

**DRAFT - MINUTES
OF THE NEW BRAUNFELS PLANNING COMMISSION
REGULAR MEETING OF TUESDAY, APRIL 1, 2025**

1. CALL TO ORDER

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

2. ROLL CALL

The following Commissioners were present:

Angela Allen, Randall Allsup, Ben Miedema, Chase Taylor, Chad Nolte, and Jerry Sonier.

The following Commissioners were absent:

Taylor Chafin, Vicky Rudy, and Jessica Schaeffer.

3. APPROVAL OF MINUTES

A) Approval of the March 4, 2025 regular meeting minutes.

Motion by Commissioner Miedema, seconded by Vice-Chair Nolte, to approve the March 4, 2025 regular meeting minutes. Motion carried unanimously.

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 address, discuss or take action on any items not on the agenda. In addition to this venue, citizens may also email any comments to planning@newbraunfels.gov. Emailed comments will be distributed to the Planning Commission.

No one spoke.

5. INDIVIDUAL ITEMS FOR CONSIDERATION

A) PZ25-0020 Public hearing and recommendation to City Council to rezone approximately 0.5 acres out of the A M Esnaurizar Survey, Abstract 20, from C-1 AH (Local Business District with Airport Hazard Overlay) to C-1B AH (General Business District with Airport Hazard Overlay), currently addressed at 1655 State Hwy 46 S.

Amanda Mushinski presented the aforementioned item and recommended approval.

Chair Sonier asked if there were any questions for staff.

Chair Sonier invited the applicant to speak on the item.

Honorio Guajardo elaborated on the item and discussed the intent of the request.

Chair Sonier opened the public hearing and asked if anyone would like 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.

Motion by Vice-Chair Nolte, seconded by Commissioner Allen, to recommend approval of the item to City Council. Motion carried unanimously.

6. STAFF REPORT

A) Land Development Ordinance update

Christopher Looney discussed upcoming opportunities for public comment on as part of the Land Development Ordinance (LDO) Project.

7. ADJOURNMENT

There being no further business, Chair Sonier adjourned the meeting at 6:08pm.

By: _____
COMMISSION CHAIR

Attest:

COMMISSION LIAISON

