL OF MINUTES

- A) Approval of the March 3, 2026 regular meeting minutes. [26-308](#)
[March 3, 2026 Minutes](#)

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.

5. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) PZ26-0043 Public hearing and recommendation to City [26-335](#)
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.

Applicant/Owner: John Holler

[City Maps](#)

[Districts Comparison Table](#)

[Subject Property Photos](#)

[Notification Map, List & Responses](#)

- B) SUP26-061 Public hearing and recommendation to City [26-372](#)
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.

Applicant/Owner: Nicolas Vargas

[City Maps](#)

[Site Plan and Floor Plan](#)

[Subject Property Photo](#)

[Notification Map, List, and Responses](#)

- C) SUP26-069 Public hearing and recommendation to City [26-373](#)
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.

Applicant: Monica L Mason

Owner: Brett Baer

[City Maps](#)

[Site Plan and Floor Plan](#)

[Subject Property Photos](#)

[Notification Map, List, and Responses](#)

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.



Planning Commission Agenda Item Report

550 Landa Street
New Braunfels, TX

4/7/2026

Agenda Item No. A)

**DRAFT - MINUTES
OF THE NEW BRAUNFELS PLANNING COMMISSION
REGULAR MEETING OF TUESDAY, MARCH 3, 2026**

1. CALL TO ORDER

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

2. ROLL CALL

The following Commissioners were present:

Commissioner Angela Allen

Commissioner Randall Allsup

Commissioner Karen Brasier

Commissioner Will Henry

Commissioner Chad Nolte

Commissioner Vicky Rudy

Commissioner Jessica Schaefer

Vice-Chair Chase Taylor

Chair Jerry Sonier

3. APPROVAL OF MINUTES

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

Motion by Commissioner Nolte, seconded by Commissioner Allsup, to approve the February 3, 2026 regular meeting minutes. Motion carried unanimously (9-0-0).

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.

The following individual spoke at this time: Julie King

5. INDIVIDUAL ITEMS FOR CONSIDERATION

A) ROW25-136 Discuss and consider a recommendation to City Council regarding the proposed abandonment of a 0.302-acre portion of right-of-way for Water Lane, located between West San Antonio Street and Loop 337.

Matthew Eckmann 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 no questions for staff.

Chair Sonier invited the applicant to speak on the item.

No one spoke.

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

No one spoke.

Chair Sonier closed the public hearing.

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

Motion by Commissioner Allsup, seconded by Commissioner Rudy, to recommend approval of the item to City Council the item. Motion carried unanimously (9-0-0).

B) SUP26-028 Public hearing and recommendation to City Council, requested by Killen, Griffin & Farrimond, PLLC on behalf of Farmers Mutual Fire, Leslie Lammers and Tom Tumlinson, Melvin Nolte, Jr, Chad L. Nolte, Sandra J. Nolte, Comal Properties, LLC, and Qdream, LLC, of approximately 2.112 acres out of City Blocks 2004, 2007, and 2014, from C-2 (General Business District), M-1 (Light Industrial District), and M-1 SUP (Light Industrial District with a Special Use Permit for STR) to MU-B SUP (High Intensity Mixed Use District with a Special Use Permit), currently addressed at 342, 352, & 353 East Bridge Street, 343 & 353 East Mill Street, 218, 232, 266, & 288 North Market Avenue, and 309 & 351 East San Antonio Street.

Commissioner Nolte recused himself and left the dias at 6:09pm.

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.

Discussion followed on staff recommended conditions of approval,

proximity of the subject property to nearby residences, proposed height allowances, and the height of existing buildings in the area.

Chair Sonier invited the applicant to speak on the item.

Ashley Farrimond elaborated on the request by providing additional context of the project and a brief history of the property. She went on to discuss the intent of the request, proposed screening and development standards, and the proposed use of the property.

Brief discussion followed on the proposed land use.

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

No one spoke.

Chair Sonier closed the public hearing.

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

Brief discussion followed on proximity of short-term rentals to the subject property.

Chair Sonier reopened the public hearing.

One individual spoke in opposition of the item.

Ashley Farrimond offered to elaborate more on the request with the individual following the meeting.

Chair Sonier closed the public hearing.

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

Brief discussion followed on the proposed residential buffering.

Motion by Commissioner Schaefer, seconded by Commissioner Allsup, to recommend approval of the item to City Council with staff recommendations. Motion carried (6-2-0) with Commissioner Allen and

Vice-Chair Taylor in opposition.

Commissioner Nolte returned to the dais at 6:28pm.

C) REP26-041 Public hearing and consideration of a replat by James Ingalls on behalf of Hillyer Consulting Services Inc & Donna A Johnson, of approximately 0.9 acres out of City Block 1019, Lot E & FA of R-1A6.6 (Single-Family District) to create Lot ER-1 and ER-2 currently addressed at 599 Comal Avenue.

Dana Moses 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 platting authority and procedure, the proposed subdivision, and available utilities.

Chair Sonier invited the applicant to speak on the item.

Richard Hillyer stated he was present for questions.

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

No one spoke.

Chair Sonier closed the public hearing.

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

Motion by Vice-Chair Taylor, seconded by Commissioner Rudy, to approve the item. Motion carried unanimously (9-0-0).

D) SUP26-013 Public hearing and recommendation to City Council, requested by Tarrah Stewart, on behalf of Allen and Jillian Beck, to rezone approximately 0.2 of an acre out of City Block 4045, Lot 10, from R-2 (Single-Family and Two-Family District) to C-O SUP (Commercial Office District with a Special Use Permit to allow Short Term Rental of a Residence), currently addressed at 1329 Jackson Street.

Amanda Mushinski introduced the aforementioned item and

recommended denial.

Chair Sonier asked if there were any questions for staff.

Discussion followed on land use of the area, proximity of existing short-term rentals, and the intent of the request.

Chair Sonier invited the applicant to speak on the item.

Tarrah Stewart elaborated on the request discussing the intent, and surrounding land uses.

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

Two 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 proposed base rezoning, and the existing land use and zoning of the area.

Motion by Commissioner Rudy, seconded by Commissioner Nolte, to recommend denial of the item to City Council. Motion carried unanimously (9-0-0).

E) PZ26-0023 Public hearing and recommendation to City Council, requested by Henry Espinoza, to rezone approximately 2.3 acres out of the AM Esnaurizar Survey, Abstract 20, from APD AH (Agricultural/Pre-Development, Airport Hazard Overlay District) to M-1A AH (Light Industrial, Airport Hazard Overlay District), currently addressed at 1752 and 1756 Saur Lane.

Amanda Mushinski introduced the aforementioned item and recommended approval.

Chair Sonier asked if there were any questions for staff.

Discussion followed on the existing use of the property, and height limitations due to proximity to the airport.

Chair Sonier invited the applicant to speak on the item.

Henry Espinoza elaborated on the request discussing the intent of the request and the proposed use.

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

No one spoke.

Chair Sonier closed the public hearing.

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

Motion by Vice-Chair Taylor, seconded by Commissioner Allsup, to recommend approval of the item to City Council. Motion carried unanimously (9-0-0).

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.

Did not convene to executive session and no action was taken.

7. ADJOURNMENT

Chair Sonier introduced new Commissioner Will Henry to the Commission.

There being no further business Chair Sonier adjourned the meeting at 6:51pm.

By: _____
COMMISSION CHAIR

Attest:

COMMISSION LIAISON

4/7/2026

Agenda Item No. A)

PRESENTER:

Applicant/Owner: John Holler

SUBJECT:

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.

DEPARTMENT: Neighborhood and Community Planning

COUNCIL DISTRICTS IMPACTED: 5

BACKGROUND INFORMATION:

Case No: PZ26-0043

Applicant/Owner:

John Holler

(210) 504-4505 | johnh@iflcm.com

Staff Contact:

Mary Lovell, AICP, CNU-A

(830) 221-4051 | mlovell@newbraunfels.gov

The subject property is approximately 1.5 acres located along an existing minor arterial, Alves Lane, approximately 1/3 of a mile from the intersection of Alves Lane and State Highway 46 South. The subject property is bordered by Alves Lane to the north and R-2 residentially zoned lots to the east, west and south. The property is currently developed with a duplex along with an undeveloped lot that allows construction of a fourplex.

The applicant is requesting a change in zoning 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).

ISSUE:

The submitted application indicates that the proposed zoning change is intended to allow for development of an assisted living facility designed to resemble a large, single-story residential home that fits within the surrounding neighborhood.

Any development on the property is required to be constructed in compliance with all applicable local and state building codes and regulations. Documentation provided with the application indicates a planned facility that features stick-and-brick framing, fire-rated sprinkler coverage throughout the structure, and sixteen (16) private

resident rooms. The proposed assisted living use of the property is intended to provide light, non-medical caregiving support in a quiet, residential-style environment.

Traffic Impact Analysis (TIA): Per adopted ordinance, if a TIA is required, it will be conducted at the Subdivision Platting and/or Building Permit stage, as applicable.

Drainage: Per adopted ordinance, if a drainage study is required, it will be conducted with the Public Infrastructure Construction Plan approval process and/or Building Permit stage, as applicable.

COMPREHENSIVE PLAN REFERENCE:

C-1A (Neighborhood Commercial) at this location would be consistent with the following actions from Envision New Braunfels:

- **Action 1.3:** Encourage balanced and fiscally responsible land-use patterns.
- **Action 1.6:** Incentivize infill development and redevelopment to take advantage of existing infrastructure.
- **Action 2.1:** Sustain community livability for all ages and economic backgrounds.
- **Action 3.1:** Plan for healthy jobs/housing balance.
- **Action 3.3:** Balance commercial centers with stable neighborhoods.
- **Action 3.6:** Pro actively provide a regulatory framework that remains business and resident friendly.
- **Aging in Place** - Transitioning to a supportive setting still in the community:
 - Housing that supports aging in the community.
 - Ensure that community land-use planning improves older-adult mobility through zoning enhancements that support the logical location of older-adult housing and services near transportation and mobility infrastructure.

Future Land Use Plan: The subject property is located within the Oak Creek Subarea, along a Transitional Mixed-Use Corridor.

STRATEGIC PLAN REFERENCE:

Economic Mobility Enhanced Connectivity Community Identity
Organizational Excellence Community Well-Being N/A

- Economic Mobility - Support Confluence, the New Braunfels Chamber of Commerce Economic Development Strategic Plan, by helping to ensure a community that supports the targeted industries and increases the diversity of job opportunities in the community.
- Economic Mobility - Incentivize mixed-use developments and redevelopments in targeted locations to create a built environment with integrated housing, commercial centers, and opportunities for improved connectivity.
- Community Well-Being - Develop capital and staffing investments that improve safety, reduce heat islands, and encourage transportation modes that support healthier lifestyles and exercise such as biking, walking and running.

FISCAL IMPACT:

The Land Use Fiscal Analysis (LUFA) recommended action is to prioritize infill projects that add people and buildings in areas with existing infrastructure. This will increase tax revenue without significant impacts on services and infrastructure costs and distribute cost burdens across more property owners. An increase in development opportunities from rezoning will allow net positive revenue per acre.

RECOMMENDATION:

Staff recommends approval. C-1A would be appropriate at this location as it is intended to accommodate various low-impact, neighborhood-serving, pedestrian/cyclist accessible uses, such as assisted living, that provides supportive services to the community.

Code of Ordinances Sec. 144-2.1 *Changes and Zoning Amendments:*

(b) *Considerations for approving or denying a zoning change.* In making a determination regarding a requested zoning change, the planning commission and the city council shall consider the following factors:

- (1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the city as a whole;
- (2) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area;
- (3) How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved;
- (4) Any other factors that will substantially affect the public health, safety, morals, or general welfare; and
- (5) Whether the request is consistent with the comprehensive plan.

Mailed notification as required by state statute:

Public hearing notices were sent to owners of 28 properties within 200 feet of the request. As of the date this agenda was posted, a supermajority vote of City Council is not required to approve the applicant's request.

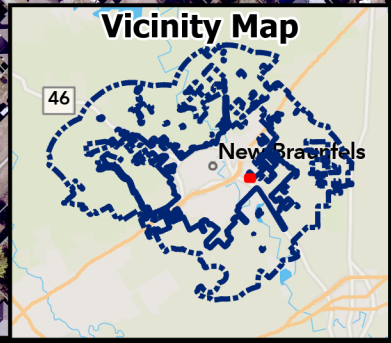
Resource Links:

- Chapter 144, Sec. 3.3-2 (R-2) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 144, Sec. 3.6 (SUP) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 144, Sec. 5.20 (AH) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 144, Sec. 3.4-12 (C-1A) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?

Aerial Exhibit



 Subject Property



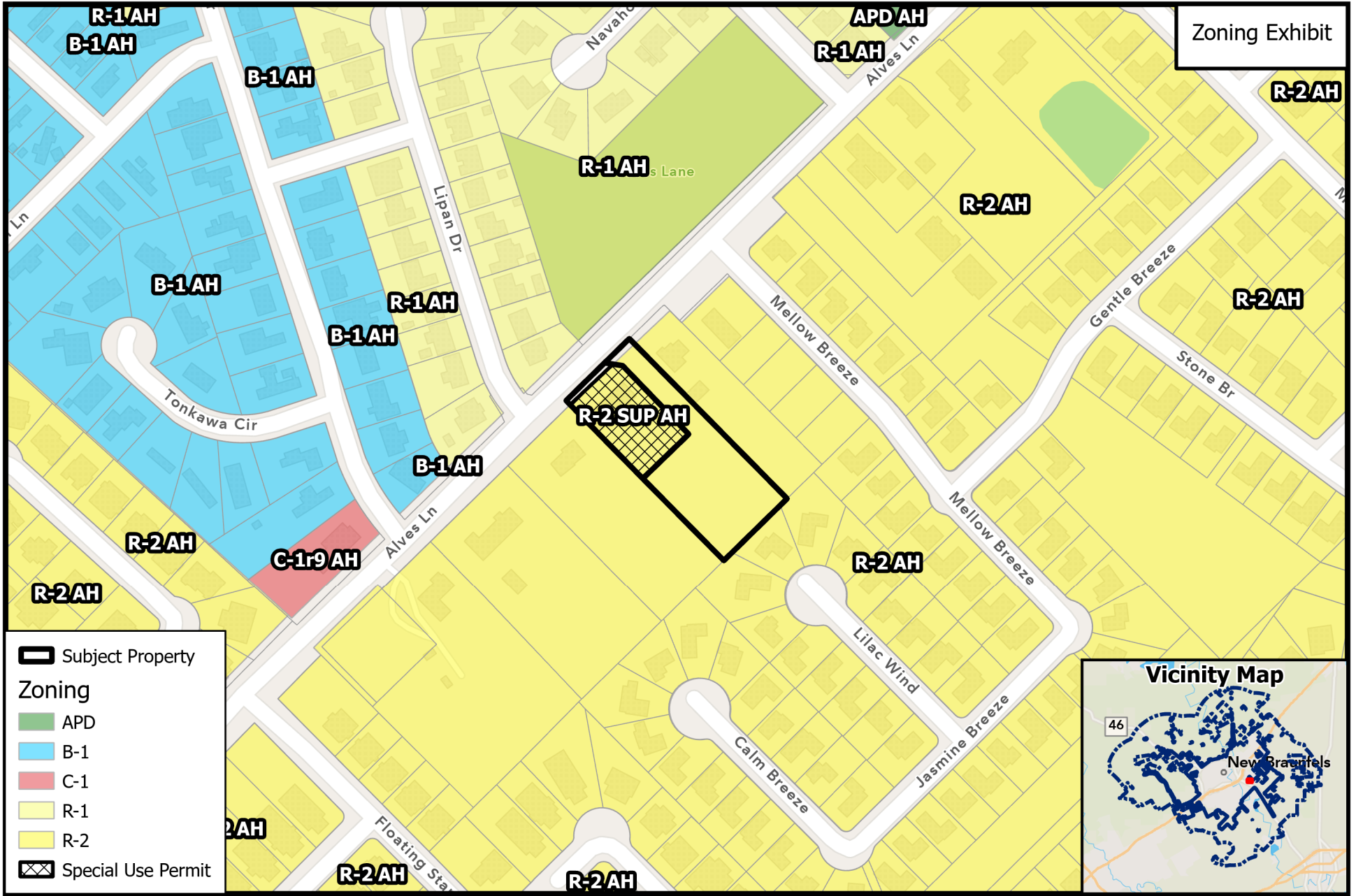
PZ26-0043
R-2 AH & R-2SUP AH to C-1A AH



Path: L:\Boards and Commissions\ZoneChange & SUPs\2026\PZ26-0043 - 222 & 224 Alves Ln -

Source: City of New Braunfels Planning
Date: 3/11/2026

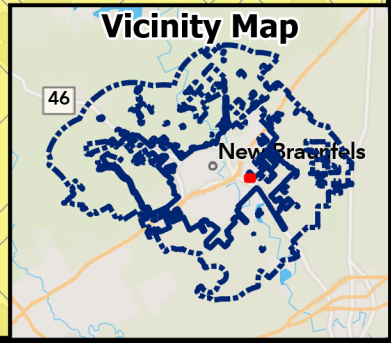
DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels officials or employees for any discrepancies, errors, or variances which may exist.



Subject Property

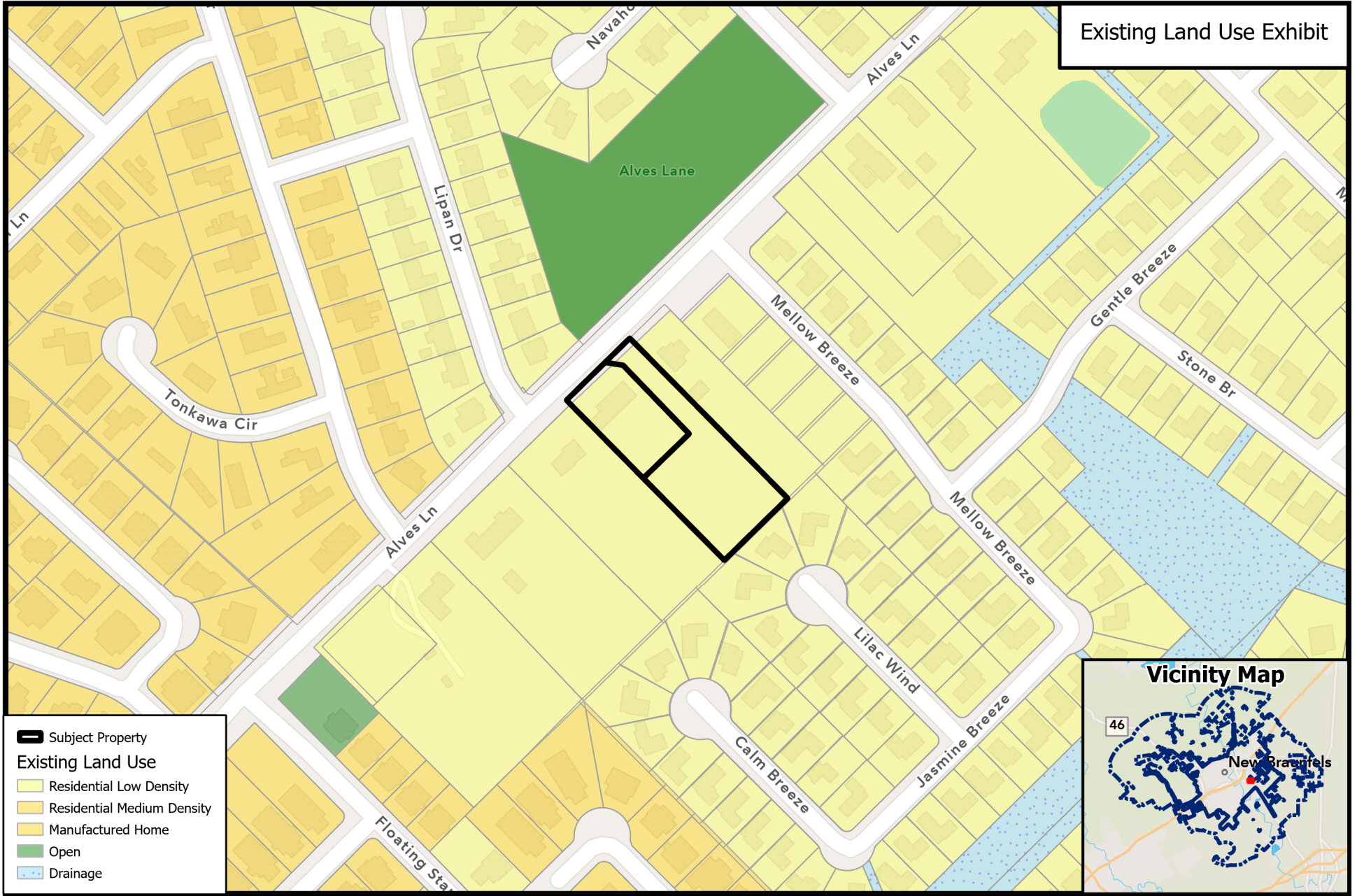
Zoning

- APD
- B-1
- C-1
- R-1
- R-2
- Special Use Permit









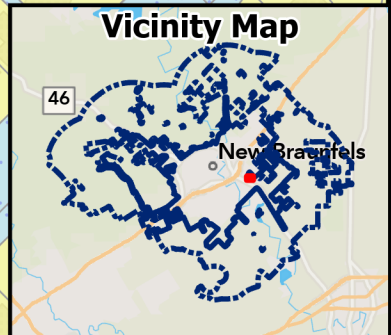
PZ26-0043
R-2 AH & R-2SUP AH to C-1A AH





Existing Land Use Exhibit

-  Subject Property
- Existing Land Use
 -  Residential Low Density
 -  Residential Medium Density
 -  Manufactured Home
 -  Open
 -  Drainage



PZ26-0043
R-2 AH & R-2SUP AH to C-1A AH



Path: L:\Boards and Commissions\ZoneChange & SUPs\2026\PZ26-0043 - 222 & 224 Alves Ln -

Source: City of New Braunfels Planning
 Date: 3/11/2026

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Land Use	Existing	Proposed
	R-2	C-1A
Accessory building/structure (see section 144-5.4)	P	P
Accessory dwelling (one accessory dwelling per lot)	P	
Accounting, auditing, bookkeeping, and tax preparations		P
Acid manufacture		
Adult day care (no overnight stay)		P
Adult day care (with overnight stay)		P
Aircraft support and related services		
Airport		
All-terrain vehicle (ATV) dealer/sales		
Ambulance service (private)		
Amphitheaters (outdoor live performances)		
Amusement devices/arcade (four or more devices)		P
Amusement services or venues (indoors) (see section 144-5.13)		
Amusement services or venues (outdoors)		
Animal grooming shop		P
Answering and message services		P
Antique shop		P
Appliance repair		P
Archery range		
Armed services recruiting center		P
Art dealer/gallery		P
Artist or artisans studio		P
Assembly/exhibition hall or areas		
Assisted living facility/retirement home		P
Athletic fields		
Auction sales (non-vehicle)		
Auto body repair, garages (see section 144-5.11)		
Auto glass repair/tinting (see section 144-5.11)		
Auto interior shop/upholstery (see section 144-5.11)		
Auto leasing		P
Auto muffler shop (see section 144-5.11)		
Auto or trailer sales rooms or yards (see section 144-5.12)		
Auto or truck sales rooms or yards—Primarily new (see section 144-5.12)		
Auto paint shop		
Auto repair as an accessory use to retail sales		
Auto repair garage (general) (see section 144-5.11)		
Auto supply store for new and factory rebuilt parts		P
Auto tire repair/sales (indoor)		P
Auto wrecking yards		
Automobile driving school (including defensive driving)		
Bakery (retail)		P
Bank, savings and loan, or credit union		P
Bar/tavern (no outdoor music)		P
Bar/tavern		
Barber/beauty college (barber or cosmetology school or college)		
Barns and farm equipment storage (related to agricultural uses)	P	P
Battery charging station		P
Bed and breakfast inn (see section 144-5.6)		P

Land Use	Existing	Proposed
	R-2	C-1A
Bicycle sales and/or repair		P
Billiard/pool facility		
Bingo facility		P
Bio-medical facilities		
Blacksmith or wagon shops		
Blooming or rolling mills		
Boarding house/lodging house		
Book binding		P
Book store		P
Bottling or distribution plants (milk)		
Bottling works		
Bowling alley/center (see section 144-5.13)		
Breweries/distilleries and manufacture of alcohol and alcoholic beverages		
Broadcast station (with tower) (see section 144-5.7)		
Bulk storage of gasoline, petroleum products, liquefied petroleum and flammable liquids (see section 5.27)		
Bus barns or lots		
Bus passenger stations		
Cabin or cottage (rental)		
Cabin or cottage (rental for more than 30 days)		
Cafeteria/cafe/delicatessen		P
Campers' supplies		P
Campgrounds		
Canning/preserving factories		
Car wash (self-service; automated)		
Car wash, full service (detail shop)		
Carpenter, cabinet, or pattern shops		
Carpet cleaning establishments		
Caterer		P
Cement, lime, gypsum or plaster of Paris manufacture		
Cemetery and/or mausoleum	P	P
Check cashing service		P
Chemical laboratories (e.g., ammonia, bleaching powder)		
Chemical laboratories (not producing noxious fumes or odors)		
Child day care/children's nursery (business)		P
Church/place of religious assembly	P	P
Cider mills		
Civic/conference center and facilities		
Cleaning, pressing and dyeing (non-explosive fluids used)		P
Clinic (dental)		P
Clinic (emergency care)		P
Clinic (medical)		P
Club (private)		
Coffee shop		P
Cold storage plant		
Commercial amusement concessions and facilities		
Communication equipment—Installation and/or repair		P
Community building (associated with residential uses)	P	

Land Use	Existing	Proposed
	R-2	C-1A
Community home (see definition)	P	P
Computer and electronic sales		P
Computer repair		P
Concrete or asphalt mixing plants—Permanent		
Concrete or asphalt mixing plants—Temporary		
Confectionery store (retail)		P
Consignment shop		P
Contractor's office/sales, with outside storage including vehicles		
Contractor's temporary on-site construction office	P	P
Convenience store with gas sales		
Convenience store without gas sales		P
Cotton ginning or baling works		
Country club (private)	P	
Credit agency		P
Crematorium		
Curio shops		P
Custom work shops		P
Dance hall/dancing facility (see section 144-5.13)		
Day camp		
Department store		P
Distillation of bones		
Dormitory (in which individual rooms are for rental)		
Drapery shop/blind shop		P
Driving range		
Drug store/pharmacy		P
Duplex/two-family/duplex condominiums	P	
Electrical generating plant		
Electrical repair shop		P
Electrical substation		P
Electronic assembly/high tech manufacturing		
Electroplating works		
Enameling works		
Engine repair/motor manufacturing re-manufacturing and/or repair		
Explosives manufacture or storage		
Exterminator service		
Fairground		
Family home adult care	P	
Family home child care	P	
Farmers market (produce market—wholesale)		
Farms, general (crops) (see chapter 6 and section 144-5.9)	P	P
Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9)	P	P
Feed and grain store		
Fertilizer manufacture and storage		
Filling station (gasoline tanks must be below the ground)		
Florist		P
Flour mills, feed mills, and grain processing		
Food or grocery store with gasoline sales		
Food or grocery store without gasoline sales		P

Land Use	Existing	Proposed
	R-2	C-1A
Food processing (no outside public consumption)		
Forge (hand)		
Forge (power)		
Fraternal organization/civic club (private club)		
Freight terminal, rail/truck (when any storage of freight is wholly outside an enclosed building)		
Freight terminal, truck (all storage of freight in an enclosed building)		
Frozen food storage for individual or family use		P
Funeral home/mortuary		
Furniture manufacture		
Furniture sales (indoor)		
Galvanizing works		
Garbage, offal or dead animal reduction or dumping		
Garden shops and greenhouses		P
Gas manufacture		
Gas or oil wells		
Golf course (public or private)	P	P
Golf course (miniature)		
Government building or use with no outside storage (outside storage allowed in M-2 and M-2A)	P	P
Grain elevator		
Greenhouse (commercial)		P
Handicraft shop		P
Hardware store		P
Hay, grain, and/or feed sales (wholesale)		
Health club (physical fitness; indoors only)		P
Heating and air-conditioning sales/services		P
Heavy load (farm) vehicle sales/repair (see section 144-5.14)		
Heavy manufacturing		
Heliport		
Hides/skins (tanning)		
Home occupation (see section 144-5.5)	P	
Home repair and yard equipment retail and rental outlets		
Hospice		P
Hospital, general (acute care/chronic care)		
Hospital, rehabilitation		P
Hotel/motel		
Hotels/motels—Extended stay (residence hotels)		
Ice delivery stations (for storage and sale of ice at retail only)		
Ice plants		
Indoor or covered sports facility		
Industrial laundries		
Iron and steel manufacture		
Junkyards, including storage, sorting, baling or processing of rags		
Kiosk (providing a retail service)		P
Laboratory equipment manufacturing		
Laundromat and laundry pickup stations		P
Laundry, commercial (without self-serve)		
Laundry/dry cleaning (drop off/pick up)		P

Land Use	Existing	Proposed
	R-2	C-1A
Laundry/washateria (self-serve)		P
Lawnmower sales and/or repair		P
Leather products manufacturing		
Light manufacturing		
Limousine/taxi service		
Livestock sales/auction		
Locksmith		P
Lumber mill		
Lumberyard (see section 144-5.15)		
Lumberyard or building material sales (see section 144-5.15)		
Machine shop		
Maintenance/janitorial service		
Major appliance sales (indoor)		
Manufacture of carbon batteries		
Manufacture of paint, lacquer, oil, turpentine, varnish, enamel, etc.		
Manufacture of rubber, glucose, or dextrin		
Manufactured home—HUD Code compliant (see Texas Occupations Code ch. 1201)		
Manufactured home park—HUD Code compliant (see Texas Occupations Code ch. 1201)		
Manufactured home subdivision—HUD Code compliant (see Texas Occupations Code ch. 1201)		
Manufactured home sales		
Manufacturing and processes		
Manufacturing processes not listed		
Market (public, flea)		
Martial arts school		P
Meat or fish packing/storage plants		
Medical supplies and equipment		
Metal fabrication shop		
Micro brewery (onsite mfg. and/or sales)		
Micro distillery (onsite mfg. and/or sales)		P
Mini-warehouse/self-storage units (no boat and RV storage permitted)		
Mini-warehouse/self-storage units with outside boat and RV storage		
Monument, gravestone, or marble works (manufacture)		
Motion picture studio, commercial film		
Motion picture theater (indoors)		
Motion picture theater (outdoors, drive-in)		
Motorcycle dealer (primarily new/repair)		
Moving storage company		
Moving, transfer, or storage plant		
Multifamily (apartments/condominiums)		
Museum		P
Natural resource extraction and mining		
Needlework shop		P
Nonbulk storage of gasoline, petroleum products and liquefied petroleum		
Nursing/convalescent home/sanitarium		P
Offices, brokerage services		P
Offices, business or professional		P
Offices, computer programming and data processing		P

Land Use	Existing	Proposed
	R-2	C-1A
Offices, consulting		P
Offices, engineering, architecture, surveying or similar		P
Offices, health services		P
Offices, insurance agency		P
Offices, legal services, including court reporting		P
Offices, medical offices		P
Offices, real estate		P
Offices, security/commodity brokers, dealers, exchanges and financial services		P
Oil compounding and barreling plants		
One-family dwelling, detached	P	
Outside storage (as primary use)		
Paint manufacturing		
Paper or pulp manufacture		
Park and/or playground (private and public)	P	P
Parking lots (for passenger car only) (not as incidental to the main use)		P
Parking structure/public garage		P
Pawn shop		P
Personal services		P
Personal watercraft sales (primarily new/repair)		
Pet shop/supplies (less than 10,000 sq. ft.)		P
Pet store (over 10,000 sq. ft.)		
Petroleum or its products (refining of)		
Photo engraving plant		
Photographic printing/duplicating/copy shop or printing shop		P
Photographic studio (no sale of cameras or supplies)		P
Photographic supply		P
Plant nursery (no retail sales on site)	P	P
Plant nursery (retail sales/outdoor storage)		P
Plastic products molding/reshaping		
Plumbing shop		
Portable building sales		
Poultry killing or dressing for commercial purposes		
Propane sales (retail)		
Public recreation/services building for public park/playground areas	P	P
Publishing/printing company (e.g., newspaper)		
Quick lube/oil change/minor inspection		P
Radio/television shop, electronics, computer repair		P
Railroad roundhouses or shops		
Rappelling facilities		
Recreation buildings (private)		P
Recreation buildings (public)	P	P
Recycling kiosk		P
Refreshment/beverage stand		P
Rental or occupancy for less than one month (see section 144-5.17)		
Research lab (non-hazardous)		
Residential use in buildings with non-residential uses permitted in the district		
Restaurant/prepared food sales		P
Restaurant with drive-through service		P

Land Use	Existing	Proposed
	R-2	C-1A
Retail store and shopping center without drive-through service (50,000 sq. ft. bldg. or less)		P
Retail store and shopping center with drive-through service (50,000 sq. ft. bldg. or less)		P
Retail store and shopping center (more than 50,000 sq. ft. bldg.)		
Retirement home/home for the aged		P
Rock crushers and rock quarries		
Rodeo grounds		
RV park		
RV/travel trailer sales		
Sand/gravel sales (storage or sales)		
School, K-12 public or private	P	P
School, vocational (business/commercial trade)		P
Security monitoring company (no outside storage or installation)		P
Security systems installation company		P
Sexually oriented business (see chapter 18)		
Sheet metal shop		
Shoe repair shops		P
Shooting gallery—Indoor (see section 144-5.13)		
Shooting range—Outdoor (see section 144-5.13)		
Shopping center		P
Sign manufacturing/painting plant		
Single-family industrialized home (see section 144-5.8)	P	
Smelting of tin, copper, zinc or iron ores		
Specialty shops in support of project guests and tourists		P
Stables (as a business) (see chapter 6)		
Stables (private, accessory use) (see chapter 6)		
Steel furnaces		
Stockyards or slaughtering		
Stone/clay/glass manufacturing		
Storage—Exterior storage for boats and recreational vehicles		
Storage in bulk		
Structural iron or pipe works		
Studio for radio or television, without tower (see zoning district for tower authorization)		
Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.)		P
Sugar refineries		
Tailor shop (see home occupation)		P
Tar distillation or manufacture		
Tattoo or body piercing studio		
Taxidermist		
Telecommunications towers/antennas (see section 144-5.7)		
Telemarketing agency		P
Telephone exchange buildings (office only)		P
Tennis court (commercial)		
Theater (non-motion picture; live drama)		P
Tire sales (outdoors)		
Tool rental		P
Townhouse (attached)		
Transfer station (refuse/pick-up)		
Travel agency		P

Land Use	Existing	Proposed
	R-2	C-1A
Truck or transit terminal		
Truck stop		
Tuber entrance and takeout facilities (see section 144-5.13)		
University or college (public or private)		P
Upholstery shop (non-auto)		
Used or second hand merchandise/furniture store		
Vacuum cleaner sales and repair		P
Vehicle storage facility		
Veterinary hospital (no outside animal runs or kennels)		P
Veterinary hospital (with outdoor animal runs or kennels that may not be used between the hours of 9:00 p.m. and 7:00 a.m.)		
Video rental/sales		P
Warehouse/office and storage/distribution center		
Waterfront amusement facilities—Berthing facilities sales and rentals		
Waterfront amusement facilities—Boat fuel storage/dispensing facilities		
Waterfront amusement facilities—Boat landing piers/launching ramps		
Waterfront amusement facilities—Swimming/wading pools/bathhouses		
Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system	P	P
Welding shop		
Wholesale sales offices and sample rooms		
Wire or rod mills		
Wood distillation plants (charcoal, tar, turpentine, etc.)		
Woodworking shop (ornamental)		P
Wool scouring		
Zero lot line/patio homes		

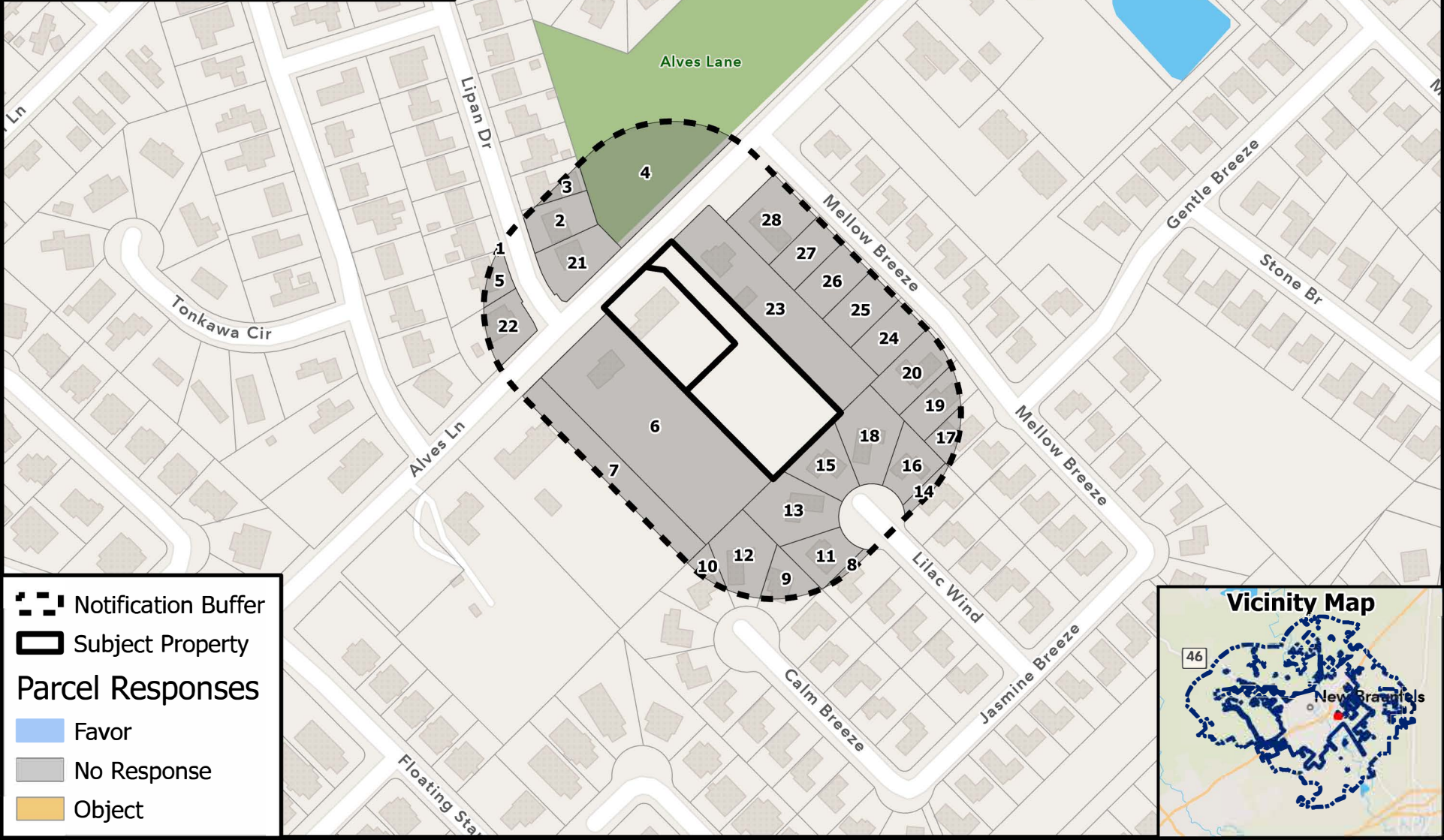


224 Alves Lane - Duplex



222 Alves Lane - Undeveloped

1 Property Owner - Refer to Property Number on Postcard. Numbers may shift due to real estate transactions from the initial notification.



Notification Buffer
Subject Property

Parcel Responses

- Favor
- No Response
- Object



PZ26-0043
R-2 AH & R-2SUP AH to C-1A AH



PLANNING COMMISSION – APRIL 7– 6:00PM

City Hall Council Chambers

Applicant: John Holler

Address/Location: 222 & 224 Alves Lane

Case # PZ26-0043

The numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as "Subject Property".

- | | |
|--|--------------------------------------|
| 1. DAVILA DAVID & ROSIE | 16. MATTALIANO ANTHONY & MELISSA A |
| 2. MARTINEZ JULIO C | 17. JWN 401K |
| 3. CANTU REYMUNDO F & LOUISA | 18. MCCLAUGHERTY MASON COLE |
| 4. NEW BRAUNFELS CITY OF | 19. SMOOT JESSICA L |
| 5. GREEN NANCY L | 20. SCHWERTNER JENNIFER J |
| 6. EBBE BUCK W & HALEY R | 21. MADRID ELSA & ISABEL |
| 7. EBBE STEVEN & ROSALINDA | 22. GREMMER SPENCER W |
| 8. HEINER JOSHUA C | 23. ORONA RUBEN & HORTENCIA |
| 9. FREEMAN LITA Z | 24. REK A FAMILY TRUST 08-18-2014 |
| 10. KIRKBRIDE MELISSA R & CHARLES D JR | 25. STEELE FAMILY TRUST 3-03-2003 |
| 11. BACHMAN BLAIR V & DEBRA | 26. JAROSZEWSKI BARRY D SR & JOAN E |
| 12. HENDRIKSEN INSURANCE SERVICES LLC | 27. STRANSKY CHRISTY |
| 13. LANGENHAHN ERIC | 28. JAROSZEWSKI BARRY D JR & KASIA R |
| 14. ZIMMERS MOLLY E | |
| 15. LANGENHAHN ERIC T | |

SEE MAP

4/7/2026

Agenda Item No. B)

PRESENTER:

Applicant/Owner: Nicolas Vargas

SUBJECT:

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.

DEPARTMENT: Neighborhood and Community Planning**COUNCIL DISTRICTS IMPACTED:** 5**BACKGROUND INFORMATION:****Case No:** SUP26-061**Applicant:**

Nicolas Vargas

(815) 992-7315 | Niko.va.lu@hotmail.com

Staff Contact:

Amanda Mushinski, AICP, CNU-A

(830) 221-4056 | amushinski@newbraunfels.gov

The subject property is approximately $\frac{1}{4}$ of an acre on the northwest side of Perryman Street, approximately 60 feet from the intersection of Perryman Street and South Castell Avenue, and one block northwest of South IH 35. It is bordered by C-3 and M-1 zoning. Adjacent land uses consist of residences and commercial businesses.

The 1950s residence on the site is roughly 1600 square feet with 3 bedrooms and 2.5 bathrooms. Per the Zoning Ordinance, the maximum occupancy of an STR with 3 bedrooms and 2.5 bathrooms is 8 occupants, and the minimum off-street parking is 3 spaces. If approved, the applicant will be required to provide a paved driveway with three paved parking spaces.

ISSUE:

Short-term rental standards in the Zoning Ordinance help to ensure proper measures are in place to protect public health, safety, and neighboring properties. If this rezoning request is approved, the registration of the short-term rental and online payment of hotel occupancy taxes are required. Also, the project must comply with all other City Code standards.

COMPREHENSIVE PLAN REFERENCE:

The requested rezoning is consistent with the following actions from Envision New Braunfels:

- **Action 1.3:** Encourage balanced and fiscally responsible land-use patterns.
- **Action 1.14:** Ensure regulations do not unintentionally inhibit the provisions of a variety of flexible and innovative lodging options and attractions.

Future Land Use Plan: The subject property is located within the New Braunfels Sub Area, and near existing Market, Employment, and Education Centers.

STRATEGIC PLAN REFERENCE:

Economic Mobility Enhanced Connectivity Community Identity
Organizational Excellence Community Well-Being N/A

- Incentivize mixed-use developments and redevelopments in targeted locations to create a built environment with integrated housing, commercial centers, and opportunities for improved connectivity.

FISCAL IMPACT:

The requested rezoning is in alignment with the following recommendations and strategies of the Land Use Fiscal Analysis:

- Provide a mix of uses and building types, heights, and sizes in a more walkable context to produce more value and fiscal productivity.
- Mix of uses (residential and short-term rental) developed on a single parcel of land increases revenue to cover costs of services.

If approved, the property will be subject to local and state hotel occupancy tax (HOT).

RECOMMENDATION:

Approval with the following conditions:

1. The residential character of the property must be maintained.
2. The property will remain in compliance with the approved site plan and floor plan. Any significant changes to the site plan or floor plan will require a revision to the SUP.
3. A paved driveway with three paved parking spaces must be available for use prior to the issuance of a Short-Term Rental Permit.

The subject site is already zoned commercial, is situated on the edge of a neighborhood very near the Interstate Highway, and lies across the street from and fronting an auto-related commercial use.

Code of Ordinances Sec. 144-2.1 *Changes and Zoning Amendments:*

(b) *Considerations for approving or denying a zoning change.* In making a determination regarding a requested zoning change, the planning commission and the city council shall consider the following factors:

- (1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the city as a whole;
- (2) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area;
- (3) How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved;
- (4) Any other factors that will substantially affect the public health, safety, morals, or general welfare; and
- (5) Whether the request is consistent with the comprehensive plan.

Mailed notification as required by state statute:

Public hearing notices were sent to owners of 18 properties within 200 feet of the request. As of the date this agenda was posted, the city has received no responses.

Resource Links:

- Chapter 144, Sec. 3.3-9 (C-3) of the City’s Code of Ordinances:

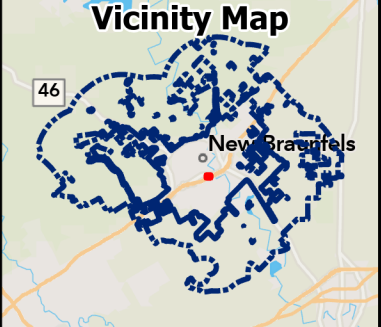
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?

- Chapter 144, Sec. 3.6 (SUP) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 144, Sec. 5.17 (Short-term Rental) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?

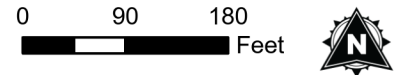


Aerial Exhibit

 Subject Property



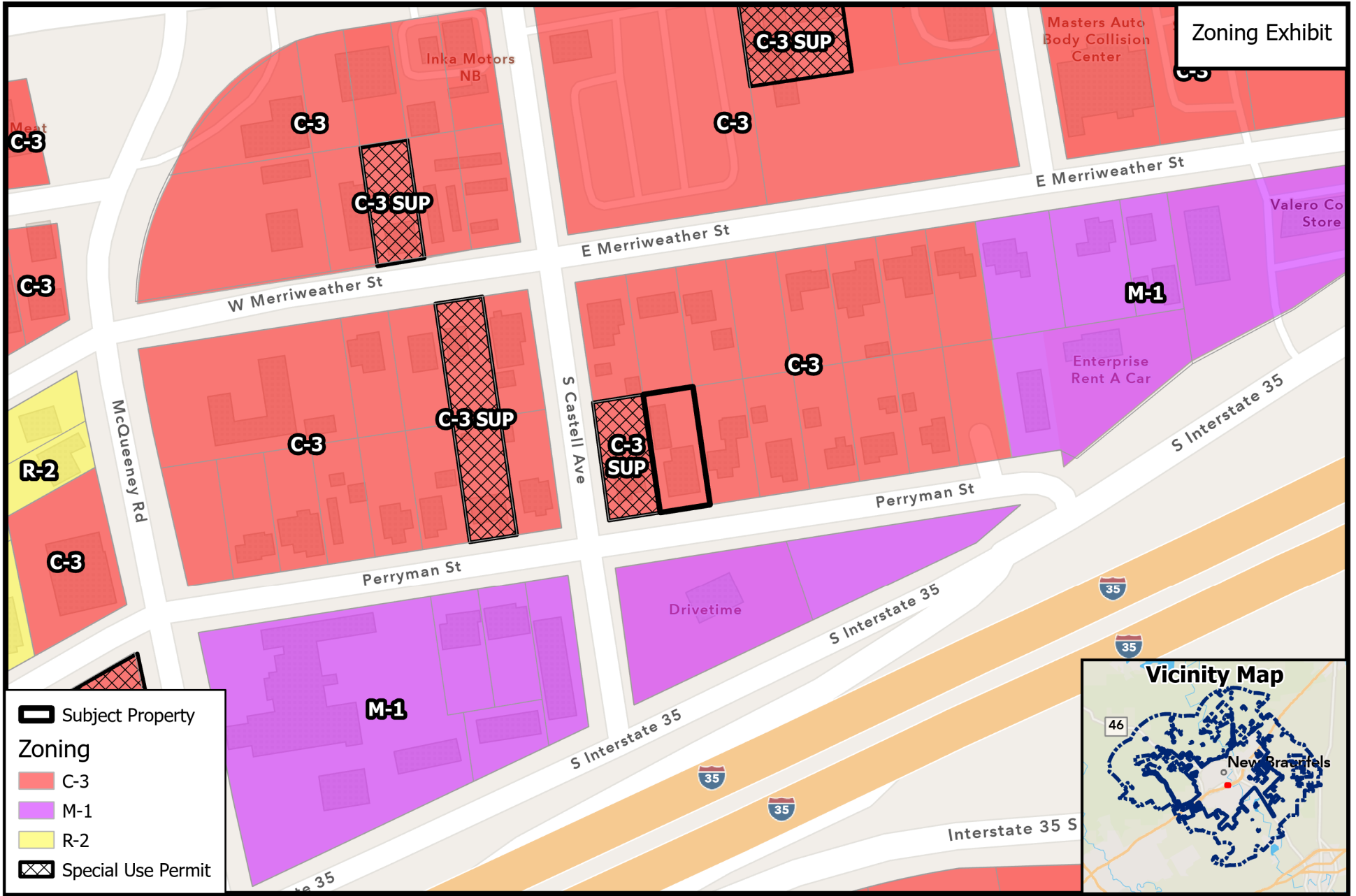
SUP26-061
182 Perryman St - SUP for STR



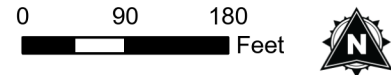
Path: L:\Boards and Commissions\ZoneChange & SUPs\2026\SUP26-061 - 182 Perryman St - SUP

Source: City of New Braunfels Planning
 Date: 3/12/2026

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels officials or employees for any discrepancies, errors, or variances which may exist.



SUP26-061
182 Perryman St - SUP for STR



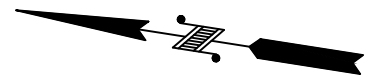
Path: L:\Boards and Commissions\ZoneChange & SUPs\2026\SUP26-061 - 182 Perryman St - SUP

Source: City of New Braunfels Planning
 Date: 3/12/2026

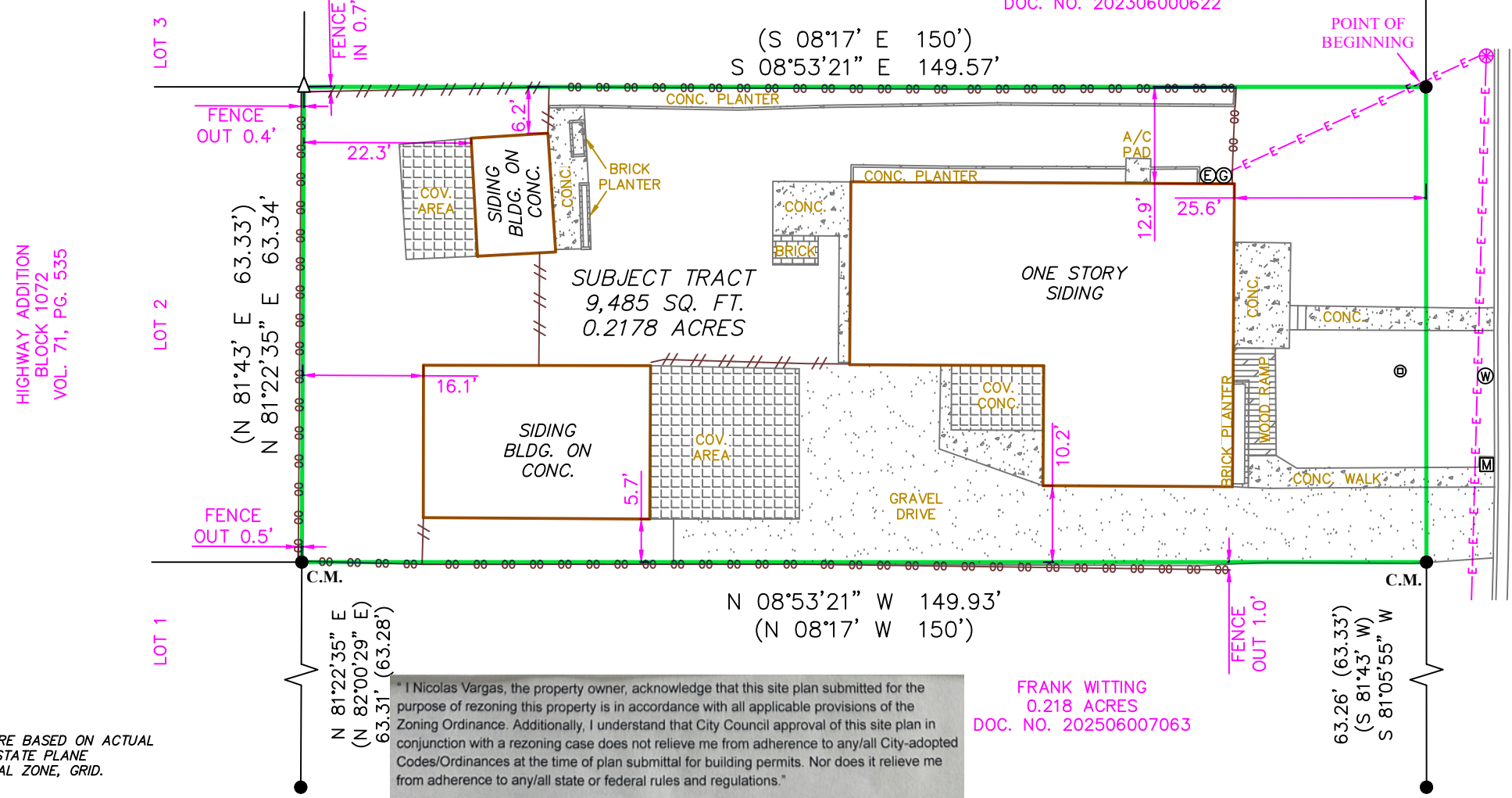
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FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48091C, Panel No. 0455 G, which is Dated 5/8/2024. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) SHD, X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://msc.fema.gov/portal>.

B&W NB, LLC.
TRACT 6
DOC. NO. 20230600622



SCALE: 1"=20'



HIGHWAY ADDITION
BLOCK 1072
VOL. 71, PG. 535

S 81°03'13" W 63.34'
(S 81°43' W 63.33')

PERRYMAN STREET

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, GRID.
NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

"I Nicolas Vargas, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Zoning Ordinance. Additionally, I understand that City Council approval of this site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes/Ordinances at the time of plan submittal for building permits. Nor does it relieve me from adherence to any/all state or federal rules and regulations."

FRANK WITTING
0.218 ACRES
DOC. NO. 202506007063

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

FIRM REGISTRATION NO. 1011700

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND

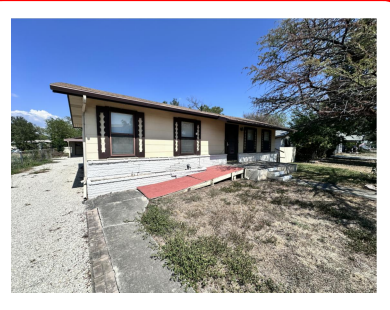
- △ = CALCULATED POINT
- = FOUND 1/2" IRON ROD
- = RECORD INFORMATION
- C.M. = CONTROLLING MONUMENT
- ⊕ = POWER POLE
- ⊙ = ELECTRIC METER
- ⊖ = OVERHEAD ELECTRIC
- ⊗ = GAS METER
- ⊕ = WATER METER
- ⊖ = CLEANOUT
- ⊙ = MAILBOX
- ⊖ = CHAIN LINK FENCE
- ⊖ = WOOD FENCE

DWG: AV RVD: DLM

Property Address:
182 PERRYMAN STREET

Property Description:
Being 0.2178 acres of land, more or less, situated in the John Thompson Survey No. 21, Abstract 608, Comal County, Texas and being out of that same property described in a Revocable Transfer on Death Deed recorded in Document No. 202006010617, Official Public Records, Comal County, Texas, said 0.2178 acres being more particularly described by metes and bounds attached hereto:

Owner:
NICOLAS VARGAS



I, DERRICK L. MAYFIELD, Registered Professional Land Surveyor, State of Texas, certify that the above plat represents an actual survey made on the ground under my supervision, and that my professional opinion is that there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, except as may appear herein, to the best of my knowledge and belief.

Derrick L. Mayfield

DERRICK L. MAYFIELD
Registered Professional Land Surveyor
Texas Registration No. 6456

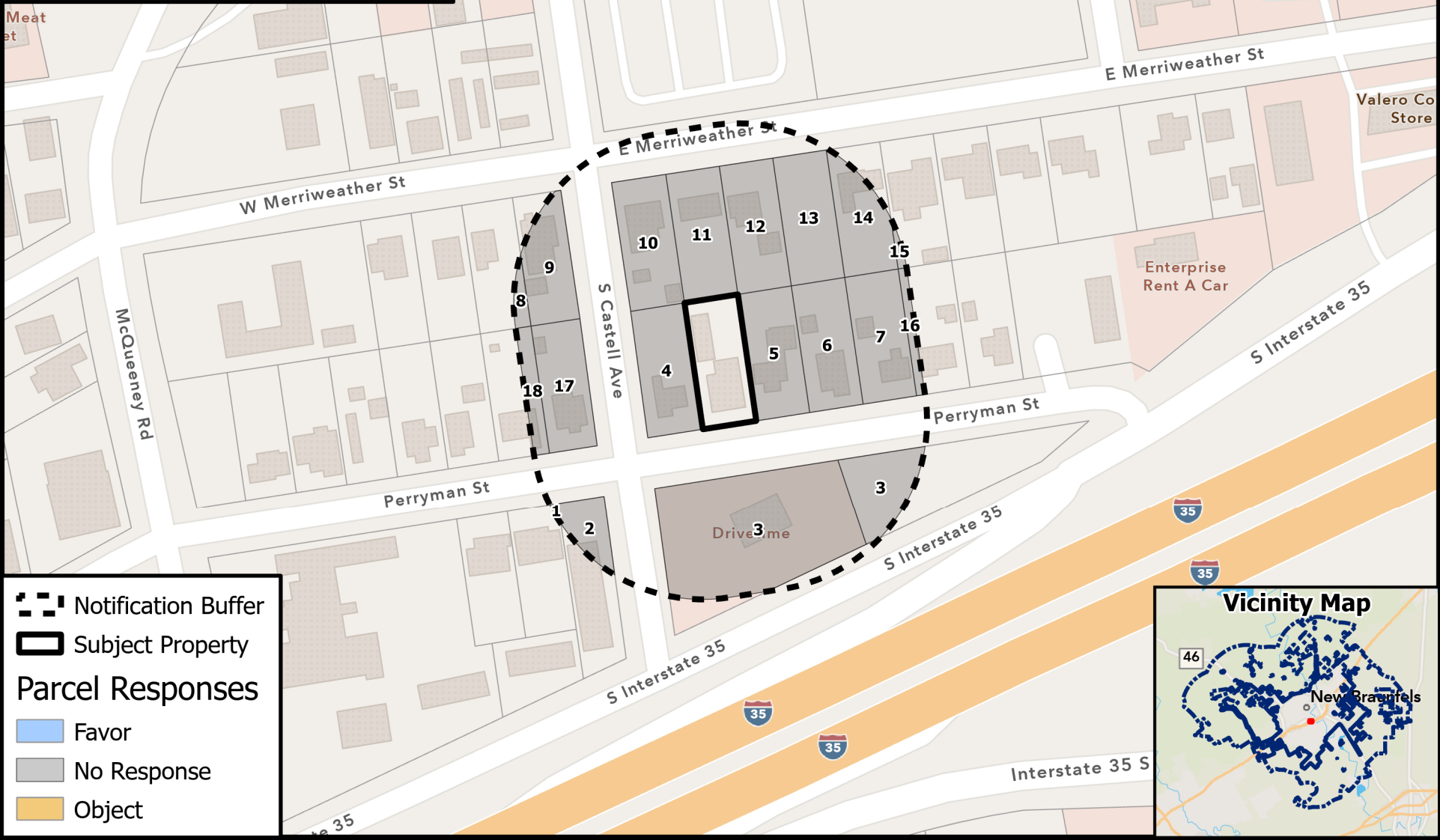




182 Perryman St

1 Property Owner - Refer to Property Number on Postcard. Numbers may shift due to real estate transactions from the initial notification.

Notification Exhibit

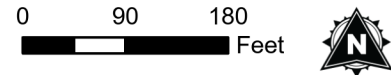


Parcel Responses

- Notification Buffer
- Subject Property
- Favor
- No Response
- Object



SUP26-061
182 Perryman St - SUP for STR



PLANNING COMMISSION – April 7, 2026 – 6:00PM

City Hall Council Chambers

Applicant: Nicolas Vargas

Address/Location: 182 Perryman St

SUP26-061

The numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as "Subject Property".

- | | |
|-----------------------------------|-------------------------------|
| 1. KAHLIG ENTERPRISES INC | 10. SANCHEZ DEBORAH |
| 2. CK GARRISON PROPERTIES LLC | 11. DONHAUSER MARY D |
| 3. PENIZE LLC | 12. SANCHEZ JUVENAL |
| 4. WITTING FRANK | 13. RESIDENTIAL ROOTS LLC |
| 5. B & W - NB LLC | 14. GOMEZ ALFONSO & ATANACIA |
| 6. KLE PROPERTIES LLC | 15. SIERRA VICTOR P & REBECCA |
| 7. HAYES JOE & TED W ALEXANDER | 16. PROPERTY OWNER #16 |
| 8. ORR EVELYN JOYCE | 17. SPAR-TEX VENTURES LLC |
| 9. BOUDJAKDJI SARAH & ROBERT WEST | 18. HOUSE LIFESTYLES CORP |

SEE MAP

4/7/2026

Agenda Item No. C)

PRESENTER:

Applicant: Monica L Mason

Owner: Brett Baer

SUBJECT:

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.

DEPARTMENT: Neighborhood and Community Planning**COUNCIL DISTRICTS IMPACTED:** 5**BACKGROUND INFORMATION:****Case No:** SUP26-069**Applicant:**

Monica L Mason

(512) 393-4949 | monilmason1@gmail.com

Owner:

Brett Baer

(310) 991-5338 | brettbaer@gmail.com

Staff Contact:

Amanda Mushinski, AICP, CNU-A

(830) 221-4056 | amushinski@newbraunfels.gov

The subject property is approximately 0.2 of an acre on the northeast side of North Liberty Avenue, approximately 60 feet northwest of the intersection with West Main Street, and across Liberty Avenue from Schlitterbahn Waterpark Resort. It is bordered by R-3, C-1, and C-4 zoning. Adjacent land uses consist of residences, commercial businesses, and a resort.

The property is currently under construction in accordance with building permits previously approved by the City. The residence is approximately 1,128 square feet in total interior livable area and is designed to include three bedrooms and three bathrooms. Per the Zoning Ordinance, the maximum occupancy of a short-term rental (STR) with three bedrooms is eight occupants, and a minimum of three off-street parking spaces is required. According to the approved building permit, there will be sufficient room to accommodate 3 paved off-street parking spaces.

ISSUE:

Short-term rental standards in the Zoning Ordinance help to ensure proper measures are in place to protect public health, safety, and neighboring properties. If this rezoning request is approved, the registration of the

short-term rental and online payment of hotel occupancy taxes are required. Also, the project must comply with all other City Code standards.

COMPREHENSIVE PLAN REFERENCE:

The rezoning request is consistent with the following actions from Envision New Braunfels:

- **Action 1.3:** Encourage balanced and fiscally responsible land-use patterns.
- **Action 1.14:** Ensure regulations do not unintentionally inhibit the provisions of a variety of flexible and innovative lodging options and attractions.

STRATEGIC PLAN REFERENCE:

Economic Mobility Enhanced Connectivity Community Identity
Organizational Excellence Community Well-Being N/A

- Incentivize mixed-use developments and redevelopments in targeted locations to create a built environment with integrated housing, commercial centers, and opportunities for improved connectivity.

FISCAL IMPACT:

The proposed rezoning request is in alignment with the following recommendations and strategies of the Land Use Fiscal Analysis:

- Provide a mix of uses and building types, heights, and sizes in a more walkable context to produce more value and fiscal productivity.
- Mix of uses (residential and short-term rental) developed on a single parcel of land increases revenue to cover costs of services.

If approved, the property will be subject to local and state hotel occupancy tax (HOT).

RECOMMENDATION:

Approval with the following conditions:

1. The residential character of the property must be maintained.
2. The property will remain in compliance with the approved site plan and floor plan. Any significant changes to the site plan or floor plan will require a revision to the SUP.

Another lot on this same block face within this same block already has zoning to allow a short-term rental. And several of the structures across the street are overnight resort cabins. Therefore, an STR at the proposed location would be consistent with existing uses and zoning allowances within this block.

Code of Ordinances Sec. 144-2.1 *Changes and Zoning Amendments:*

(b) *Considerations for approving or denying a zoning change.* In making a determination regarding a requested zoning change, the planning commission and the city council shall consider the following factors:

- (1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the city as a whole;
- (2) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area;
- (3) How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved;
- (4) Any other factors that will substantially affect the public health, safety, morals, or general welfare; and
- (5) Whether the request is consistent with the comprehensive plan.

Mailed notification as required by state statute:

Public hearing notices were sent to owners of 11 properties within 200 feet of the request. As of the date this

agenda was posted, the city has received no responses.

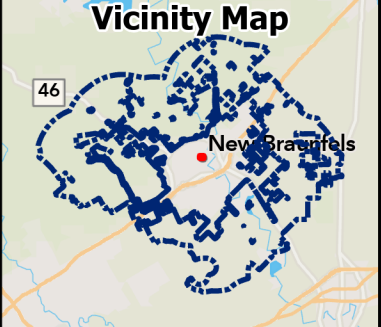
Resource Links:

- Chapter 144, Sec. 3.3-3 (R-3) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 144, Sec. 3.6 (SUP) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 144, Sec. 5.17 (Short-term Rental) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?

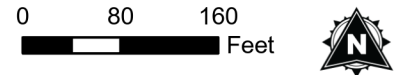
Aerial Exhibit



- ▭ Subject Property
- Floodplain**
- ▭ Floodway
- ▭ 1% Annual Chance Flood Hazard



SUP26-069
226 N Liberty Ave - SUP for STR





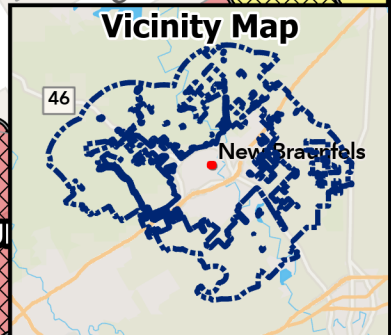
Zoning Exhibit

Subject Property

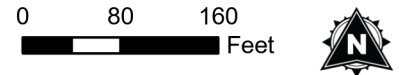
Zoning

- C-1
- C-1B
- C-4
- C-4A
- R-2
- R-3

Special Use Permit



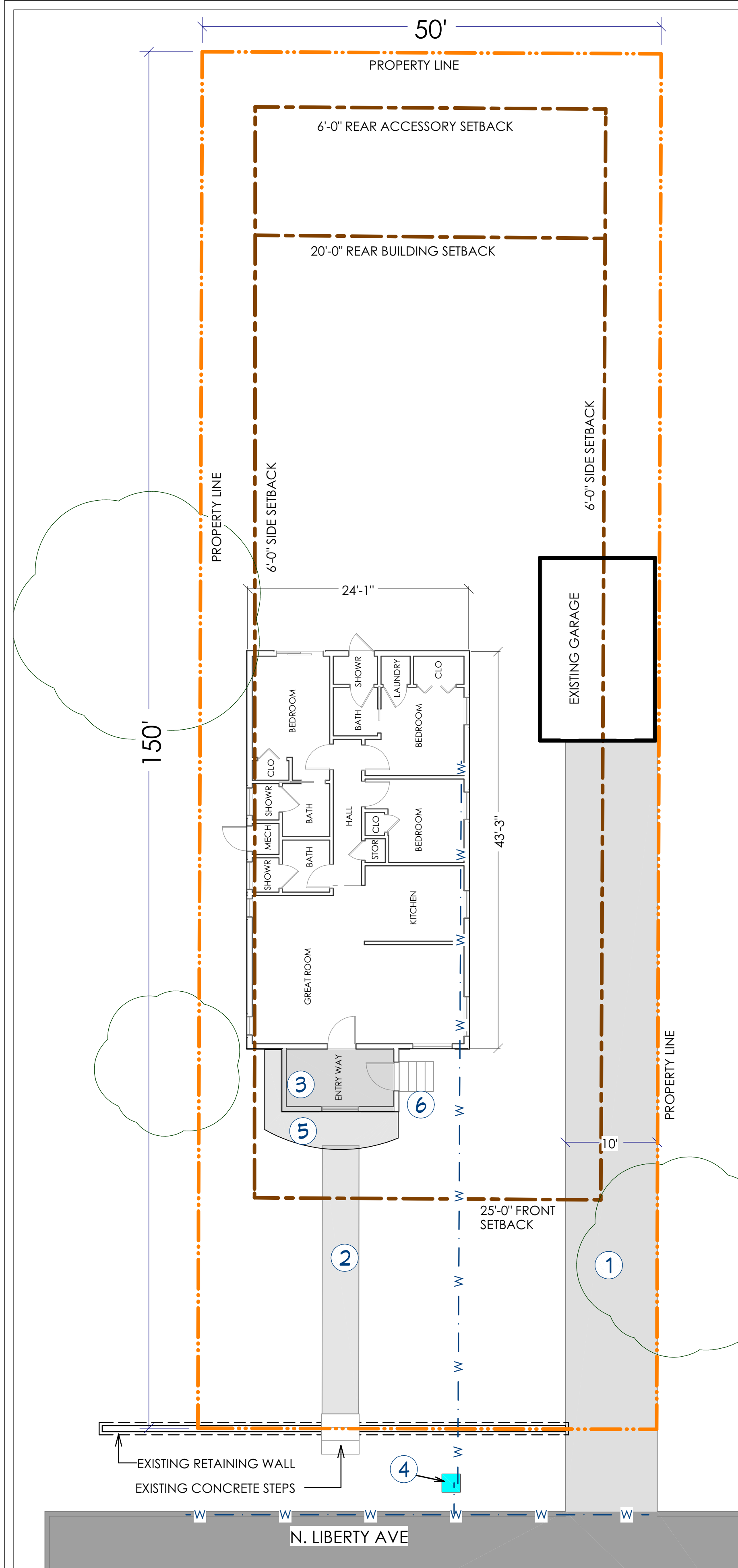
SUP26-069
226 N Liberty Ave - SUP for STR



Path: L:\Boards and Commissions\ZoneChange & SUPs\2026\SUP26-069 - 226 N Liberty Ave -

Source: City of New Braunfels Planning
 Date: 3/13/2026

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels officials or employees for any discrepancies, errors, or variances which may ex



2 EXISTING SITE PLAN
1/8 in = 1 ft

I Brett Baer, the property owner, acknowledge that this site plan submitted for the purposes of rezoning this property is in accordance with all applicable provisions of the Zoning Ordinance. Additionally, I understand that City Council approval of this site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City adopted Codes/Ordinances at the time of plan submittal for building permits. Nor does it relieve me from adherence to any/all state or federal rules and regulations.

Existing 1 Story Residence
3 Bedrooms ~ 1128 SF

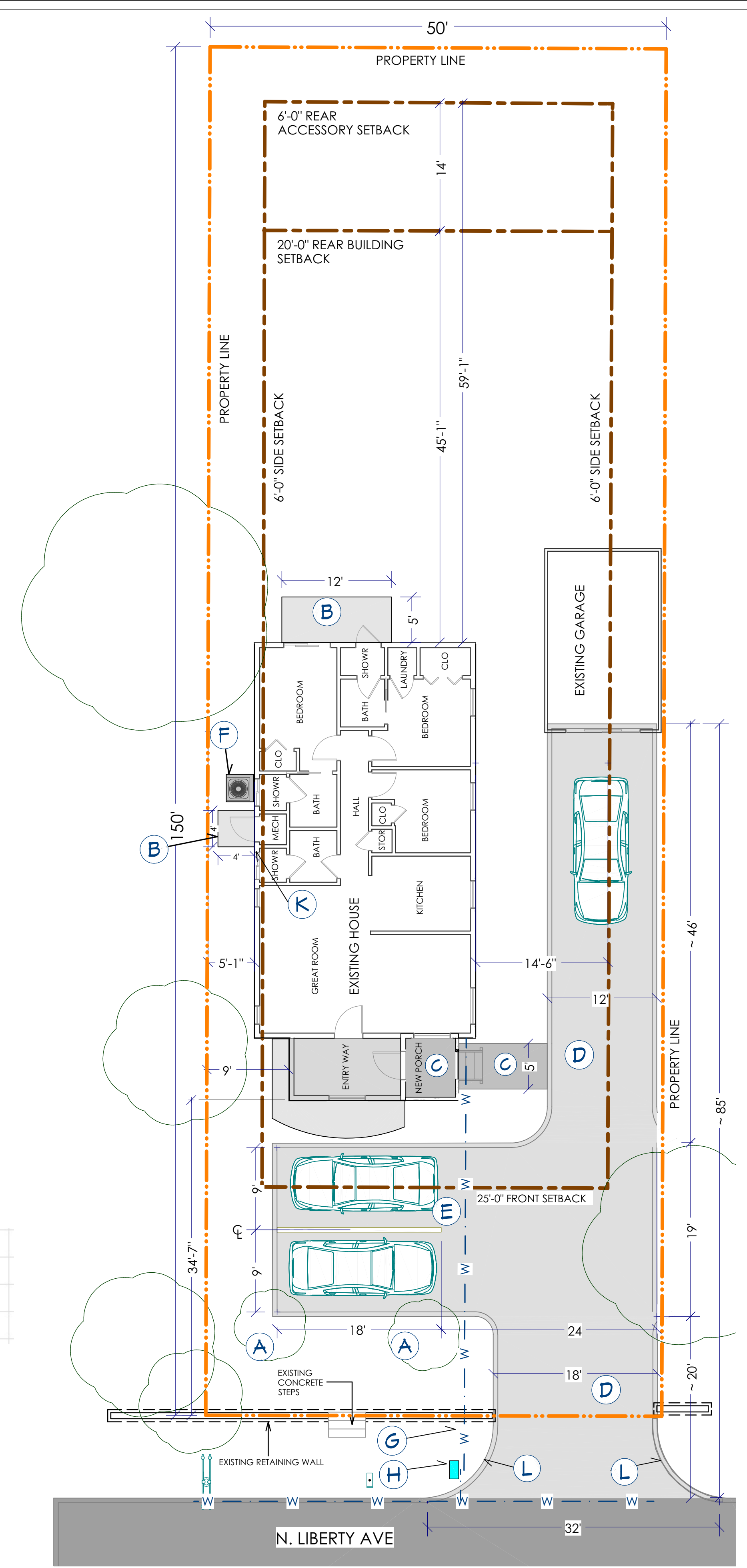
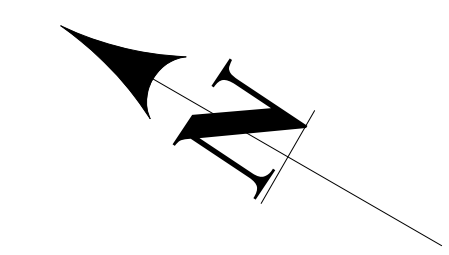
PROPOSED SITE PLAN:

- A - New Oak Tress
- B - New Landings
- C - New Porch, Stairs & Sidewalk
- D - New Driveway with 6" Curb
- E - New Parking with 6" Curb
- F - New AC Pad
- G - Water Line
- H - New Traffic Resistant Water Meter Box and Lid
- J - All Drives to be Concrete
- K - 8x16 Air Flow Vents (Typ 5)
- L - Buildup Driveway Apron Retaining Walls

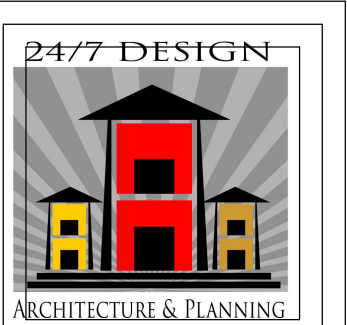
EXISTING SITE PLAN:

- 1 - 10' Asphalt Driveway
- 2 - Concrete Sidewalk
- 3 - Entry Way
- 4 - Water Meter and Line
- 5 - Front Concrete Slab
- 6 - Concrete Steps

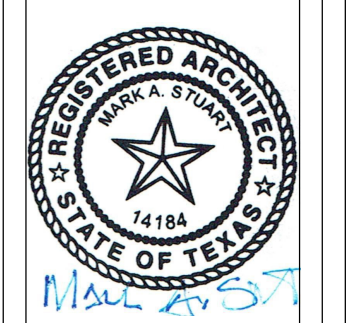
PARKING CALCULATION TABLE		
# of Sleeping Rooms	Cars / Sleeping	Total Cars Req'd
3	1	3



1 PROPOSED SITE PLAN
1/8 IN = 1 FT



NUMBER	DATE	REVISION	DESCRIPTION



226 N. LIBERTY AVE -
REMODEL & RENOVATION
NEW BRAUNFELS, TX 78130

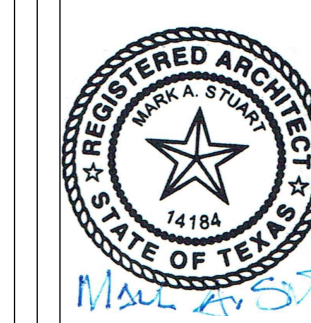
MARK STUART ARCHITECT
605 RIDGECLEIFF DRIVE
NEW BRAUNFELS, TX 78130
PHONE: 830-557-4444
Mark@MarkStuartArchitect.com

DATE:
3/2/2026

SCALE:

SHEET:
3

NUMBER	DATE	REVISION	DESCRIPTION



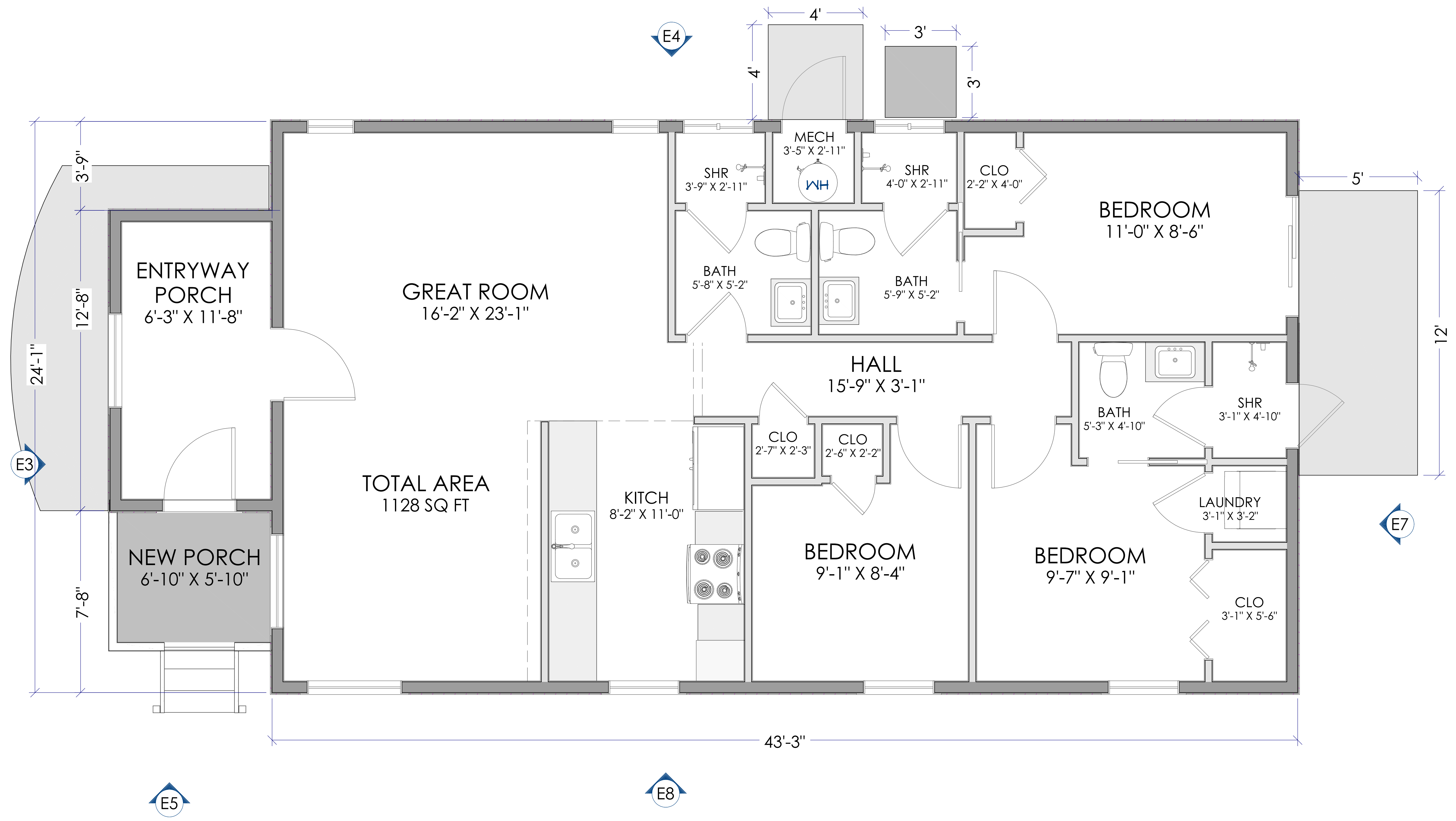
226 N. LIBERTY AVE -
REMODEL & RENOVATION
NEW BRAUNFELS, TX 78130

MARK STUART ARCHITECT
605 RIDGECLIFF DRIVE
NEW BRAUNFELS, TX 78130
PHONE: 830-557-4444
Mark@MarkStuartArchitect.com

DATE:
3/2/2026

SCALE:

SHEET:
4



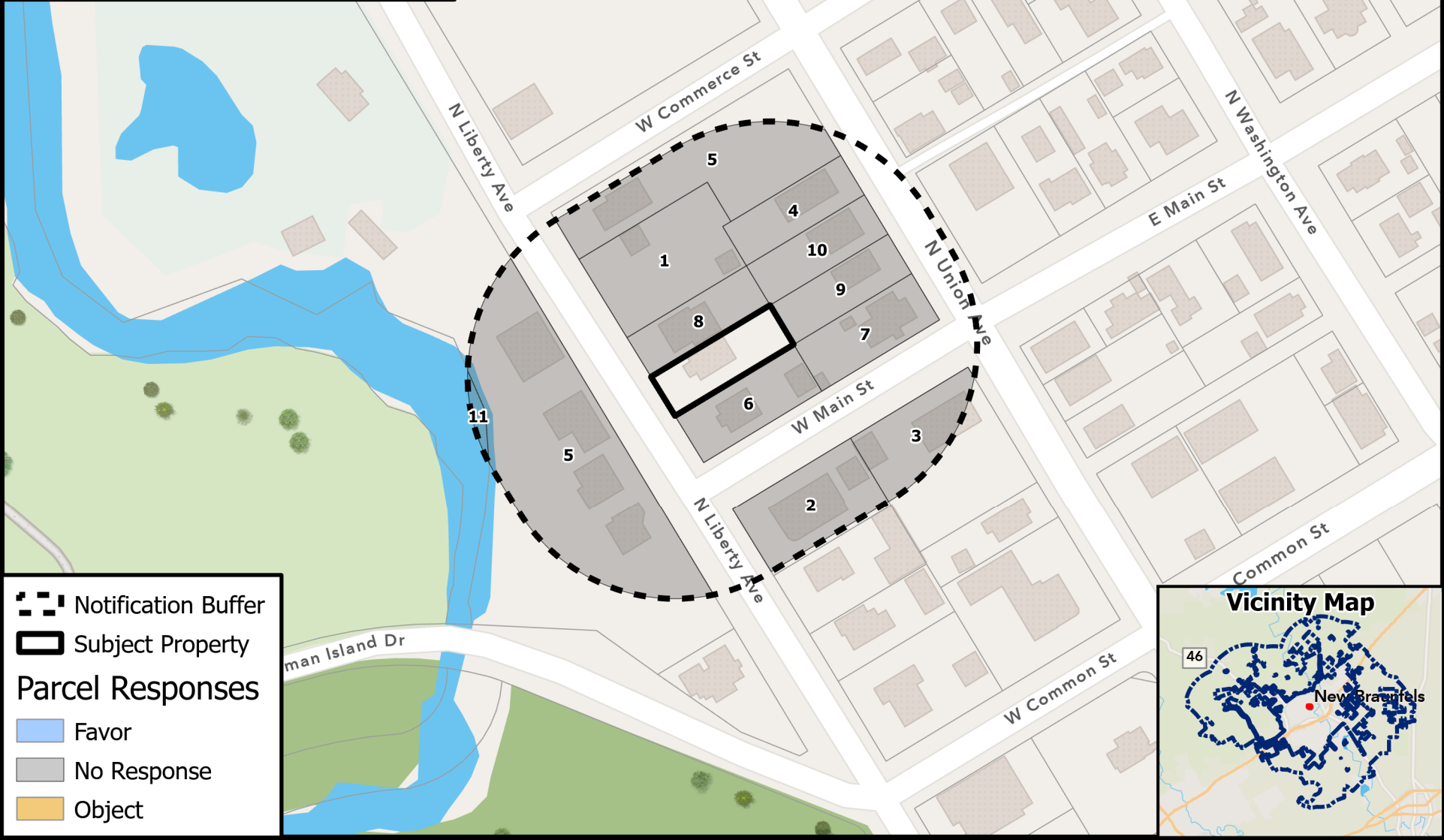
1 FLOOR PLAN
1/2 in = 1 ft



226 N Liberty Ave

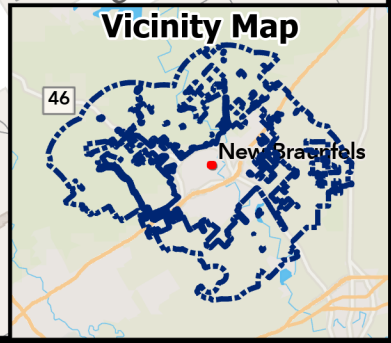
Notification Exhibit

1 Property Owner - Refer to Property Number on Postcard. Numbers may shift due to real estate transactions from the initial notification.

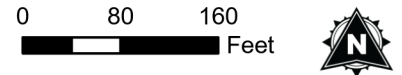


Parcel Responses

- Notification Buffer
- Subject Property
- Favor
- No Response
- Object



SUP26-069
226 N Liberty Ave - SUP for STR



PLANNING COMMISSION – April 7, 2026 – 6:00PM

City Hall Council Chambers

Applicant: Monica L Mason

Address/Location: 226 N Liberty Ave

SUP26-069

The numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as "Subject Property".

- | | |
|-------------------------------------|-----------------------------------|
| 1. MEADOWS INVESTMENTS LLC | 7. SOLIS G KURT & SHIRLEY J |
| 2. CAMARILLO LORENZO G JR | 8. CARLISLE AMANDA L |
| 3. U E G MANAGEMENT LLC | 9. KOEHLER DOROTHY |
| 4. TEXCAL LAND COMPANY | 10. TEXCAL LAND COMPANY LTD |
| 5. NEW BRAUNFELS WATERPARK LLC | 11. COLORADO RIVER LAND TRUST INC |
| 6. CLARKSON SHANNON R B & TIMOTHY G | |

SEE MAP