



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



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

**TUESDAY, MAY 6, 2025 at 6:00 PM**

**AGENDA**

**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 April 1, 2025 regular meeting minutes. [25-533](#)

**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](mailto:planning@newbraunfels.gov). Emailed comments will be distributed to the Planning Commission.*

**5. INDIVIDUAL ITEMS FOR CONSIDERATION**

A) PZ25-0096 Public hearing and recommendation to City [25-524](#)  
Council to rezone approximately 38 acres out of the R  
Perez Survey 28, Abstract 460, and the J Stark Survey  
277, Abstract 530, from R-1 (Single Family District) and  
APD (Agricultural/Pre-Development District) to R-1A-5.5  
(Single Family Residential District), located northwest of  
the property currently addressed at 2815 State Highway  
46 West

Applicant: KB Home

Owner: Alice Schwanz

B) SUP25-103 Public hearing and recommendation to City [25-527](#)  
Council to rezone approximately 35 acres consisting of  
Lot 1, Block 1 of the FM 1102 35-Acre Tract Subdivision,  
from R-1A-6.6 AH (Single-Family District with Airport  
Hazard Overlay) and M-1A AH (Light Industrial District  
with Airport Hazard Overlay) to R-3L AH SUP (Multifamily

Low Density District with Airport Hazard Overlay and a Type 1 Special Use Permit to allow multiple single-family dwelling units with alternate design standards), currently bounded by Hunter Road to the north and FM 1102 to the south, and situated at the intersection of Hunter Road and Rolling Field.

Applicant: Shannon Mattingly

- C) PZ25-0071 Public hearing and recommendation to City [25-514](#)  
Council to rezone approximately 4 acres out of the J M Veramendi Survey, Abstract 2, from R-2 AH (Single-Family and Two-Family District with Airport Hazard Overlay) to C-4A AH (Resort Commercial District with Airport Hazard Overlay), currently addressed at 1251 Ervendberg Avenue

Applicant: Justin Holliday

Owner: Gruene Texas 90, LLC

- D) PZ25-0095 Public hearing and recommendation to City [25-522](#)  
Council to rezone approximately 3.5 acres out of the J M Veramendi Survey, Abstract 2, from R-2 (Single-Family and Two-Family District) to M-1A (Light Industrial District), currently addressed at 556 Krueger Canyon

Applicant/Owner: LC Robbins

- E) PZ25-0101 Public hearing and recommendation to City [25-526](#)  
Council to rezone approximately 7 acres out of the J M Veramendi Survey, Abstract 2, from R-2 (Single-Family and Two-Family District), R-2 SUP (Single-Family and Two-Family District with an SUP to allow Commercial Uses), and C-1B (General Business District) to C-1B (General Business District), currently addressed at 2944 and 2956 Loop 337

Applicant: James Ingalls, P.E., INK Civil

Owner: Parc Haus NB, LLC

- F) PZ25-0105 Public hearing and recommendation to City [25-531](#)  
Council to rezone approximately 0.1 acres out of the Church of Christ Subdivision, Block 1, Lot 1, and the Alyssa Way Subdivision, Block 1, Lot 1, from R-1 (Single-Family District) to C-1B (General Business District), located at the northeast corner of Alyssa Way and the State Highway 46 West intersection

Applicant: Shannon Mattingly

Owner: McKynna Massey

- G) SUP25-094 Public hearing and recommendation to City [25-530](#)  
Council to rezone approximately 0.30 acres out of Villa  
Rio, Block 1, Lot 2 from C-3 (Commercial District) to C-3  
SUP (Commercial District with a Special Use Permit for  
Short-Term Rental of a Residence), currently addressed  
as 463 Barcelona Drive

Applicant/Owner: Gerardo Aguirre

- H) SUP25-088 Public hearing and recommendation to City [25-532](#)  
Council to rezone 0.25 acres out of the Mission Oaks  
Unit 5 Subdivision, Block 14, Lot 11, from R-3  
(Multifamily District) to R-3 SUP (Multifamily District with  
a Special Use Permit for Short Term Rental), currently  
addressed at 13 & 15 Moss Rock Drive

Applicant/Owner: Angelika Nickel, MD

- I) SUP25-084 Public hearing and recommendation to City [25-528](#)  
Council to rezone approximately 0.21 acres out of the  
City Block 1059 Subdivision, Block 1059, Lot 7, from C-3  
(Commercial District) to C-3 SUP (Commercial District  
with a Special Use Permit for Short Term Rental),  
currently addressed at 380 Kessler Street

Applicant/Owner: Bruce Schwarz

- J) Public hearing and recommendation to City Council [25-438](#)  
regarding amendments to the City's Code of Ordinances  
in Chapter 144 Zoning, Section 1.4, Definitions and  
5.3-4, Additional residential buffering requirements

Mary Lovell, CNU-A, Senior Planner

## 6. **ADJOURNMENT**

### **CERTIFICATION**

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

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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.