



**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](#)
[April 1, 2025 Minutes](#)

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.

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
[City Maps](#)
[Districts Comparison Table](#)
[Subject Property Photo](#)
[Notification Map, List, and Responses](#)
- 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

[City Maps](#)

[Districts Comparison Table](#)

[Subject Property Photos](#)

[Notification Map, List & Responses](#)

- 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

[City Maps](#)

[Districts Comparison Table](#)

[Subject Property Photos](#)

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

- 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

[City Maps](#)

[Districts Comparison Table](#)

[Subject Property Photo](#)

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

- 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

[City Maps](#)

[Districts Comparison Table](#)

[Subject Property Photos](#)

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

- 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

[City Maps](#)

[Districts Comparison Table](#)

[Subject Property Photos](#)

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

- 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

[City Maps](#)

[Applicant Attachments](#)

[Subject Property Photo](#)

[Notification Map, List & Responses](#)

- 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

[City Maps](#)

[Applicant Attachments](#)

[Subject Property Photo](#)

[Notification Map, List & Responses](#)

- I) SUP25-084 Public hearing and recommendation to City 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

[City Maps](#)

[Applicant Attachments](#)

[Subject Property Photos](#)

[Notification Map & List](#)

- J) Public hearing and recommendation to City Council 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

[Ch. 144 amendments](#)

6. **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

5/6/2025

Agenda Item No. A)

**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

5/6/2025

Agenda Item No. A)

PRESENTER:

Applicant: KB Home
Owner: Alice Schwanz

SUBJECT:

PZ25-0096 Public hearing and recommendation to City 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

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: 3

BACKGROUND INFORMATION:

Case No: PZ25-0096

Applicant:

KB Home
(210) 960-2750 | nuriddin@kgftx.com

Owner:

Alice Schwanz

Staff Contact:

Amanda Mushinski, CNU-A, AICP-Candidate
(830) 221-4056 | amushinski@newbraunfels.gov

The subject property is approximately 38 acres on the southwest side of State Highway 46 West, an existing principal arterial, approximately ¼ mile northwest of the intersection of State Highway 46 West and Hueco Springs Loop Road, and ½ mile northwest of T Bar M. The subject property is bordered by the Mission Hills Ranch Planned Development (PD), R-1, and APD zoning. Adjacent land uses consist of vacant land and a single-family neighborhood.

ISSUE:

The proposed zoning change would allow for development under the R-1A-5.5 zoning district, which is intended for development of primarily detached, single-family residences and customary accessory uses on lots of at least 5,500 square feet.

COMPREHENSIVE PLAN REFERENCE:

R-1A-5.5 would be consistent with the following actions from Envision New Braunfels:

- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
- **Action 3.1:** Plan for healthy jobs/housing balance.
- **Action 3.13:** Cultivate an environment where a healthy mix of different housing products at a range of

sizes, affordability, densities, amenities, and price points can be provided across the community as well as within individual developments.

Future Land Use Plan: The subject property is located within the Hoffman Lane Sub Area, along a Transitional Mixed-Use Corridor, near an existing Employment Center and a future Market Center.

STRATEGIC PLAN REFERENCE:

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

- Economic Mobility - Output: Increase the number of new affordable housing units produced each fiscal year.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Approval. The proposed rezoning to R-1A-5.5 is consistent with the Envision New Braunfels goals related to fiscally responsible land use patterns and a diverse housing stock. The request supports the Transitional Mixed-Use Corridor designation and is compatible with surrounding residential zoning and development patterns.

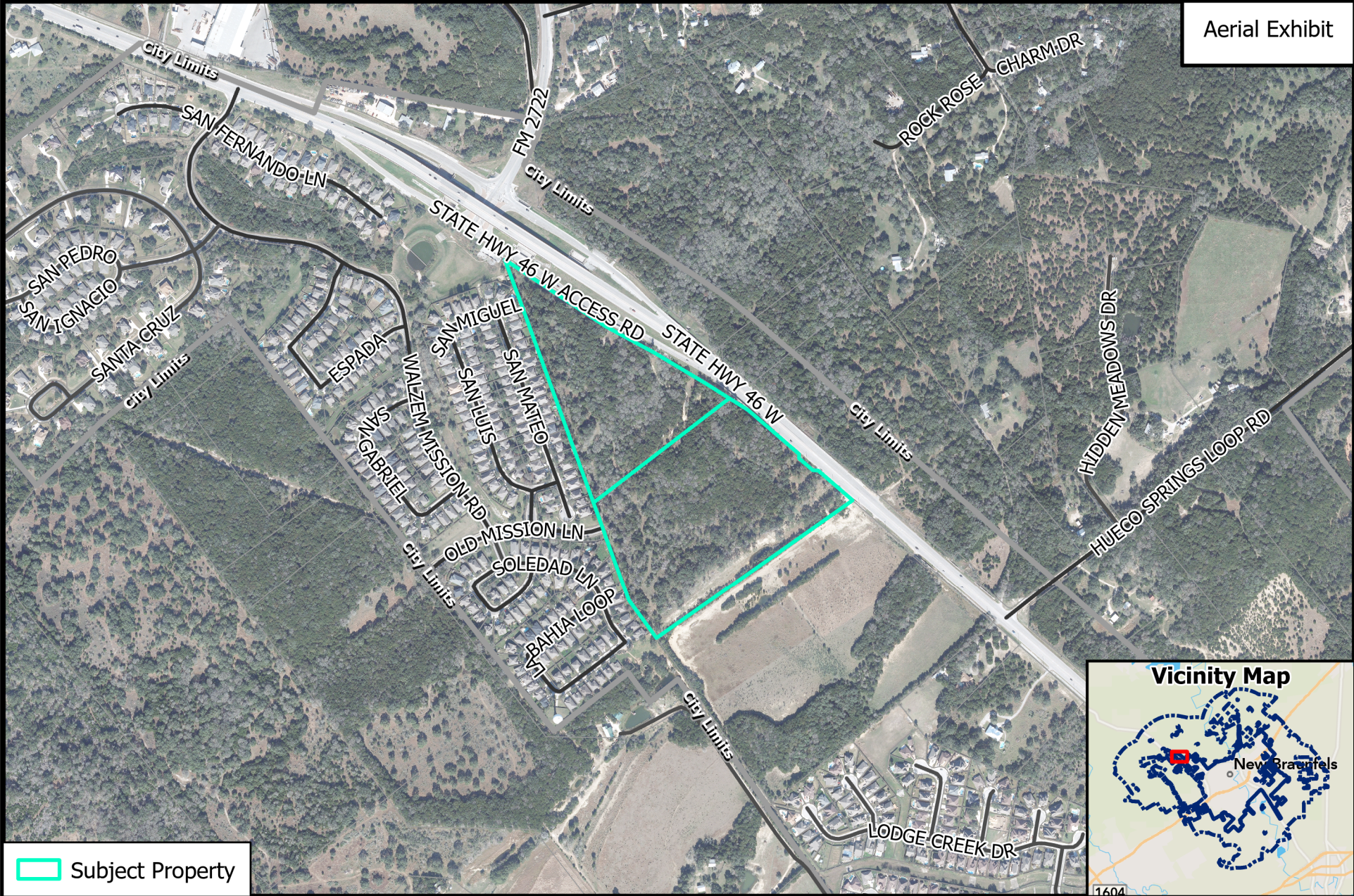
Mailed notification as required by state statute:

Public hearing notices were sent to owners of 62 properties within 200 feet of the request. As of the date this agenda was posted, the city has received responses representing 2% in opposition.

Resource Links:

- Chapter 144, Sec. 3.3-1 (R-1) of the City's Code of Ordinances:
[https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?_ga=2.182111111.162111111.162111111-162111111.162111111)
- Chapter 144, Sec. 3.4-1 (APD) of the City's Code of Ordinances:
[https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?_ga=2.182111111.162111111.162111111-162111111.162111111)
- Chapter 144, Sec. 3.4-2 (R-1A-5.5) of the City's Code of Ordinances:
[https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?_ga=2.182111111.162111111.162111111-162111111.162111111)

Aerial Exhibit



PZ25-0096

State Hwy 46 W - R-1 and APD to R-1A-5.5

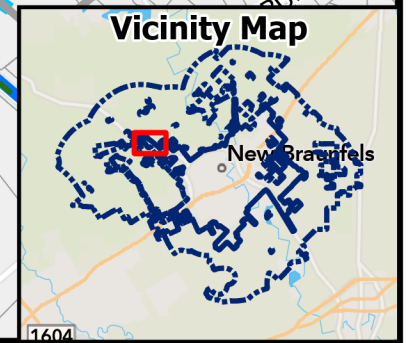
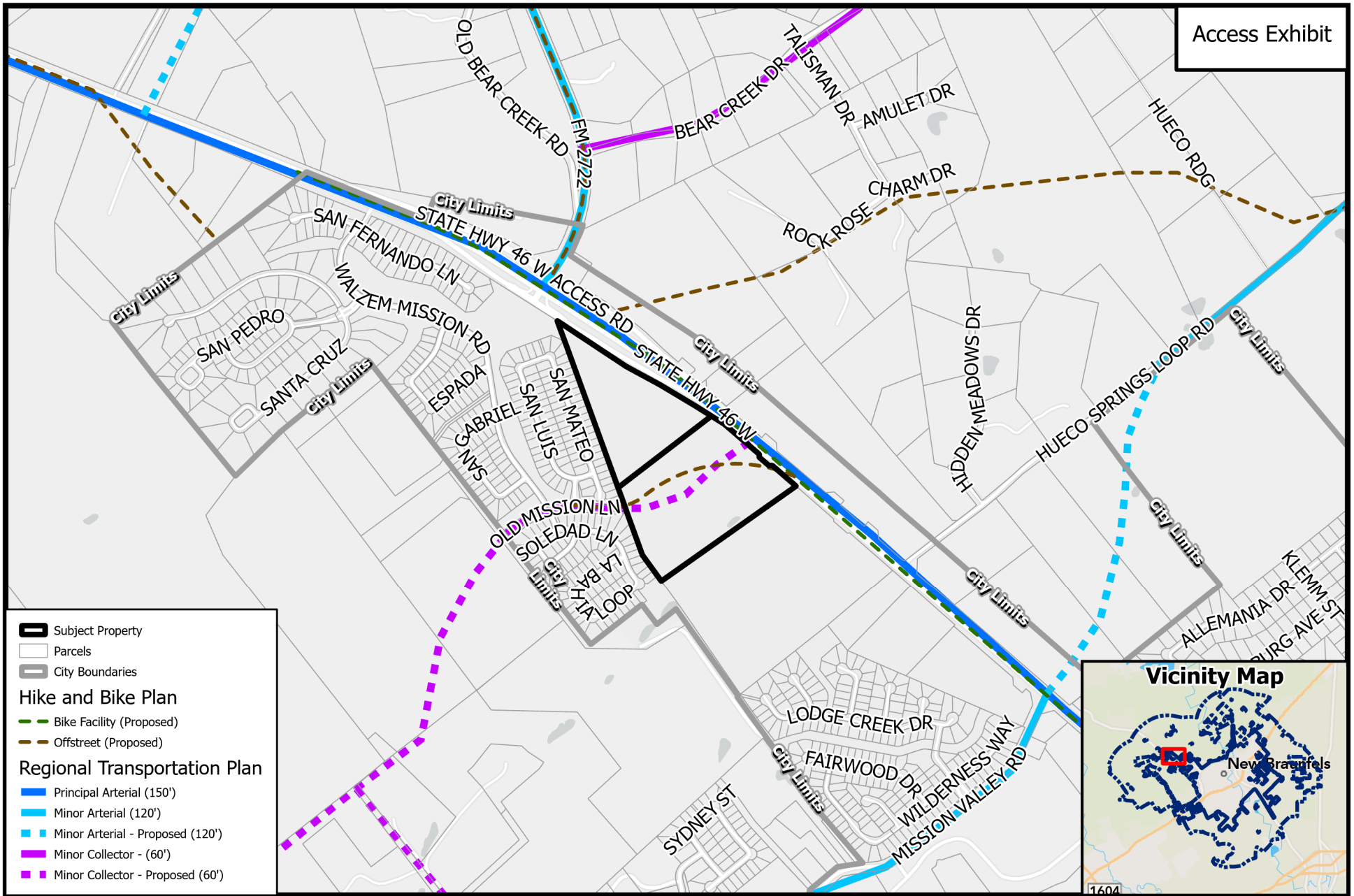
0 440 880 Feet



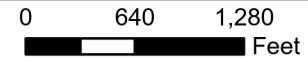
Path:
P:\ZoneChange & SUPs\2025\PZ25-0096 - STATE HWY 46 W - R-1 and APD to

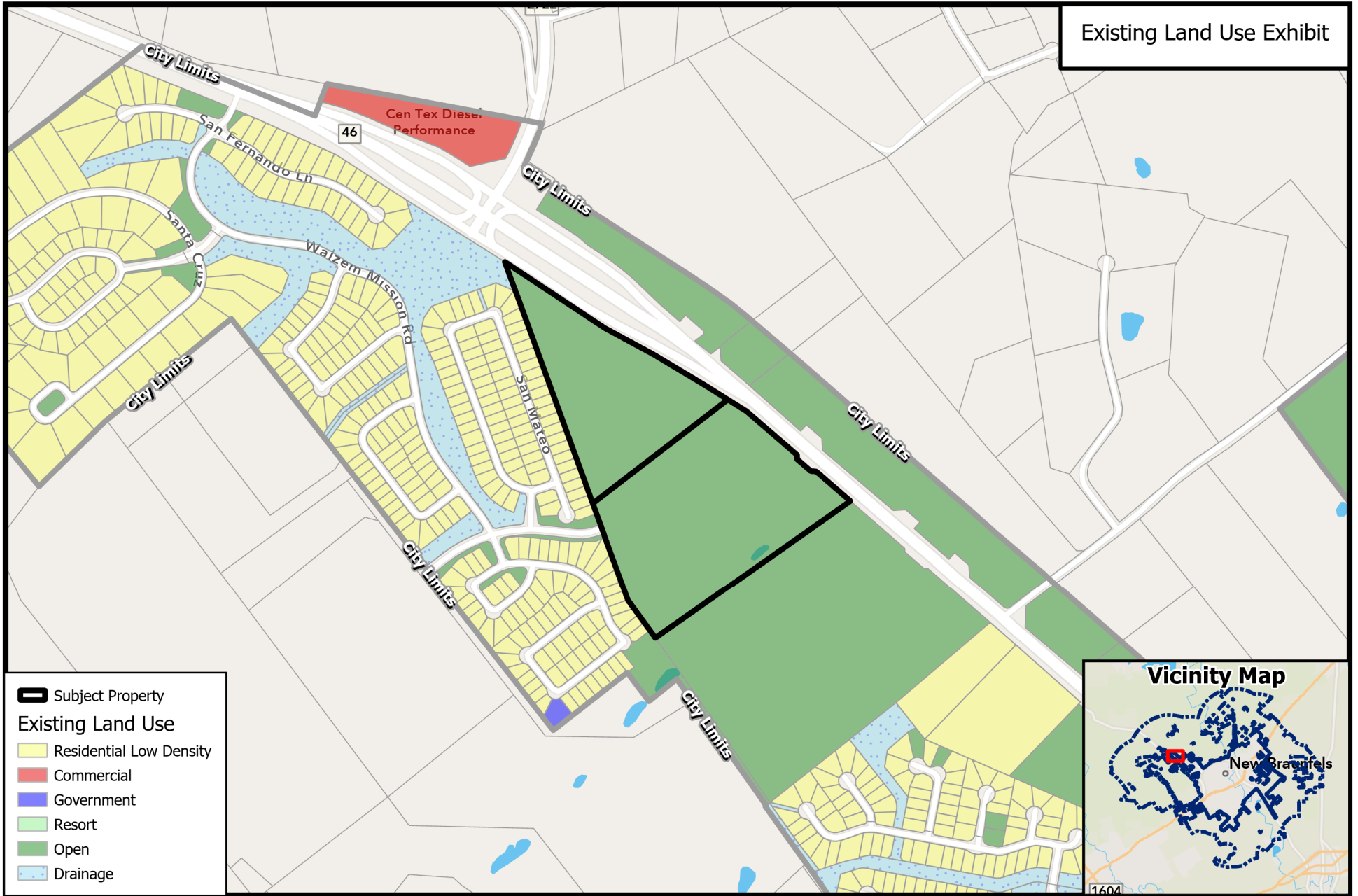
Source: City of New Braunfels Planning
Date: 4/10/2025

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. The City of New Braunfels and its officials or employees for any discrepancies, errors, or variances which may exist.



PZ25-0096
State Hwy 46 W - R-1 and APD to R-1A-5.5



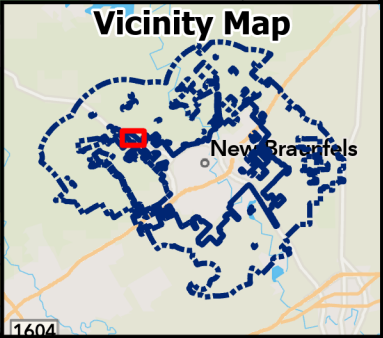


Existing Land Use Exhibit

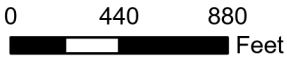
Subject Property

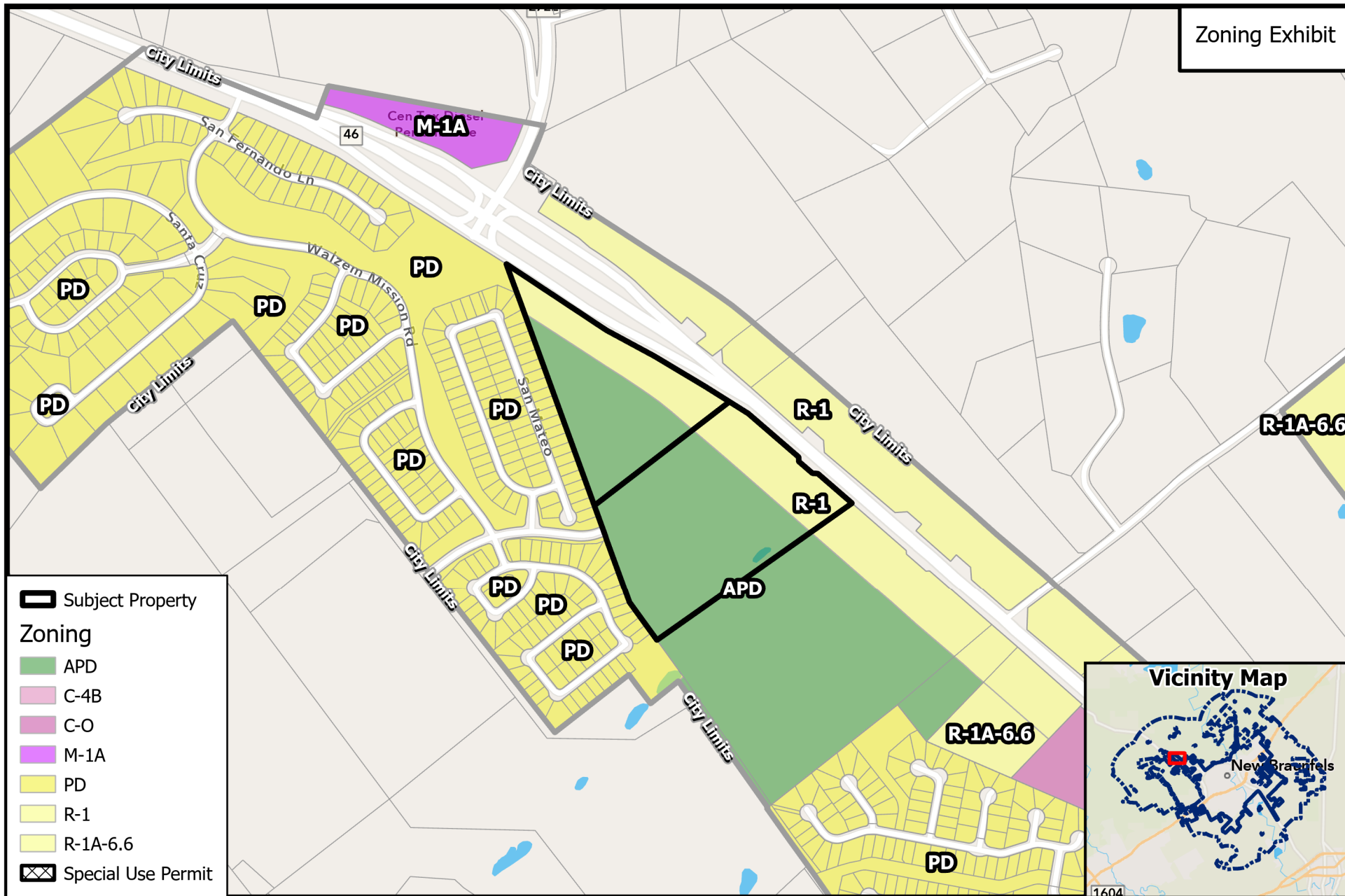
Existing Land Use

Residential Low Density
 Commercial
 Government
 Resort
 Open
 Drainage



PZ25-0096
State Hwy 46 W - R-1 and APD to R-1A-5.5





Land Use	Existing	Existing	Proposed
	R-1	APD	R-1A-5.5
Accessory building/structure (see section 144-5.4)	P	P	P
Accessory dwelling (one accessory dwelling per lot)	P	P	P
Accounting, auditing, bookkeeping, and tax preparations			
Acid manufacture			
Adult day care (no overnight stay)			
Adult day care (with overnight stay)			
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)			
Amusement services or venues (indoors) (see section 144-5.13)			
Amusement services or venues (outdoors)			
Animal grooming shop			
Answering and message services			
Antique shop			
Appliance repair			
Archery range			
Armed services recruiting center			
Art dealer/gallery			
Artist or artisans studio			
Assembly/exhibition hall or areas			
Assisted living facility/retirement home			
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			
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			
Auto tire repair/sales (indoor)			
Auto wrecking yards			
Automobile driving school (including defensive driving)			
Bakery (retail)			
Bank, savings and loan, or credit union			
Bar/tavern (no outdoor music)			
Bar/tavern			
Barber/beauty college (barber or cosmetology school or college)			
Barns and farm equipment storage (related to agricultural uses)	P	P	P
Battery charging station			
Bed and breakfast inn (see section 144-5.6)			

Land Use	Existing	Existing	Proposed
	R-1	APD	R-1A-5.5
Bicycle sales and/or repair			
Billiard/pool facility			
Bingo facility			
Bio-medical facilities			
Blacksmith or wagon shops			
Blooming or rolling mills			
Boarding house/lodging house			
Book binding			
Book store			
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			
Campers' supplies			
Campgrounds			
Canning/preserving factories			
Car wash (self-service; automated)			
Car wash, full service (detail shop)			
Carpenter, cabinet, or pattern shops			
Carpet cleaning establishments			
Caterer			
Cement, lime, gypsum or plaster of Paris manufacture			
Cemetery and/or mausoleum	P	P	
Check cashing service			
Chemical laboratories (e.g., ammonia, bleaching powder)			
Chemical laboratories (not producing noxious fumes or odors)			
Child day care/children's nursery (business)			
Church/place of religious assembly	P	P	P
Cider mills			
Civic/conference center and facilities			
Cleaning, pressing and dyeing (non-explosive fluids used)			
Clinic (dental)			
Clinic (emergency care)			
Clinic (medical)			
Club (private)			
Coffee shop			
Cold storage plant			
Commercial amusement concessions and facilities			
Communication equipment—Installation and/or repair			
Community building (associated with residential uses)	P		P

Land Use	Existing	Existing	Proposed
	R-1	APD	R-1A-5.5
Community home (see definition)	P	P	P
Computer and electronic sales			
Computer repair			
Concrete or asphalt mixing plants—Permanent			
Concrete or asphalt mixing plants—Temporary			
Confectionery store (retail)			
Consignment shop			
Contractor's office/sales, with outside storage including vehicles			
Contractor's temporary on-site construction office	P	P	P
Convenience store with gas sales			
Convenience store without gas sales			
Cotton ginning or baling works			
Country club (private)	P	P	
Credit agency			
Crematorium			
Curio shops			
Custom work shops			
Dance hall/dancing facility (see section 144-5.13)			
Day camp			
Department store			
Distillation of bones			
Dormitory (in which individual rooms are for rental)			
Drapery shop/blind shop			
Driving range			
Drug store/pharmacy			
Duplex/two-family/duplex condominiums			
Electrical generating plant			
Electrical repair shop			
Electrical substation			
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	P	P
Family home child care	P	P	P
Farmers market (produce market—wholesale)		P	
Farms, general (crops) (see chapter 6 and section 144-5.9)	P	P	P
Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9)	P	P	P
Feed and grain store			
Fertilizer manufacture and storage			
Filling station (gasoline tanks must be below the ground)			
Florist			
Flour mills, feed mills, and grain processing		P	
Food or grocery store with gasoline sales			
Food or grocery store without gasoline sales			

Land Use	Existing	Existing	Proposed
	R-1	APD	R-1A-5.5
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			
Funeral home/mortuary			
Furniture manufacture			
Furniture sales (indoor)			
Galvanizing works			
Garbage, offal or dead animal reduction or dumping			
Garden shops and greenhouses			
Gas manufacture			
Gas or oil wells			
Golf course (public or private)	P	P	P
Golf course (miniature)			
Government building or use with no outside storage (outside storage allowed in M-2 and M-2A)	P	P	P
Grain elevator		P	
Greenhouse (commercial)			
Handicraft shop			
Hardware store			
Hay, grain, and/or feed sales (wholesale)		P	
Health club (physical fitness; indoors only)			
Heating and air-conditioning sales/services			
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	P	P
Home repair and yard equipment retail and rental outlets			
Hospice			
Hospital, general (acute care/chronic care)			
Hospital, rehabilitation			
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)			
Laboratory equipment manufacturing			
Laundromat and laundry pickup stations			
Laundry, commercial (without self-serve)			
Laundry/dry cleaning (drop off/pick up)			

Land Use	Existing	Existing	Proposed
	R-1	APD	R-1A-5.5
Laundry/washateria (self-serve)			
Lawnmower sales and/or repair			
Leather products manufacturing			
Light manufacturing			
Limousine/taxi service			
Livestock sales/auction		P	
Locksmith			
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			
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)			
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			
Natural resource extraction and mining			
Needlework shop			
Nonbulk storage of gasoline, petroleum products and liquefied petroleum			
Nursing/convalescent home/sanitarium			
Offices, brokerage services			
Offices, business or professional			
Offices, computer programming and data processing			

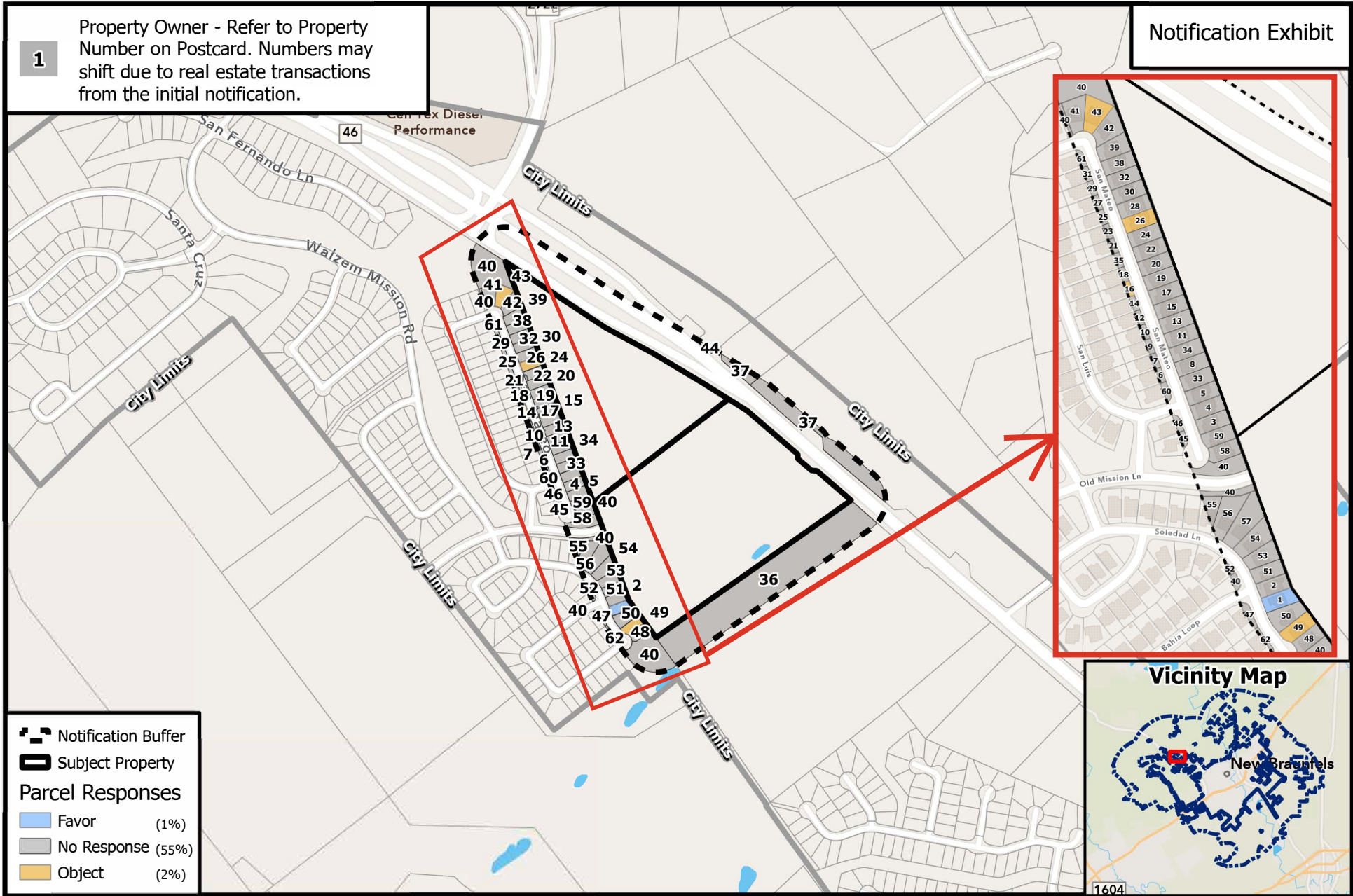
Land Use	Existing	Existing	Proposed
	R-1	APD	R-1A-5.5
Offices, consulting			
Offices, engineering, architecture, surveying or similar			
Offices, health services			
Offices, insurance agency			
Offices, legal services, including court reporting			
Offices, medical offices			
Offices, real estate			
Offices, security/commodity brokers, dealers, exchanges and financial services			
Oil compounding and barreling plants			
One-family dwelling, detached	P	P	P
Outside storage (as primary use)			
Paint manufacturing			
Paper or pulp manufacture			
Park and/or playground (private and public)	P	P	P
Parking lots (for passenger car only) (not as incidental to the main use)			
Parking structure/public garage			
Pawn shop			
Personal services			
Personal watercraft sales (primarily new/repair)			
Pet shop/supplies (less than 10,000 sq. ft.)			
Pet store (over 10,000 sq. ft.)			
Petroleum or its products (refining of)			
Photo engraving plant			
Photographic printing/duplicating/copy shop or printing shop			
Photographic studio (no sale of cameras or supplies)			
Photographic supply			
Plant nursery (no retail sales on site)	P	P	
Plant nursery (retail sales/outdoor storage)			
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			
Radio/television shop, electronics, computer repair			
Railroad roundhouses or shops			
Rappelling facilities			
Recreation buildings (private)			
Recreation buildings (public)	P	P	P
Recycling kiosk			
Refreshment/beverage stand			
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			
Restaurant with drive-through service			

Land Use	Existing	Existing	Proposed
	R-1	APD	R-1A-5.5
Retail store and shopping center without drive-through service (50,000 sq. ft. bldg. or less)			
Retail store and shopping center with drive-through service (50,000 sq. ft. bldg. or less)			
Retail store and shopping center (more than 50,000 sq. ft. bldg.)			
Retirement home/home for the aged			
Rock crushers and rock quarries			
Rodeo grounds		P	
RV park			
RV/travel trailer sales			
Sand/gravel sales (storage or sales)			
School, K-12 public or private	P	P	P
School, vocational (business/commercial trade)			
Security monitoring company (no outside storage or installation)			
Security systems installation company			
Sexually oriented business (see chapter 18)			
Sheet metal shop			
Shoe repair shops			
Shooting gallery—Indoor (see section 144-5.13)			
Shooting range—Outdoor (see section 144-5.13)			
Shopping center			
Sign manufacturing/painting plant			
Single-family industrialized home (see section 144-5.8)	P	P	P
Smelting of tin, copper, zinc or iron ores			
Specialty shops in support of project guests and tourists			
Stables (as a business) (see chapter 6)	P	P	
Stables (private, accessory use) (see chapter 6)	P	P	
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.)			
Sugar refineries			
Tailor shop (see home occupation)			
Tar distillation or manufacture			
Tattoo or body piercing studio			
Taxidermist			
Telecommunications towers/antennas (see section 144-5.7)			
Telemarketing agency			
Telephone exchange buildings (office only)			
Tennis court (commercial)			
Theater (non-motion picture; live drama)			
Tire sales (outdoors)			
Tool rental			
Townhouse (attached)			
Transfer station (refuse/pick-up)			
Travel agency			

Land Use	Existing	Existing	Proposed
	R-1	APD	R-1A-5.5
Truck or transit terminal			
Truck stop			
Tuber entrance and takeout facilities (see section 144-5.13)			
University or college (public or private)			
Upholstery shop (non-auto)			
Used or second hand merchandise/furniture store			
Vacuum cleaner sales and repair			
Vehicle storage facility			
Veterinary hospital (no outside animal runs or kennels)			
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			
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	P
Welding shop			
Wholesale sales offices and sample rooms			
Wire or rod mills			
Wood distillation plants (charcoal, tar, turpentine, etc.)			
Woodworking shop (ornamental)			
Wool scouring			
Zero lot line/patio homes			



STATE HWY 46 W



PLANNING COMMISSION – May 6, 2025 – 6:00PM

City Hall Council Chambers

Applicant: KB Home

Address/Location: *northwest of the property currently addressed at 2815 State Highway 46 W*

PZ25-0096

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. BLAKEY JIM | 33. PROPERTY OWNER 33 |
| 2. MEURER SUSAN | 34. PROPERTY OWNER 34 |
| 3. KOZIARSKI WOJCIECH & AGATHA KWASNIK
LVNG TRST 12-14-2023 | 35. PROPERTY OWNER 35 |
| 4. GIGNAC WILLIAM J | 36. STAATS VIRGINIA |
| 5. BOYLES VICKI | 37. QUENT TANA K & PENNY M PENCE |
| 6. CRAWFORD PETER D & ELIZABETH E | 38. SCHNEIDER COURTNY M |
| 7. MILLER JASON S & ALLISON L | 39. PATRANELLA MARCUS R & CHRISTINA A |
| 8. STILL BRETТА PAIGE | 40. MISSION HILLS RANCH HOA INC |
| 9. HINOJOSA MELISA L | 41. HAGERTY DANIEL R |
| 10. DEISSEROTH CHRISTOPHER & JOAN | 42. MICHAUD LUCAS |
| 11. RHAME JOHN E & SOPHIA M | 43. HINOJOSA JUAN M & NORMA J |
| 12. PROPERTY OWNER 12 | 44. HUMMEL NORMAN E & DORA M RVCBL
TRST |
| 13. SZEKELY JOSEPH JR & KIMBERLY A | 45. BELL DEREK D & ANDREA A |
| 14. BONDESEN BRADLEY | 46. BECK TODD & CATHERINE E |
| 15. TURNER AMY & COREY D | 47. MAYNARD KEVIN & JOANN DURANGO-
MAYNARD |
| 16. DOWNING DENNIS & LINDA FAMILY TRUST
1-24-2023 | 48. HASSELL DANNY R & REBECCA S |
| 17. JONES ELLEN E | 49. HOLDER BRANDON |
| 18. CLUISS MALLORY L | 50. HERNANDEZ STEPHEN R & CARLA M |
| 19. ADAMSON JOHN III & KATE E | 51. MCNAIR CHERYL A |
| 20. DEARDORFF JOSEPH LEE & BICH LY | 52. BOHNING LORI |
| 21. WEDDEL MICHAEL & RACHEL | 53. CURTIS SCOTT C & CASSANDRA M |
| 22. GLYNN VICTORIA & MARTIN D | 54. GRADY DANIEL JR |
| 23. LE CANU MARC H & LISA R | 55. PAYNE MICHELLE C |
| 24. GONZALEZ RAFAEL JR & CHRISTINE M | 56. MAYTON THOMAS & DINORAH |
| 25. GARNIER KELLIE L & SHILOH M | 57. PROPERTY OWNER 57 |
| 26. POINDEXTER LIVING TRUST 12-22-2022 | 58. TAYLOR JANICE |
| 27. STEINDORF JUSTIN | 59. BEST BRANDON & LAURA |
| 28. MCDONALD MARTIN DEAN | 60. TROCHES-LUGO MELISSA & GLENN LUGO |
| 29. DENSFORD DAVID M | 61. LE CANU JEAN-MARIE & SARAH L |
| 30. KOENIG DARIN J & NOCONA L | 62. PROPERTY OWNER 62 |
| 31. VEALE THOMAS K | |
| 32. CONTRERAS MAURICIO | |

SEE MAP

POINDEXTER LIVING TRUST 12-22-2022

774 MATEO

NEW BRAUNFELS TX 78132

Property #: 26

PZ25-0096

Case Manager: AM

COMMENTS

FAVOR

☐

OPPOSE

☒

Too MANY
Housing unit
Along on 46
All Ready -
Traffic is Bad
Enough!

DOWNING DENNIS & LINDA FAMILY TRUST 1-24-2023

757 SAN MATEO

NEW BRAUNFELS TX 78132

Property #: 16

PZ25-0096

Case Manager: AM

COMMENTS

FAVOR

☐

OPPOSE

☒

BLAKEY JIM
307 RIDGE BLUFF
SAN ANTONIO TX 78216
Property #: 1
PZ25-0096
Case Manager: AM

COMMENTS

FAVOR

☒

~~OPPOSE~~

HOLDER BRANDON

3004 SOLEDAD LN

NEW BRAUNFELS TX 78132

Property #: 49

PZ25-0096

Case Manager: AM

FAVOR ☐

OPPOSE ☒

COMMENTS

Just because you can doesn't mean you should. Literally in the middle of another drought in which we never recovered from the last one. Nothing sounds better than living on top of one another and not being able to flush the toilet. Do Better, Stop Being Greedy!

HINOJOSA JUAN M & NORMA J

3120 SAN MIGUEL

NEW BRAUNFELS TX 78132

Property #: 43

PZ25-0096

Case Manager: AM

FAVOR ☐

OPPOSE ☒

COMMENTS

The proposed Rezoning is not clear. Rezoning of nearby property could have adverse effect on our property values.

V/R



5/6/2025

Agenda Item No. B)

PRESENTER:

Applicant: Shannon Mattingly

SUBJECT:

SUP25-103 Public hearing and recommendation to City 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.

DEPARTMENT: Planning and Development Services**COUNCIL DISTRICTS IMPACTED:** 4**BACKGROUND INFORMATION:****Case Number:** SUP25-103**Applicant:** Shannon Mattingly, smattingly@drennergroupp.com**Owner:** George W. House, smattingly@drennergroupp.com**Staff Contact:** Mary Lovell, (830) 221-4051 | mlovell@newbraunfels.gov

The subject property is approximately 35 acres and bounded by Hunter Road to the north and FM 1102 to the south at the intersection of Hunter Road and Rolling Field. The applicant states that the purpose of proposing the alternative design standards is to build multiple detached residential dwelling units on one lot that are for sale within a condominium. Detached condominiums look like single-family homes, but the yards, streets, as well as any recreational facilities, such as a pool, are jointly owned and maintained by a community association.

Surrounding zoning includes ZH-A (Zero Lot Line Home District) to the north, R-1A 6.6 (Single-Family District), APD (Agricultural/Pre-Development District), and M-1A (Light Industrial District) to the west; MU-B (High Intensity Mixed Use District) to the south. Property to the east is located outside the city limits. Surrounding land uses include residential, commercial, and vacant land.

ISSUE:

The applicant requests to rezone the property to R-3L (Multifamily Low Density District) with a Type 1 Special Use Permit and proposes the following alternative design standards:

- 1) reducing the distance requirement between buildings,
- 2) removing the lot coverage requirement,
- 3) reducing the density from 12 units per acre to 8 units per acre, and
- 4) reducing the height maximum from 35 feet to 30 feet.

The applicant also requested the removal of all other allowed uses, listed under the R-3L District and retaining

multifamily/condominiums as an allowed use.

As part of the routine intake review process, NBU (New Braunfels Utilities) has reviewed the proposed zoning change request and states that further evaluation is needed to determine if there will be adequate water service to the project. This is accomplished through the submission of an application for a letter of certification (LOC) for the proposed multifamily/condominium project. The LOC application that was previously submitted with the minor plat related to the development of the property for light industrial or commercial use. NBU has indicated there is insufficient information at this time to determine whether there is adequate services available for the proposed development.

In addition, the recorded plat does not contemplate a multifamily residential development that would include internal access drives and the provision of utility services to condominium style detached residential dwelling units.

COMPREHENSIVE PLAN REFERENCE:

R-3L would be consistent with the following actions from Envision New Braunfels:

- **Action 3.13:** Cultivate an environment where a healthy mix of different housing products at a range of sizes, affordability, densities, amenities, and price points can be provided across the community as well as within individual developments.
- **Action 3.15:** Incentivize home development that is affordable and close to schools, jobs, and transportation.
- **Action 3.30:** Encourage and incentivize workforce/affordable housing to attract new workforce entrants and young families.
- **Action 3.31:** Adopt policies and ordinances supportive of workforce housing, creating opportunities that make an investment in workforce housing more feasible for private and nonprofit developers.

The proposed zoning request is not consistent with the following:

- **Action 1.6:** Incentivize infill development and redevelopment to take advantage of existing infrastructure.
(Additional infrastructure will likely be required to support the proposed use.)

Future Land Use Plan: The subject property is located within the Oak Creek Sub Area, near an Existing Tourist Center and Market Center.

STRATEGIC PLAN REFERENCE:

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

- **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.

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.
- Promote revised development standards that allow flexibility to cluster small missing middle units on

small lots, narrower streets, relaxed height limits, and reduced parking requirements. However, it is not in alignment with the following fiscal strategy because it is unclear if there will be adequate infrastructure:

- 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 home/business owners.
(The portion of the property along FM 1102 is zoned M-1A (Light Industrial District) and allows commercial and light industrial uses which would likely require significantly less infrastructure for water, sewer, and electric utilities.)

RECOMMENDATION:

If the applicant's rezoning request is approved, staff recommends the conditions and allowances as listed below. Staff's recommendations address the applicant's request for a reduction of the distance requirement between buildings (see #5) and removal of the lot coverage requirement (see #6). Staff does not recommend including an alternative standard for height and density or removing any uses allowed in the R-3L district.

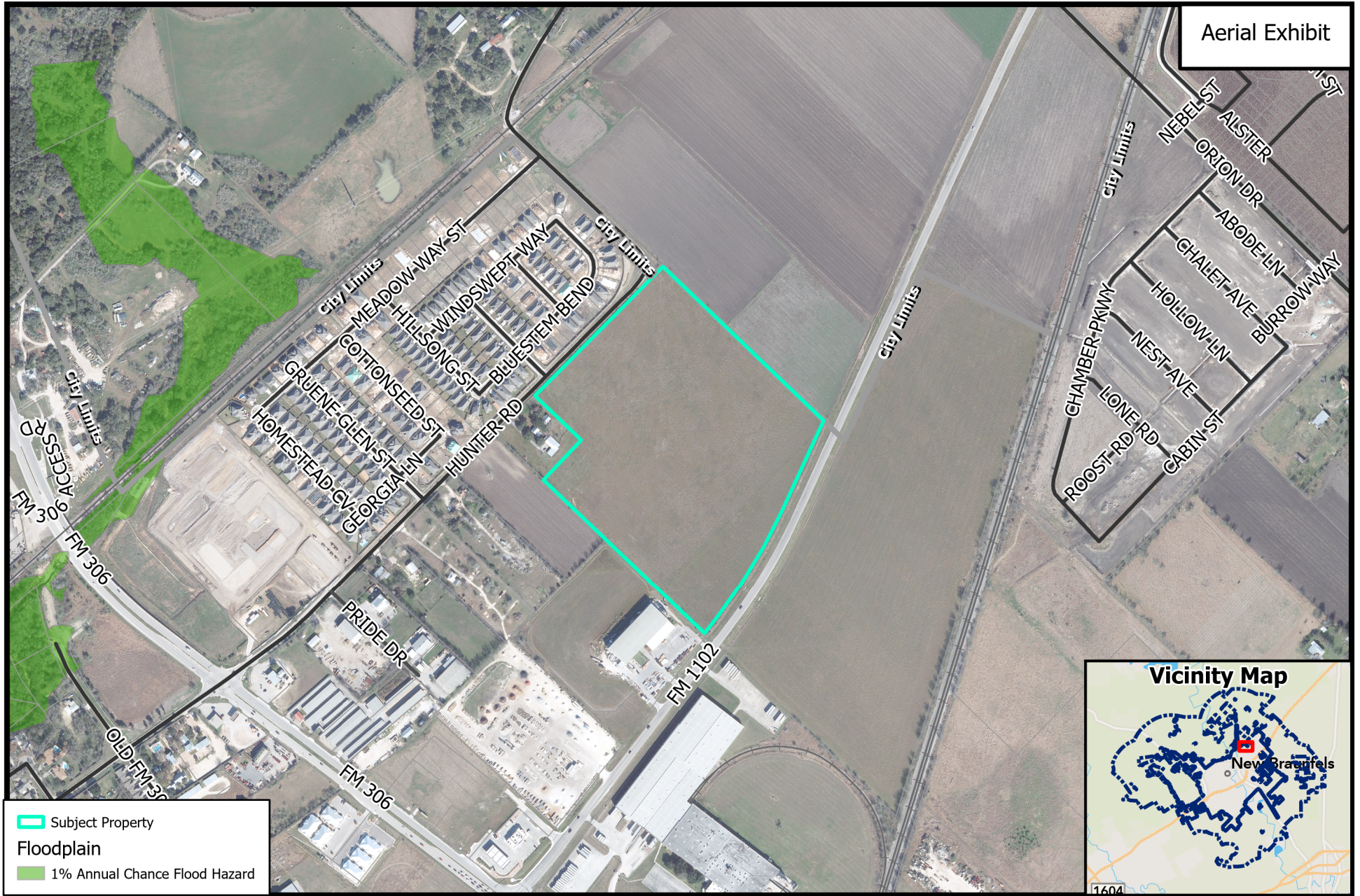
1. An approved LOC is required from NBU for the proposed multifamily/condominium development.
2. One 1.5-inch caliper tree shall be planted for every 40 feet of street frontage along Hunter Road and FM 1102.
3. One 1.5-inch caliper tree shall be planted for every dwelling unit. The location of each tree shall be planted no more than 30 feet from its respective dwelling unit. All trees shall be selected from the City's approved plant list.
4. The minimum distance between structures shall follow the minimums required by the currently adopted International Commercial Code (ICC) and International Residential Code (IRC) building code, as applicable.
5. Lot coverage requirements shall not be required.
6. Development of the site shall be in compliance with the above-listed development standards. Any significant alterations to the approved development standards will require an amendment to the SUP.

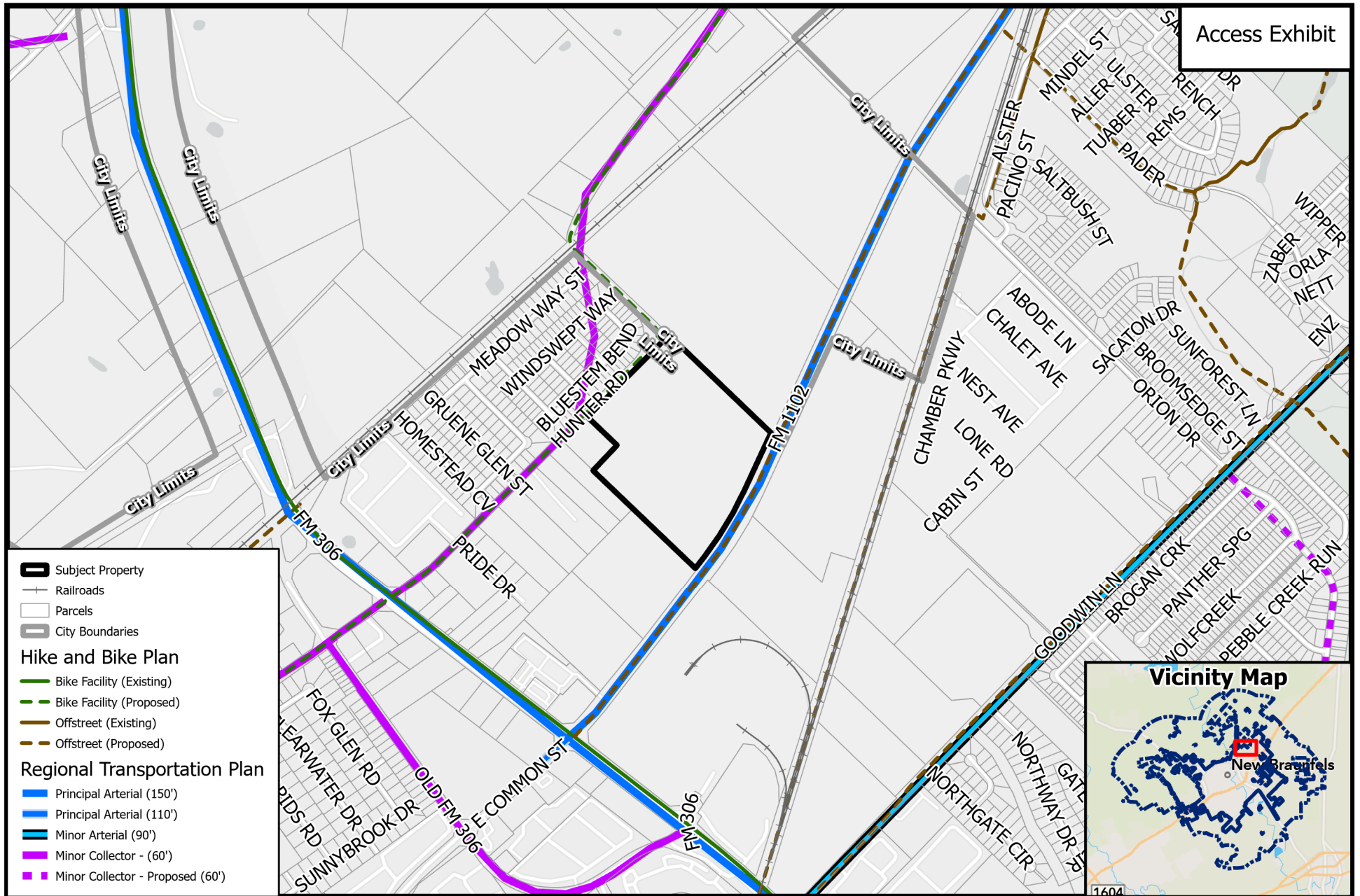
Mailed notification as required by state statute:

Public hearing notices were sent to owners of 27 properties within 200 feet of the request, and to date, no responses have been received.

Resource Links:

- Chapter 144, Sec. 3.4-2 (R-1A 6.6) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 144, Sec. 3.4-18 (M-1A) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 144, Sec. 3.4-4 (R-3L) 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?





SUP25-103
R-1A 6.6 AH & M-1A AH to R-3L AH SUP

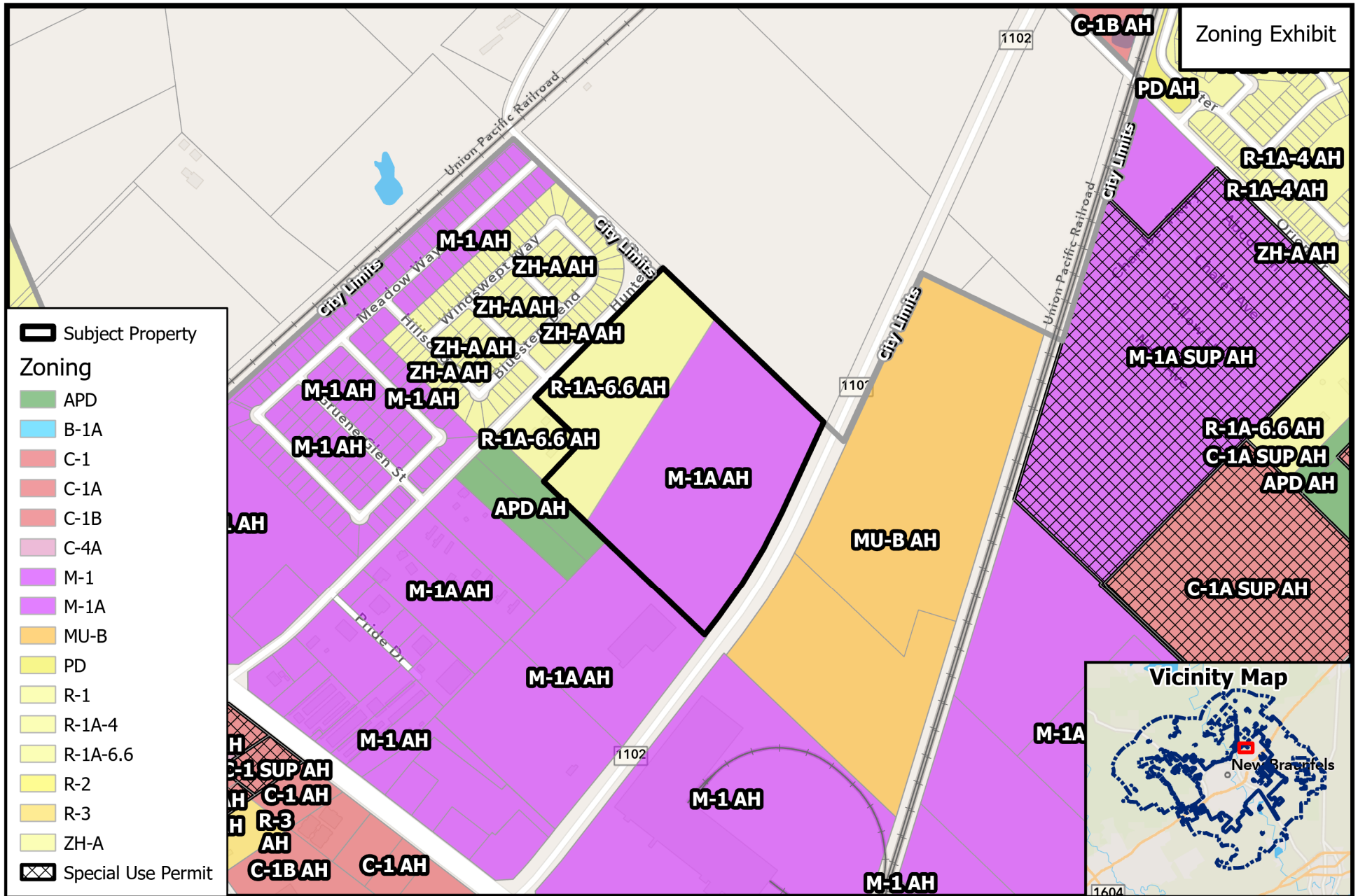
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Path: P:\ZoneChange & SUPs\2025\SUP25-103 - Hunter Rd - R-1A-6.6 to R-3L SUP (Type

Source: City of New Braunfels Planning
 Date: 4/25/2025

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 an 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



SUP25-103
R-1A 6.6 AH & M-1A AH to R-3L AH SUP

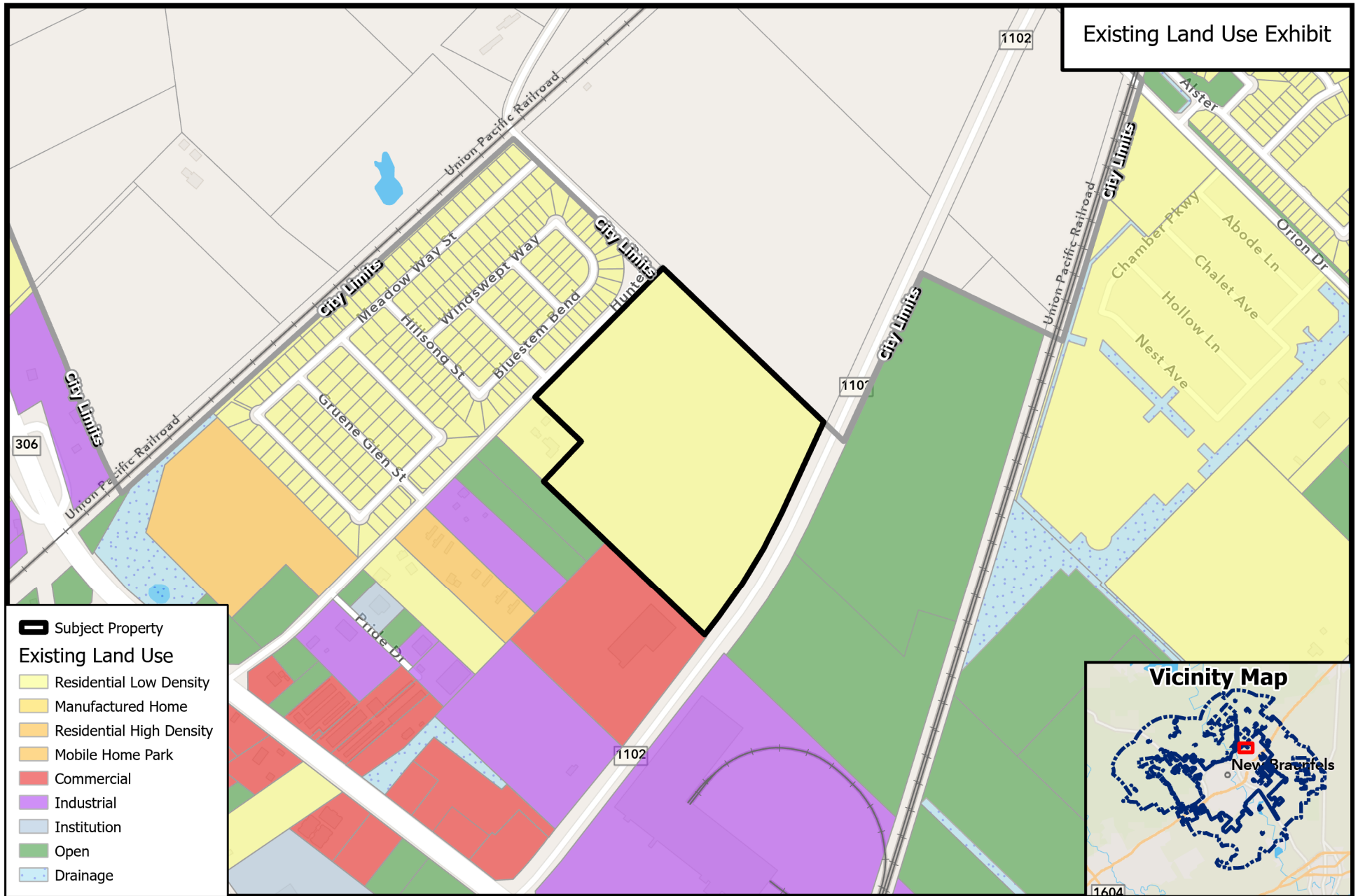
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SUP25-103
R-1A 6.6 AH & M-1A AH to R-3L AH SUP

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Path:
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Land Use	Existing	Existing	Proposed
	R-1A-6.6	M-1A	R-3L
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)			
Aircraft support and related services		P	
Airport		P	
All-terrain vehicle (ATV) dealer/sales		P	
Ambulance service (private)		P	
Amphitheaters (outdoor live performances)		P	
Amusement devices/arcade (four or more devices)		P	
Amusement services or venues (indoors) (see section 144-5.13)		P	
Amusement services or venues (outdoors)		P	
Animal grooming shop		P	
Answering and message services		P	
Antique shop		P	
Appliance repair		P	
Archery range		P	
Armed services recruiting center		P	
Art dealer/gallery		P	
Artist or artisans studio		P	
Assembly/exhibition hall or areas		P	
Assisted living facility/retirement home			
Athletic fields		P	
Auction sales (non-vehicle)		P	
Auto body repair, garages (see section 144-5.11)		P	
Auto glass repair/tinting (see section 144-5.11)		P	
Auto interior shop/upholstery (see section 144-5.11)		P	
Auto leasing		P	
Auto muffler shop (see section 144-5.11)		P	
Auto or trailer sales rooms or yards (see section 144-5.12)		P	
Auto or truck sales rooms or yards—Primarily new (see section 144-5.12)		P	
Auto paint shop		P	
Auto repair as an accessory use to retail sales		P	
Auto repair garage (general) (see section 144-5.11)		P	
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)		P	
Bakery (retail)		P	
Bank, savings and loan, or credit union		P	
Bar/tavern (no outdoor music)		P	
Bar/tavern		P	
Barber/beauty college (barber or cosmetology school or college)		P	
Barns and farm equipment storage (related to agricultural uses)	P	P	P
Battery charging station		P	

Land Use	Existing	Existing	Proposed
	R-1A-6.6	M-1A	R-3L
Bed and breakfast inn (see section 144-5.6)			P
Bicycle sales and/or repair		P	
Billiard/pool facility		P	
Bingo facility		P	
Bio-medical facilities		P	
Blacksmith or wagon shops		P	
Blooming or rolling mills			
Boarding house/lodging house			P
Book binding		P	
Book store		P	
Bottling or distribution plants (milk)		P	
Bottling works		P	
Bowling alley/center (see section 144-5.13)		P	
Breweries/distilleries and manufacture of alcohol and alcoholic beverages			
Broadcast station (with tower) (see section 144-5.7)		P	
Bulk storage of gasoline, petroleum products, liquefied petroleum and flammable liquids (see section 5.27)			
Bus barns or lots		P	
Bus passenger stations		P	
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)		P	
Car wash, full service (detail shop)		P	
Carpenter, cabinet, or pattern shops		P	
Carpet cleaning establishments		P	
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)		P	
Child day care/children's nursery (business)			
Church/place of religious assembly	P	P	P
Cider mills			
Civic/conference center and facilities		P	
Cleaning, pressing and dyeing (non-explosive fluids used)		P	
Clinic (dental)		P	
Clinic (emergency care)		P	
Clinic (medical)		P	
Club (private)		P	
Coffee shop		P	
Cold storage plant		P	
Commercial amusement concessions and facilities		P	

Land Use	Existing	Existing	Proposed
	R-1A-6.6	M-1A	R-3L
Communication equipment—Installation and/or repair		P	
Community building (associated with residential uses)	P	P	P
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		P	
Contractor's temporary on-site construction office	P		P
Convenience store with gas sales		P	
Convenience store without gas sales		P	
Cotton ginning or baling works			
Country club (private)		P	
Credit agency		P	
Crematorium		P	
Curio shops		P	
Custom work shops		P	
Dance hall/dancing facility (see section 144-5.13)		P	
Day camp		P	
Department store		P	
Distillation of bones			
Dormitory (in which individual rooms are for rental)			P
Drapery shop/blind shop		P	
Driving range		P	
Drug store/pharmacy		P	
Duplex/two-family/duplex condominiums			
Electrical generating plant			
Electrical repair shop		P	
Electrical substation		P	P
Electronic assembly/high tech manufacturing		P	
Electroplating works		P	
Enameling works			
Engine repair/motor manufacturing re-manufacturing and/or repair		P	
Explosives manufacture or storage			
Exterminator service		P	
Fairground		P	
Family home adult care	P		P
Family home child care	P		P
Farmers market (produce market—wholesale)		P	
Farms, general (crops) (see chapter 6 and section 144-5.9)	P	P	P
Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9)	P	P	P
Feed and grain store		P	
Fertilizer manufacture and storage			
Filling station (gasoline tanks must be below the ground)		P	
Florist		P	

Land Use	Existing	Existing	Proposed
	R-1A-6.6	M-1A	R-3L
Flour mills, feed mills, and grain processing			
Food or grocery store with gasoline sales		P	
Food or grocery store without gasoline sales		P	
Food processing (no outside public consumption)		P	
Forge (hand)		P	
Forge (power)		P	
Fraternal organization/civic club (private club)		P	
Freight terminal, rail/truck (when any storage of freight is wholly outside an enclosed building)		P	
Freight terminal, truck (all storage of freight in an enclosed building)		P	
Frozen food storage for individual or family use		P	
Funeral home/mortuary		P	
Furniture manufacture		P	
Furniture sales (indoor)		P	
Galvanizing works		P	
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	P
Golf course (miniature)		P	
Government building or use with no outside storage (outside storage allowed in M-2 and M-2A)	P	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)		P	
Heavy manufacturing			
Heliport		P	
Hides/skins (tanning)			
Home occupation (see section 144-5.5)	P		
Home repair and yard equipment retail and rental outlets		P	
Hospice			P
Hospital, general (acute care/chronic care)		P	
Hospital, rehabilitation		P	
Hotel/motel		P	
Hotels/motels—Extended stay (residence hotels)			
Ice delivery stations (for storage and sale of ice at retail only)		P	
Ice plants		P	
Indoor or covered sports facility			
Industrial laundries		P	
Iron and steel manufacture			
Junkyards, including storage, sorting, baling or processing of rags			
Kiosk (providing a retail service)		P	
Laboratory equipment manufacturing		P	

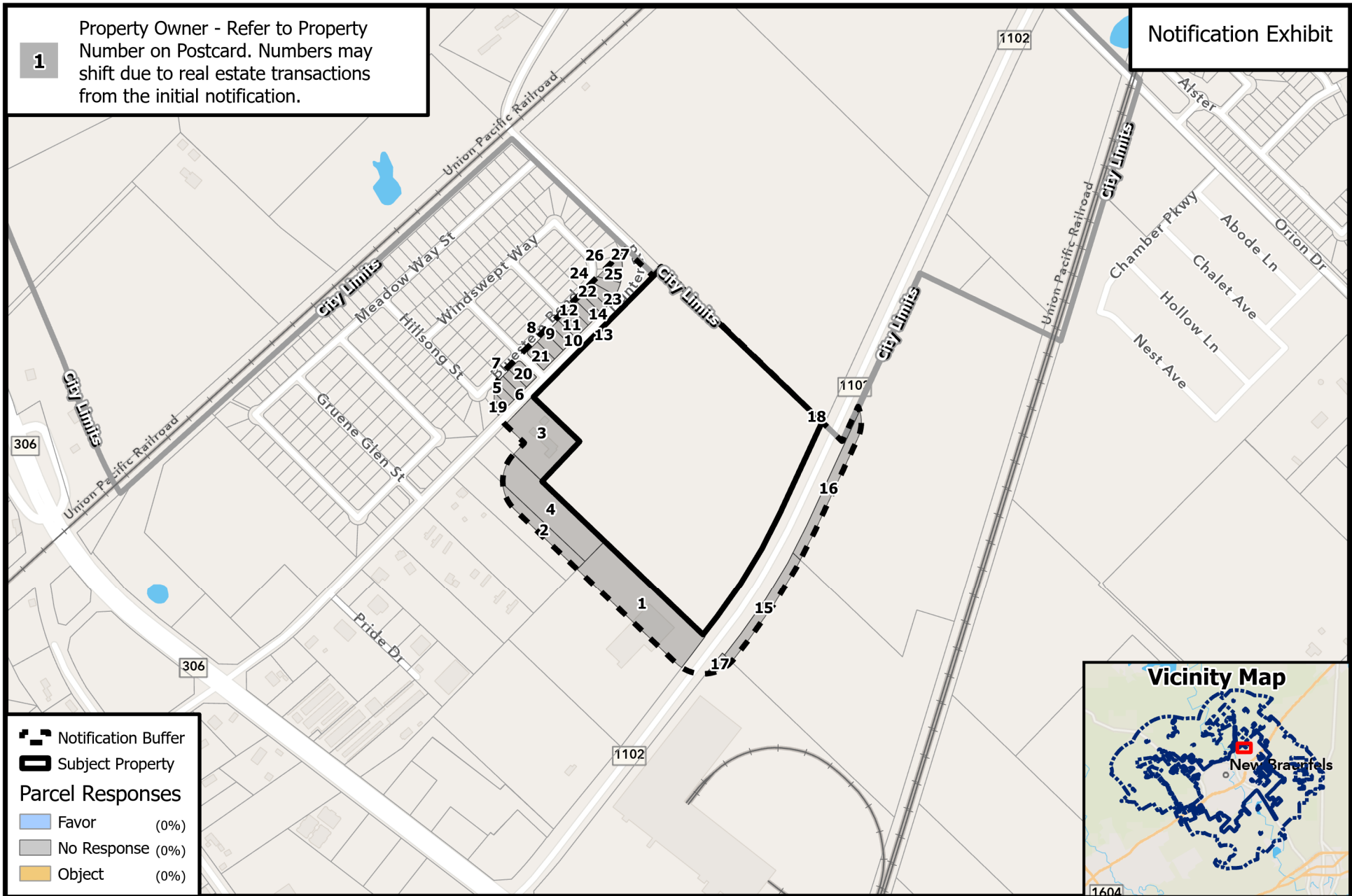
Land Use	Existing	Existing	Proposed
	R-1A-6.6	M-1A	R-3L
Laundromat and laundry pickup stations		P	
Laundry, commercial (without self-serve)		P	
Laundry/dry cleaning (drop off/pick up)		P	
Laundry/washateria (self-serve)		P	
Lawnmower sales and/or repair		P	
Leather products manufacturing		P	
Light manufacturing		P	
Limousine/taxi service		P	
Livestock sales/auction			
Locksmith		P	
Lumber mill			
Lumberyard (see section 144-5.15)		P	
Lumberyard or building material sales (see section 144-5.15)		P	
Machine shop		P	
Maintenance/janitorial service		P	
Major appliance sales (indoor)		P	
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		P	
Manufacturing and processes		P	
Manufacturing processes not listed		P	
Market (public, flea)		P	
Martial arts school		P	
Meat or fish packing/storage plants			
Medical supplies and equipment		P	
Metal fabrication shop		P	
Micro brewery (onsite mfg. and/or sales)		P	
Micro distillery (onsite mfg. and/or sales)		P	
Mini-warehouse/self-storage units (no boat and RV storage permitted)		P	
Mini-warehouse/self-storage units with outside boat and RV storage		P	
Monument, gravestone, or marble works (manufacture)			
Motion picture studio, commercial film		P	
Motion picture theater (indoors)		P	
Motion picture theater (outdoors, drive-in)		P	
Motorcycle dealer (primarily new/repair)		P	
Moving storage company		P	
Moving, transfer, or storage plant		P	
Multifamily (apartments/condominiums)			P
Museum		P	
Natural resource extraction and mining			
Needlework shop		P	
Nonbulk storage of gasoline, petroleum products and liquefied petroleum		P	
Nursing/convalescent home/sanitarium			

Land Use	Existing	Existing	Proposed
	R-1A-6.6	M-1A	R-3L
Offices, brokerage services		P	
Offices, business or professional		P	
Offices, computer programming and data processing		P	
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)		P	
Paint manufacturing			
Paper or pulp manufacture			
Park and/or playground (private and public)	P	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)		P	
Pet shop/supplies (less than 10,000 sq. ft.)		P	
Pet store (over 10,000 sq. ft.)		P	
Petroleum or its products (refining of)			
Photo engraving plant		P	
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	
Plant nursery (retail sales/outdoor storage)		P	
Plastic products molding/reshaping		P	
Plumbing shop		P	
Portable building sales		P	
Poultry killing or dressing for commercial purposes			
Propane sales (retail)		P	
Public recreation/services building for public park/playground areas	P	P	P
Publishing/printing company (e.g., newspaper)		P	
Quick lube/oil change/minor inspection		P	
Radio/television shop, electronics, computer repair		P	
Railroad roundhouses or shops			
Rappelling facilities		P	
Recreation buildings (private)		P	
Recreation buildings (public)	P	P	P
Recycling kiosk		P	
Refreshment/beverage stand		P	
Rental or occupancy for less than one month (see section 144-5.17)			P

Land Use	Existing	Existing	Proposed
	R-1A-6.6	M-1A	R-3L
Research lab (non-hazardous)		P	
Residential use in buildings with non-residential uses permitted in the district			
Restaurant/prepared food sales		P	
Restaurant with drive-through service		P	
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.)		P	
Retirement home/home for the aged			P
Rock crushers and rock quarries			
Rodeo grounds		P	
RV park			
RV/travel trailer sales		P	
Sand/gravel sales (storage or sales)			
School, K-12 public or private	P	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		P	
Shoe repair shops		P	
Shooting gallery—Indoor (see section 144-5.13)		P	
Shooting range—Outdoor (see section 144-5.13)			
Shopping center		P	
Sign manufacturing/painting plant		P	
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		P	
Storage—Exterior storage for boats and recreational vehicles		P	
Storage in bulk		P	
Structural iron or pipe works			
Studio for radio or television, without tower (see zoning district for tower authorization)		P	
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		P	
Taxidermist		P	
Telecommunications towers/antennas (see section 144-5.7)			
Telemarketing agency		P	
Telephone exchange buildings (office only)		P	P
Tennis court (commercial)		P	
Theater (non-motion picture; live drama)		P	

Land Use	Existing	Existing	Proposed
	R-1A-6.6	M-1A	R-3L
Tire sales (outdoors)		P	
Tool rental		P	
Townhouse (attached)			
Transfer station (refuse/pick-up)		P	
Travel agency		P	
Truck or transit terminal		P	
Truck stop			
Tuber entrance and takeout facilities (see section 144-5.13)			
University or college (public or private)		P	P
Upholstery shop (non-auto)		P	
Used or second hand merchandise/furniture store		P	
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.)		P	
Video rental/sales		P	
Warehouse/office and storage/distribution center		P	
Waterfront amusement facilities—Berthing facilities sales and rentals		P	
Waterfront amusement facilities—Boat fuel storage/dispensing facilities		P	
Waterfront amusement facilities—Boat landing piers/launching ramps		P	
Waterfront amusement facilities—Swimming/wading pools/bathhouses		P	
Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system	P	P	P
Welding shop		P	
Wholesale sales offices and sample rooms		P	
Wire or rod mills			
Wood distillation plants (charcoal, tar, turpentine, etc.)			
Woodworking shop (ornamental)		P	
Wool scouring			
Zero lot line/patio homes			





PLANNING COMMISSION – May 6, 2025 – 6:00PM

City Hall Council Chambers

Applicant: Shannon Mattingly

Address/Location: Bounded by Hunter Rd. to the north and FM 1102 to the south and located at the intersection of Hunter Rd. and Rolling Field.

PROPOSED REZONING– CASE # SUP25-103

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 CENTURION INDUSTRIES INC | 15 BV LANDHAUS LLC |
| 2 PERRY VICKI M | 16 WARNECKE CHERYL L ET AL |
| 3 HOUSE GEORGE W JR | 17 766 FM 306 LTD |
| 4 PERRY RAYMOND B | 18 NOLAND & VERA KOEPP LTD PRTNRSHP LTD |
| 5 MULDEZ VALERIE A & MARCUS M | 19 GONZALEZ ROLANDO X |
| 6 SMITH MICHAEL | 20 THOMAS STACY H |
| 7 BROWN HOLLIE D | 21 BHAKTA KRUTARATHKUMAR M ET AL |
| 8 BLACK MAUREEN J | 22 BARNETT IAN |
| 9 BYRD ZELDAJEAN | 23 NUNEZ HECTOR J & MARY ANN |
| 10 MURPHY ELIZABETH M | 24 DURMAZ AMANDA A |
| 11 LANDRY KATHY & KEITH RVCBL LVNG TRST 1-14-2025 | 25 GOODLETT EMILY E & JEREMY T |
| 12 REMBERT KRISTY L | 26 BYRD ROBERT P & DEBRA K |
| 13 CHALOUPKA CHERYL D & KEN J | 27 SCHAAR THOMAS C |
| 14 SJOLANDER ALYSSA R | |

SEE MAP

5/6/2025

Agenda Item No. C)

PRESENTER:

Applicant: Justin Holliday

Owner: Gruene Texas 90, LLC

SUBJECT:

PZ25-0071 Public hearing and recommendation to City 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

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: 4

BACKGROUND INFORMATION:

Case No: PZ25-0071

Applicant:

Justin Holliday

210-865-0401 | justin@nar-ventures.com

Owner:

Gruene Texas 90, LLC

210-373-6578 | cody@gruenetexas.com

Staff Contact:

Amanda Mushinski, CNU-A, AICP-Candidate

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

The subject property is approximately 4 acres on the southwest side of Ervendberg Avenue, a local road, and is situated approximately 600 feet northwest of the intersection of Ervendberg Avenue and Gruene Road. It is surrounded by R-3L AH, R-2 AH, MU-A AH, and C-4 AH zoning. Adjacent land uses consist of single-family residences, duplexes, and resort properties.

ISSUE:

The proposed zoning change will allow for development under C-4A zoning which is intended to be developed as resort commercial property to serve tourists, vacationing public, conference center attendees, sports related programs, and support service facilities including garden office, retail and specialty shops.

COMPREHENSIVE PLAN REFERENCE:

C-4A would be consistent with the following actions from Envision New Braunfels:

- **Action 1.14:** Ensure regulations do not unintentionally inhibit the provision of a variety of flexible and innovative lodging options and attractions.
- **Action 3.6:** Pro actively provide a regulatory environment that remains business and resident friendly.

-
- **Action 3.22:** Encourage venues within walking distance of neighborhoods and schools.

Future Land Use Plan: The subject property is located within the New Braunfels Sub Area, near an existing Tourist Center and a future Market Center.

STRATEGIC PLAN REFERENCE:

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

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

- This rezoning supports the expansion of resort commercial uses adjacent to residential and mixed-use areas. It promotes walkable access to commercial amenities and tourist attractions, aligning with the goal of encouraging integrated, mixed-use environments.

Economic Mobility - Objective: 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.

- The C-4A district is intended to serve tourists, conference attendees, and support services. This directly aligns with the Confluence strategy, which includes tourism, hospitality, and event-based industries as key economic drivers for New Braunfels.

FISCAL IMPACT:

N/A

RECOMMENDATION:

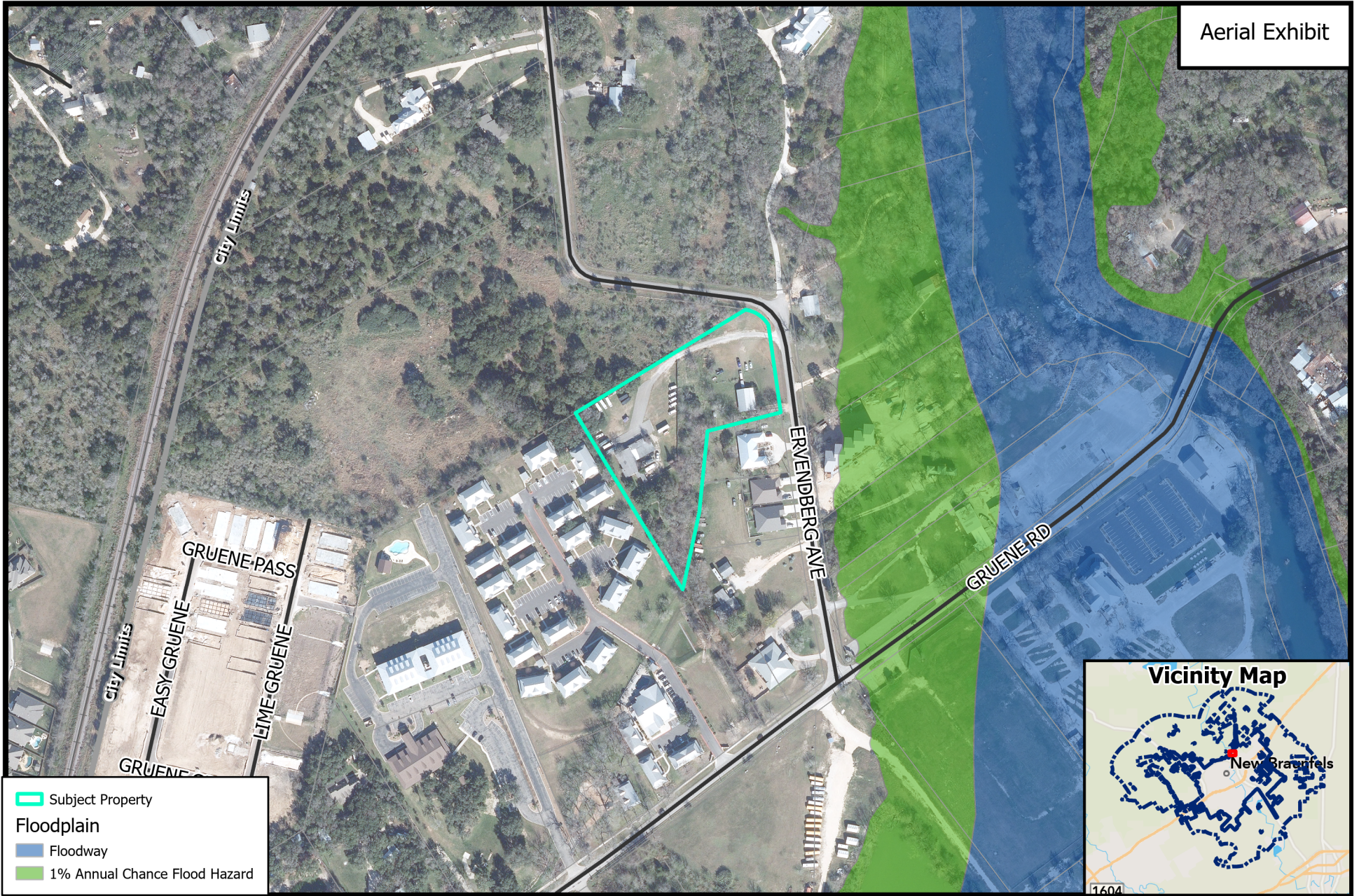
Approval. The request aligns with surrounding zoning and land uses, including nearby residential and tourist accommodations, and supports expansion of resort commercial activity in a key area of the city. The location provides walkable access to nearby attractions and is appropriate for uses intended to serve visitors and the local community. Rezoning to C-4A AH will allow for development consistent with the area's character and tourism-oriented economy.

Mailed notification as required by state statute:

Public hearing notices were sent to owners of 10 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. 3.3-2 (R-2) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 144, Sec. 3.4-15 (C-4A) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?



PZ25-0071

R-2 AH to C-4A AH - 1251 ERVENBERG AVE

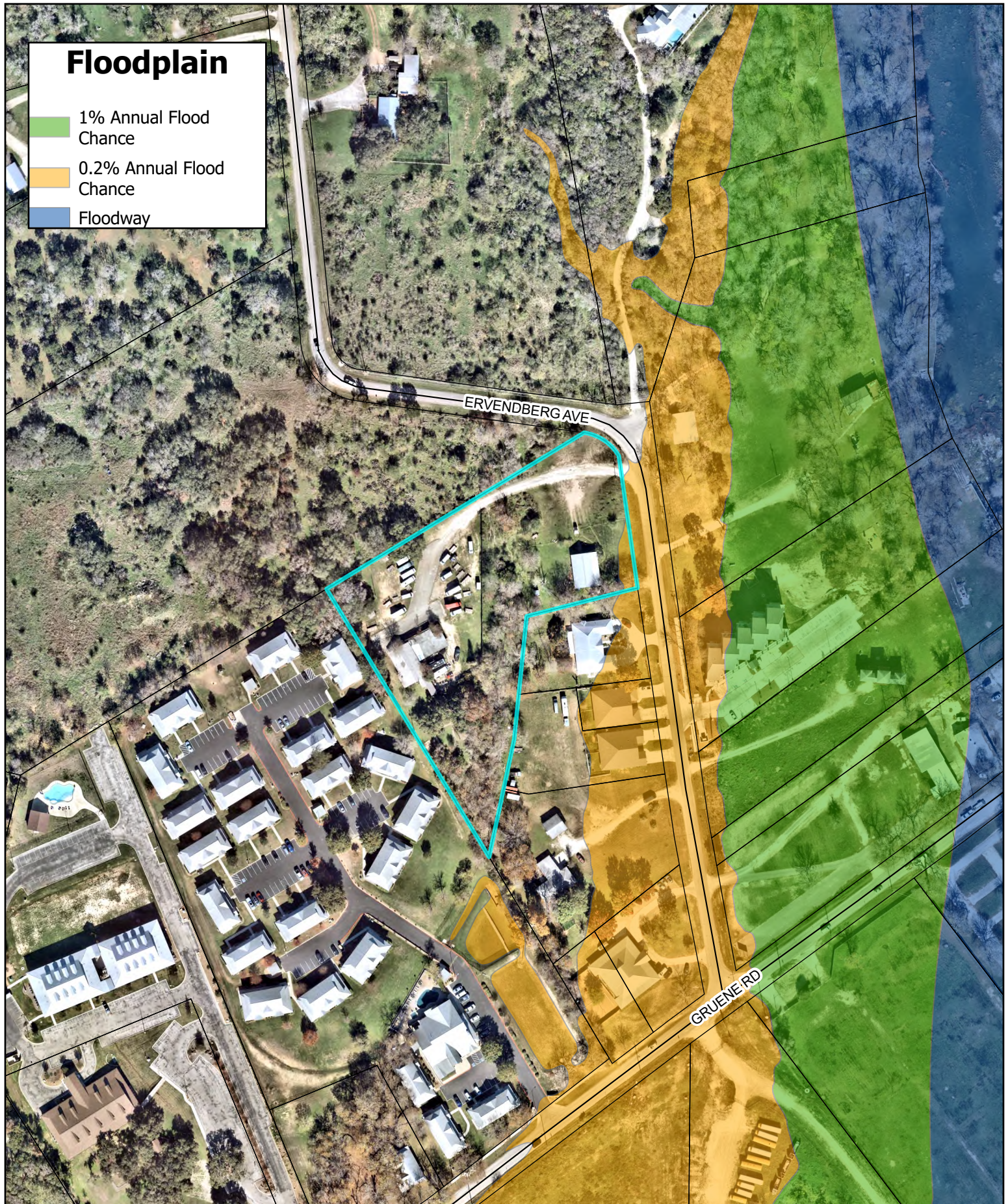
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Feet

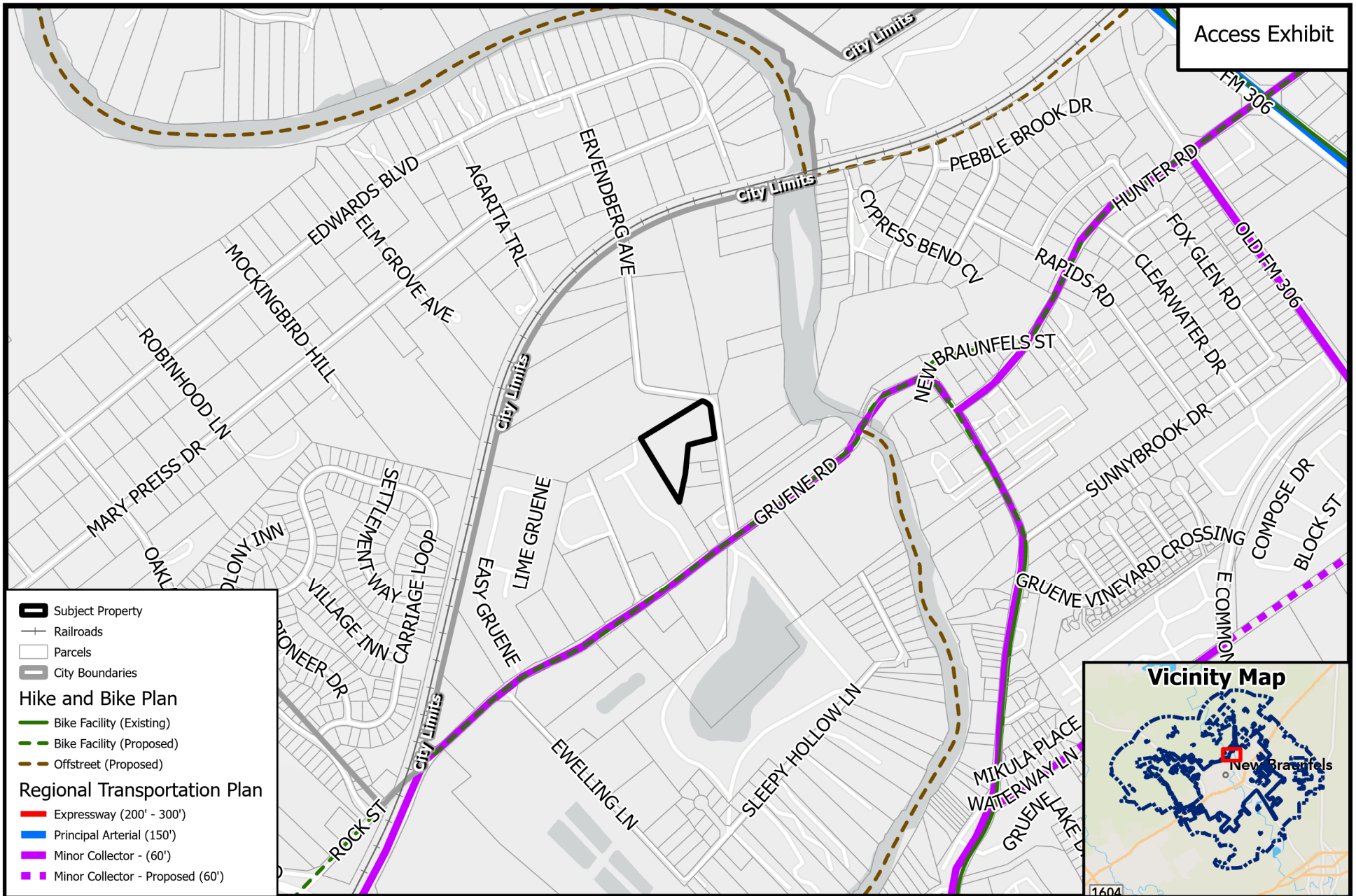


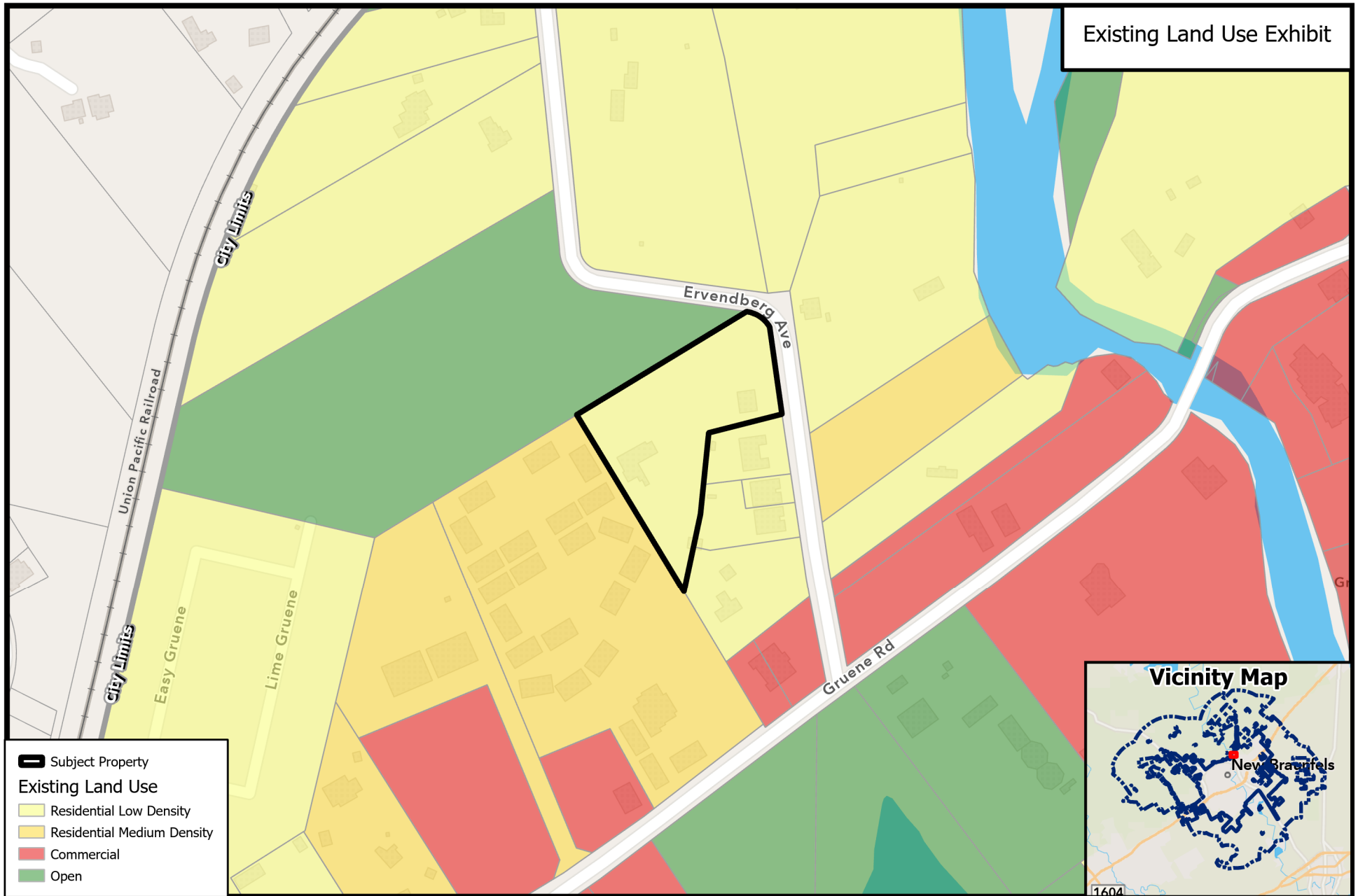
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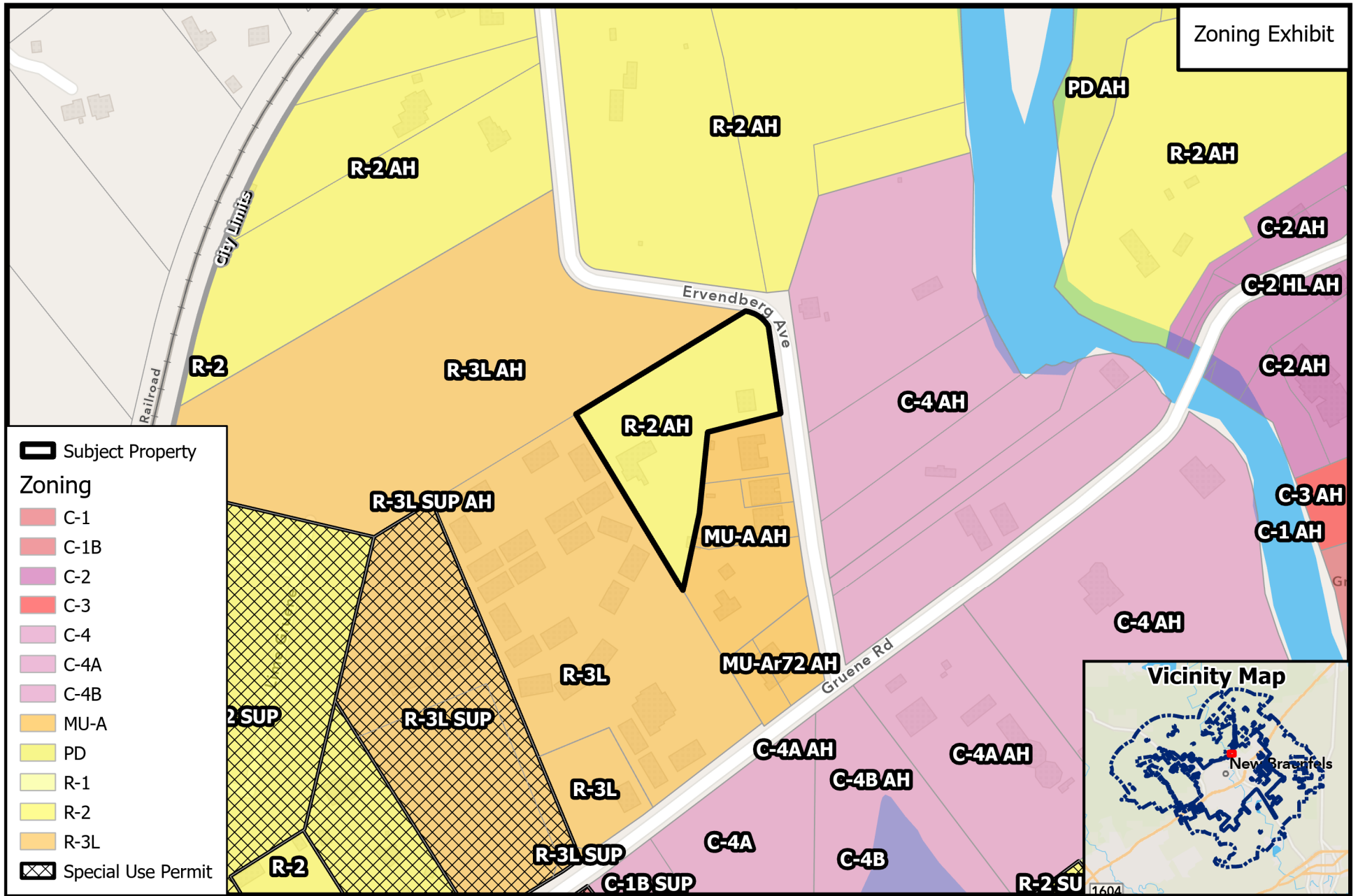
Source: City of New Braunfels Planning
Date: 4/10/2025

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.









Land Use	Existing	Proposed
	R-2	C-4A
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		P
Ambulance service (private)		
Amphitheaters (outdoor live performances)		P
Amusement devices/arcade (four or more devices)		P
Amusement services or venues (indoors) (see section 144-5.13)		P
Amusement services or venues (outdoors)		P
Animal grooming shop		P
Answering and message services		P
Antique shop		P
Appliance repair		
Archery range		P
Armed services recruiting center		P
Art dealer/gallery		P
Artist or artisans studio		P
Assembly/exhibition hall or areas		P
Assisted living facility/retirement home		
Athletic fields		P
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		
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		
Auto tire repair/sales (indoor)		
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		P
Barber/beauty college (barber or cosmetology school or college)		
Barns and farm equipment storage (related to agricultural uses)	P	P
Battery charging station		
Bed and breakfast inn (see section 144-5.6)		P

Land Use	Existing	Proposed
	R-2	C-4A
Bicycle sales and/or repair		P
Billiard/pool facility		P
Bingo facility		P
Bio-medical facilities		
Blacksmith or wagon shops		
Blooming or rolling mills		
Boarding house/lodging house		P
Book binding		
Book store		P
Bottling or distribution plants (milk)		
Bottling works		
Bowling alley/center (see section 144-5.13)		P
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)		P
Cabin or cottage (rental for more than 30 days)		P
Cafeteria/cafe/delicatessen		P
Campers' supplies		P
Campgrounds		P
Canning/preserving factories		
Car wash (self-service; automated)		P
Car wash, full service (detail shop)		P
Carpenter, cabinet, or pattern shops		
Carpet cleaning establishments		
Caterer		P
Cement, lime, gypsum or plaster of Paris manufacture		
Cemetery and/or mausoleum	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)		
Church/place of religious assembly	P	P
Cider mills		
Civic/conference center and facilities		P
Cleaning, pressing and dyeing (non-explosive fluids used)		
Clinic (dental)		
Clinic (emergency care)		
Clinic (medical)		
Club (private)		P
Coffee shop		P
Cold storage plant		
Commercial amusement concessions and facilities		P
Communication equipment—Installation and/or repair		
Community building (associated with residential uses)	P	

Land Use	Existing	Proposed
	R-2	C-4A
Community home (see definition)	P	P
Computer and electronic sales		
Computer repair		P
Concrete or asphalt mixing plants—Permanent		
Concrete or asphalt mixing plants—Temporary		
Confectionery store (retail)		P
Consignment shop		
Contractor's office/sales, with outside storage including vehicles		
Contractor's temporary on-site construction office	P	P
Convenience store with gas sales		P
Convenience store without gas sales		P
Cotton ginning or baling works		
Country club (private)	P	P
Credit agency		P
Crematorium		
Curio shops		P
Custom work shops		
Dance hall/dancing facility (see section 144-5.13)		P
Day camp		P
Department store		
Distillation of bones		
Dormitory (in which individual rooms are for rental)		P
Drapery shop/blind shop		
Driving range		P
Drug store/pharmacy		P
Duplex/two-family/duplex condominiums	P	
Electrical generating plant		
Electrical repair shop		P
Electrical substation		
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		P
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)		P
Florist		P
Flour mills, feed mills, and grain processing		
Food or grocery store with gasoline sales		P
Food or grocery store without gasoline sales		P

Land Use	Existing	Proposed
	R-2	C-4A
Food processing (no outside public consumption)		
Forge (hand)		
Forge (power)		
Fraternal organization/civic club (private club)		P
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		
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)		P
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		
Hay, grain, and/or feed sales (wholesale)		
Health club (physical fitness; indoors only)		P
Heating and air-conditioning sales/services		
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		
Hospital, general (acute care/chronic care)		
Hospital, rehabilitation		
Hotel/motel		P
Hotels/motels—Extended stay (residence hotels)		P
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-4A
Laundry/washateria (self-serve)		P
Lawnmower sales and/or repair		
Leather products manufacturing		
Light manufacturing		
Limousine/taxi service		P
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)		P
Micro distillery (onsite mfg. and/or sales)		
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		P
Motion picture theater (indoors)		P
Motion picture theater (outdoors, drive-in)		P
Motorcycle dealer (primarily new/repair)		
Moving storage company		
Moving, transfer, or storage plant		
Multifamily (apartments/condominiums)		P
Museum		P
Natural resource extraction and mining		
Needlework shop		P
Nonbulk storage of gasoline, petroleum products and liquefied petroleum		
Nursing/convalescent home/sanitarium		
Offices, brokerage services		P
Offices, business or professional		P
Offices, computer programming and data processing		P

Land Use	Existing	Proposed
	R-2	C-4A
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)		P
Pet shop/supplies (less than 10,000 sq. ft.)		
Pet store (over 10,000 sq. ft.)		
Petroleum or its products (refining of)		
Photo engraving plant		
Photographic printing/duplicating/copy shop or printing shop		
Photographic studio (no sale of cameras or supplies)		P
Photographic supply		P
Plant nursery (no retail sales on site)	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		P
Recreation buildings (private)		P
Recreation buildings (public)	P	P
Recycling kiosk		
Refreshment/beverage stand		P
Rental or occupancy for less than one month (see section 144-5.17)		P
Research lab (non-hazardous)		
Residential use in buildings with non-residential uses permitted in the district		P
Restaurant/prepared food sales		P
Restaurant with drive-through service		

Land Use	Existing	Proposed
	R-2	C-4A
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.)		P
Retirement home/home for the aged		
Rock crushers and rock quarries		
Rodeo grounds		P
RV park		P
RV/travel trailer sales		P
Sand/gravel sales (storage or sales)		
School, K-12 public or private	P	P
School, vocational (business/commercial trade)		
Security monitoring company (no outside storage or installation)		P
Security systems installation company		
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		
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		P
Taxidermist		
Telecommunications towers/antennas (see section 144-5.7)		
Telemarketing agency		P
Telephone exchange buildings (office only)		
Tennis court (commercial)		P
Theater (non-motion picture; live drama)		P
Tire sales (outdoors)		
Tool rental		P
Townhouse (attached)		
Transfer station (refuse/pick-up)		
Travel agency		P

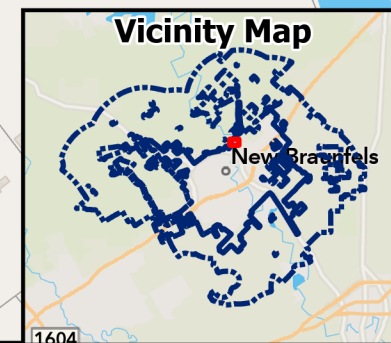
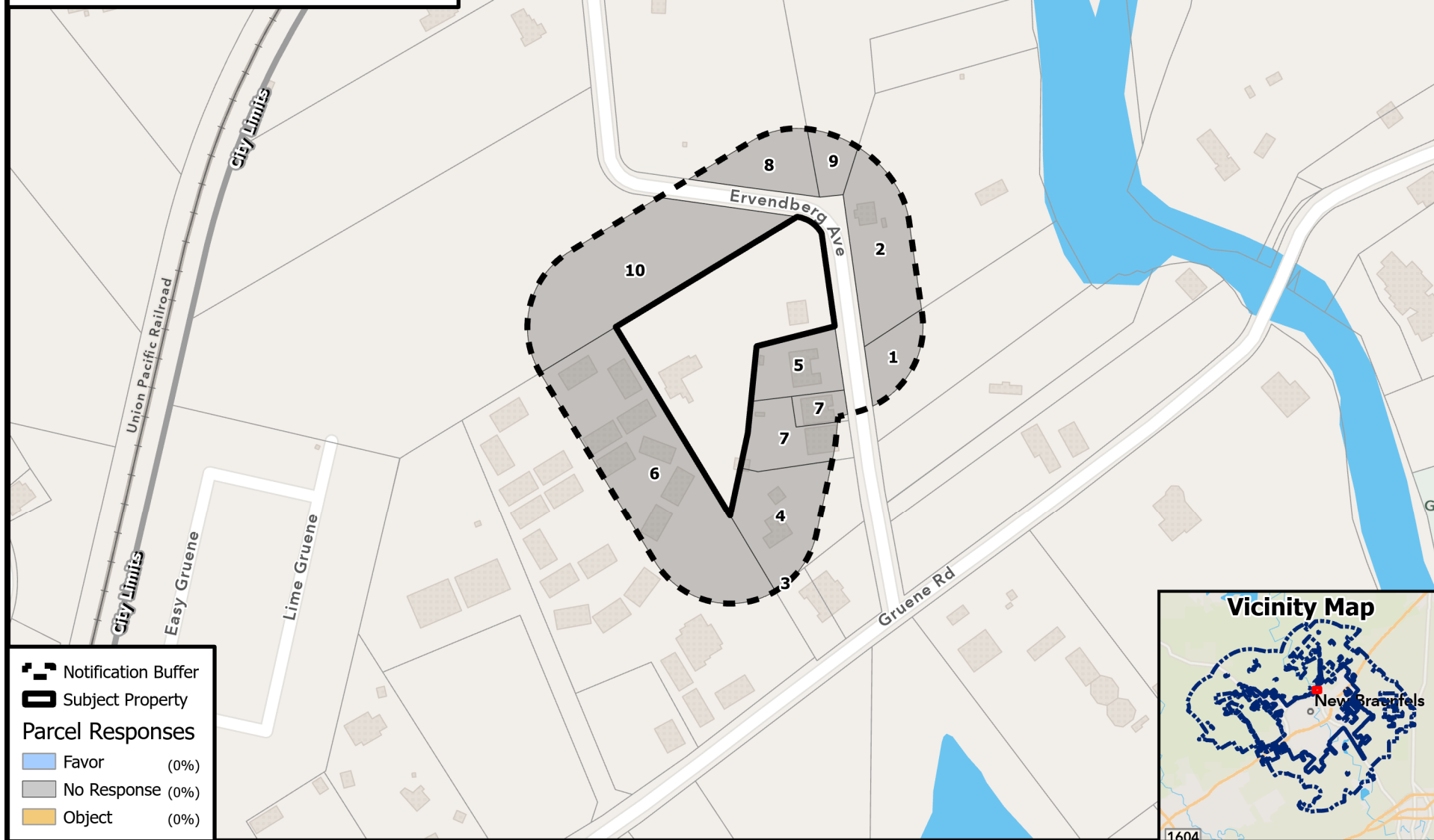
Land Use	Existing	Proposed
	R-2	C-4A
Truck or transit terminal		
Truck stop		
Tuber entrance and takeout facilities (see section 144-5.13)		
University or college (public or private)		P
Upholstery shop (non-auto)		
Used or second hand merchandise/furniture store		
Vacuum cleaner sales and repair		
Vehicle storage facility		
Veterinary hospital (no outside animal runs or kennels)		
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		P
Waterfront amusement facilities—Boat fuel storage/dispensing facilities		P
Waterfront amusement facilities—Boat landing piers/launching ramps		P
Waterfront amusement facilities—Swimming/wading pools/bathhouses		P
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)		
Wool scouring		
Zero lot line/patio homes		



1251 Ervendberg Ave

1

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



PLANNING COMMISSION – May 6, 2025 – 6:00PM

City Hall Council Chambers

Applicant: Justin Holliday

Address/Location: 1251 ERVENDBERG AVE

PZ25-0071

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. PROPERTY OWNER 1 | 7. KOEPP DON M & SCOTT SCHNEIDER |
| 2. WILLIAMS RIVER HOUSES LTD | 8. PRIMO VISTAS LLC |
| 3. UPRIVER INVESTMENTS LLC | 9. PECK JAMES D & RAMONA K A |
| 4. SCHNEIDER SCOTT ET AL | 10. 1554 GRUENE ROAD LLC |
| 5. HERMAN ROBERT & KIMBERLY | |
| 6. PROPERTY OWNER 6 | |

SEE MAP

5/6/2025

Agenda Item No. D)

PRESENTER:

Applicant/Owner: LC Robbins

SUBJECT:

PZ25-0095 Public hearing and recommendation to City 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

DEPARTMENT: Planning and Development Services**COUNCIL DISTRICTS IMPACTED:** 1**BACKGROUND INFORMATION:****Case No:** PZ25-0095**Applicant/Owner:**

LC Robbins

(210) 421-6040 | bel@lcrtotaltransport.com

Staff Contact:

Amanda Mushinski, CNU-A, AICP-Candidate

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

The subject property is comprised of approximately 3.5 acres out of a 6.8-acre tract on the northeast side of Krueger Canyon. The remaining 3.2 acres of the owner's property is located outside of the City. The property is situated approximately 850 feet northwest of the intersection of Krueger Canyon and FM 482, an existing minor arterial, and approximately 500 feet northwest of Solms Park.

The subject property is bordered by M-2A (with an SUP to allow outdoor music) and R-2 zoning. Adjacent land uses consist of vacant land, an industrial park, a sports complex, and a residence.

ISSUE:

The proposed zoning change to Light Industrial District (M-1A) would allow for the conduct of light manufacturing, assembling and fabrication activities, distribution, and for warehousing, research and development, wholesaling and service operations that do not typically depend upon frequent customer or client visits.

COMPREHENSIVE PLAN REFERENCE:

M-1A would be consistent with the following actions from Envision New Braunfels:

- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
- **Action 1.8:** Concentrate future investment in industrial and employment centers near existing and emerging hubs, such as the airport; and along existing high-capacity transportation networks, such as Interstate Highway 35.
- **Action 3.1:** Plan for healthy jobs/housing balance.

Future Land Use Plan: The subject property is located within the Oak Creek Sub Area, near existing Employment, Tourist, and Outdoor Recreation Centers, and near a future Civic Center.

STRATEGIC PLAN REFERENCE:

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

- Economic Mobility - Objective: 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.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval. The property is located near a minor arterial (FM 482) and is surrounded by a mix of residential, vacant, and industrial uses. A portion of the property, as well as the area directly across the street, lies outside city limits, further supporting the appropriateness of a light industrial zoning at this location.

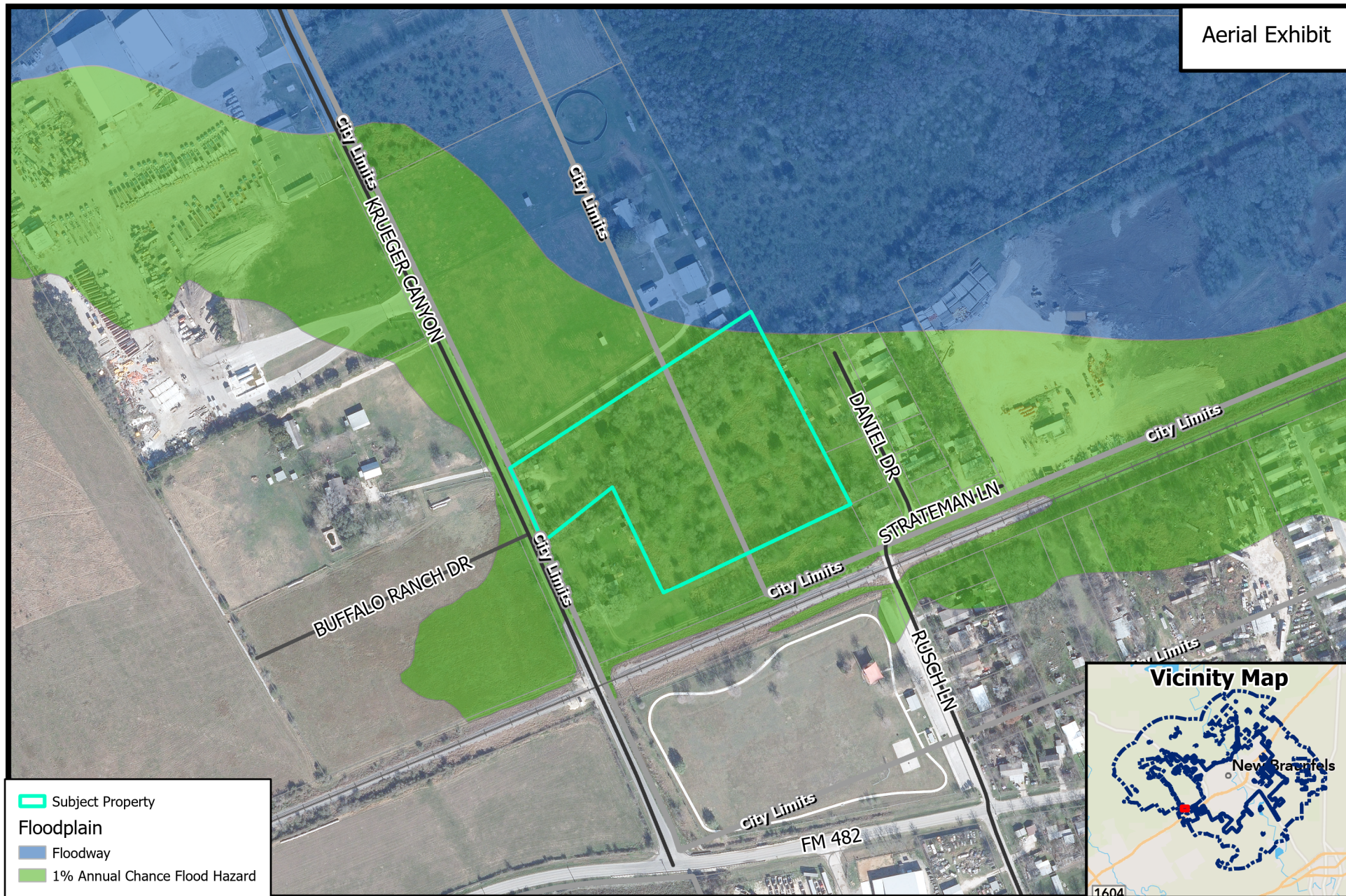
The M-1A District allows for light manufacturing, warehousing, and distribution uses that typically do not generate frequent customer traffic. The request is compatible with adjacent land uses and zoning.

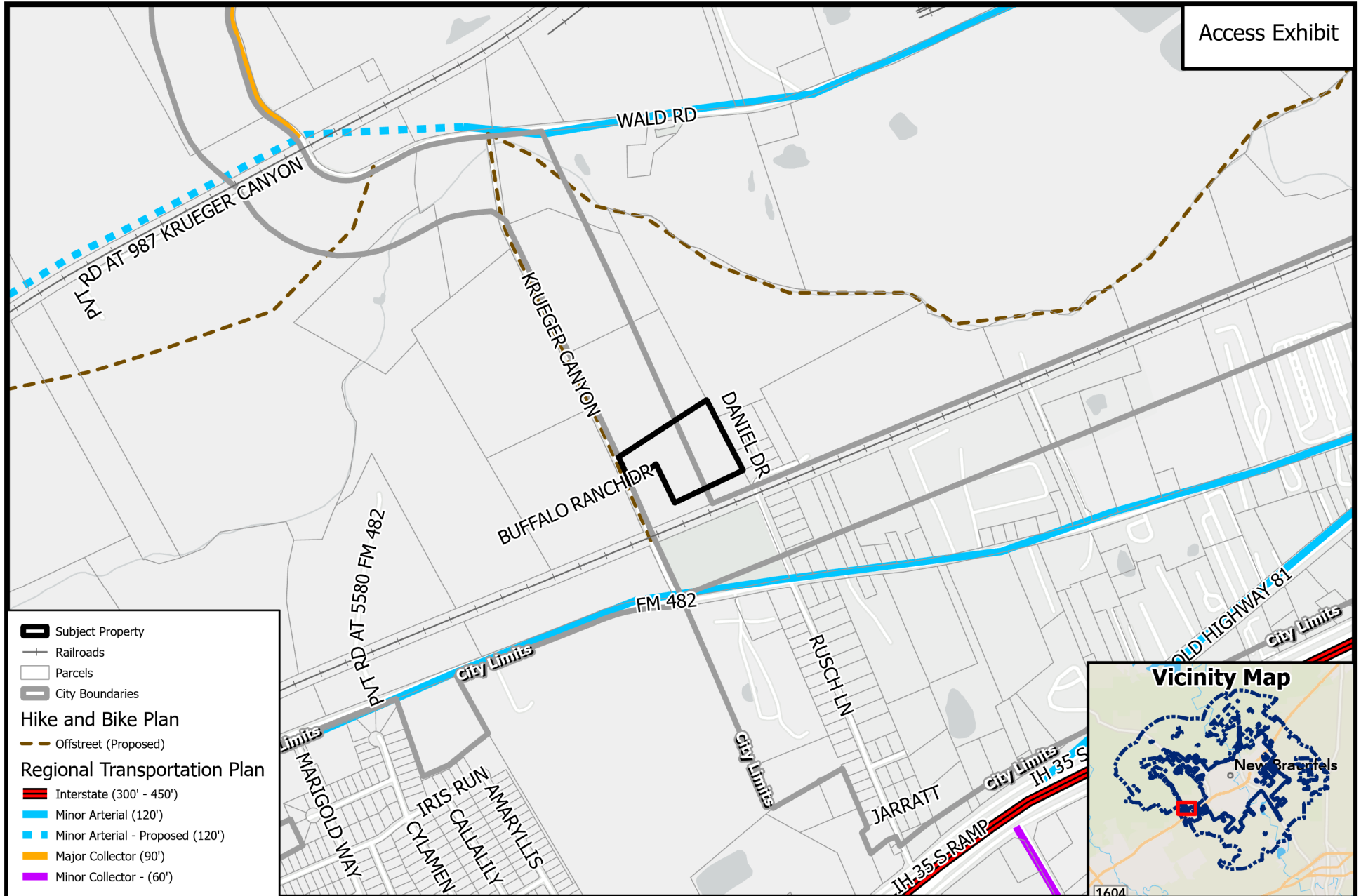
Mailed notification as required by state statute:

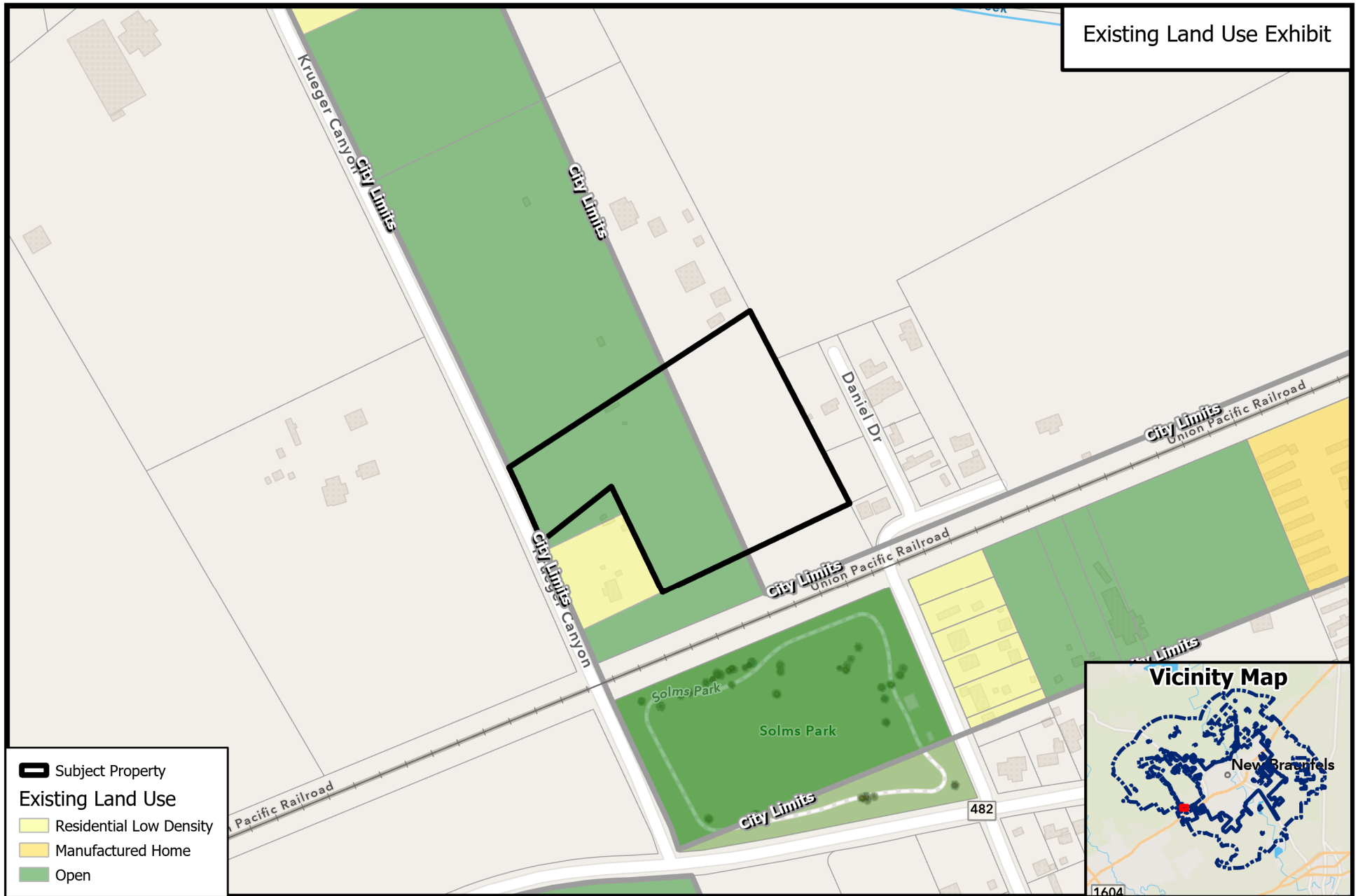
Public hearing notices were sent to owners of 2 properties within 200 feet of the request. As of the date this agenda was posted, the city has received no responses.

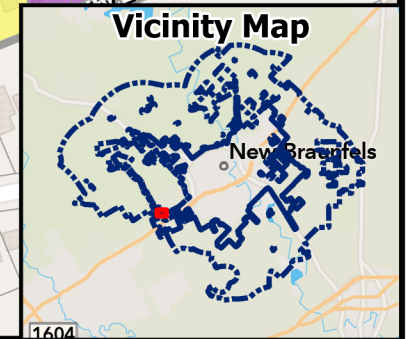
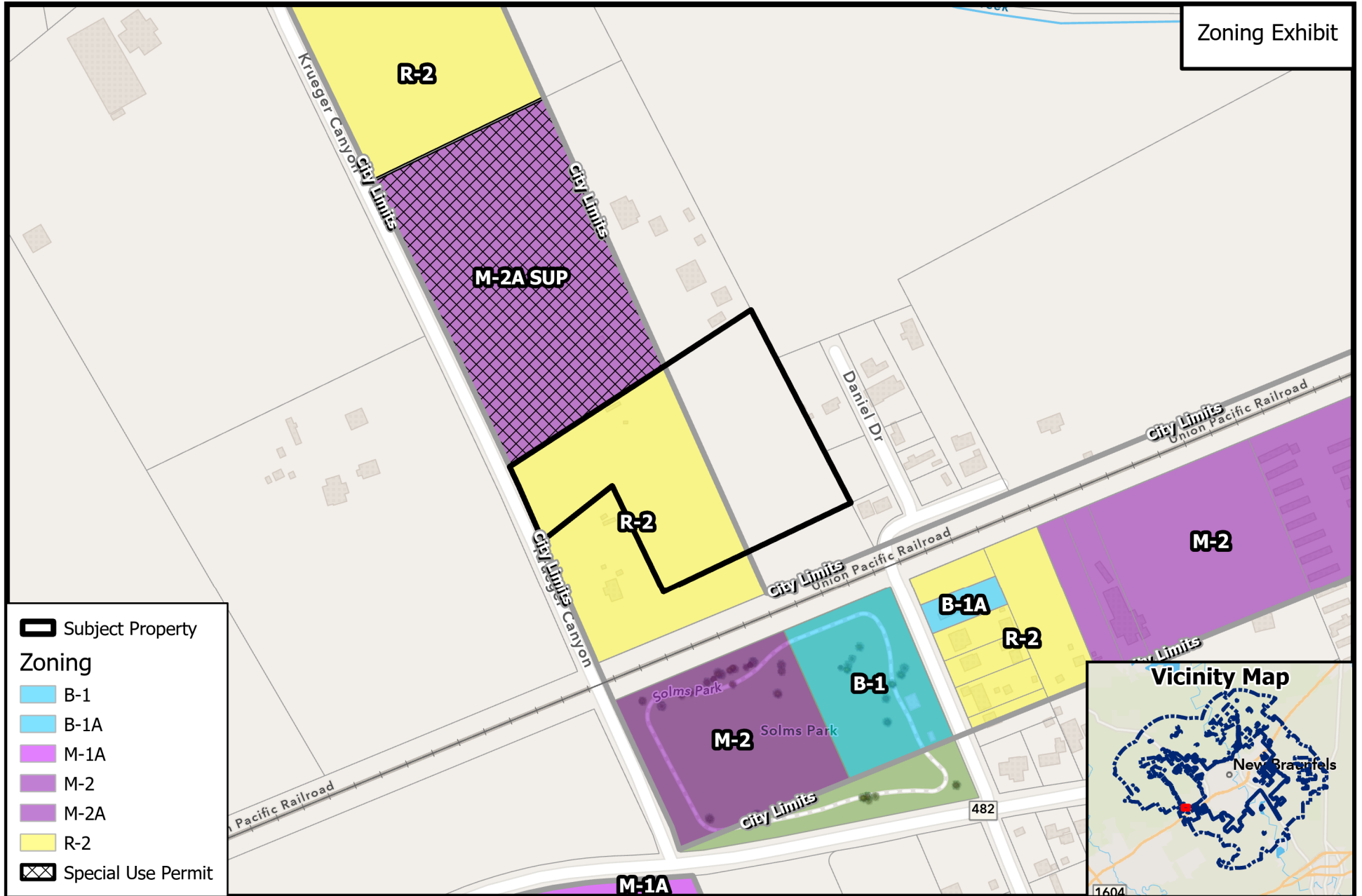
Resource Links:

- Chapter 144, Sec. 3.3-2 (R-2) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 144, Sec. 3.4-18 (M-1A) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?









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

Land Use	Existing	Proposed
	R-2	M-1A
Bicycle sales and/or repair		P
Billiard/pool facility		P
Bingo facility		P
Bio-medical facilities		P
Blacksmith or wagon shops		P
Blooming or rolling mills		
Boarding house/lodging house		
Book binding		P
Book store		P
Bottling or distribution plants (milk)		P
Bottling works		P
Bowling alley/center (see section 144-5.13)		P
Breweries/distilleries and manufacture of alcohol and alcoholic beverages		
Broadcast station (with tower) (see section 144-5.7)		P
Bulk storage of gasoline, petroleum products, liquefied petroleum and flammable liquids (see section 5.27)		
Bus barns or lots		P
Bus passenger stations		P
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)		P
Car wash, full service (detail shop)		P
Carpenter, cabinet, or pattern shops		P
Carpet cleaning establishments		P
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)		P
Child day care/children's nursery (business)		
Church/place of religious assembly	P	P
Cider mills		
Civic/conference center and facilities		P
Cleaning, pressing and dyeing (non-explosive fluids used)		P
Clinic (dental)		P
Clinic (emergency care)		P
Clinic (medical)		P
Club (private)		P
Coffee shop		P
Cold storage plant		P
Commercial amusement concessions and facilities		P
Communication equipment—Installation and/or repair		P
Community building (associated with residential uses)	P	P

Land Use	Existing	Proposed
	R-2	M-1A
Community home (see definition)	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		P
Contractor's temporary on-site construction office	P	
Convenience store with gas sales		P
Convenience store without gas sales		P
Cotton ginning or baling works		
Country club (private)	P	P
Credit agency		P
Crematorium		P
Curio shops		P
Custom work shops		P
Dance hall/dancing facility (see section 144-5.13)		P
Day camp		P
Department store		P
Distillation of bones		
Dormitory (in which individual rooms are for rental)		
Drapery shop/blind shop		P
Driving range		P
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		P
Electroplating works		P
Enameling works		
Engine repair/motor manufacturing re-manufacturing and/or repair		P
Explosives manufacture or storage		
Exterminator service		P
Fairground		P
Family home adult care	P	
Family home child care	P	
Farmers market (produce market—wholesale)		P
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		P
Fertilizer manufacture and storage		
Filling station (gasoline tanks must be below the ground)		P
Florist		P
Flour mills, feed mills, and grain processing		
Food or grocery store with gasoline sales		P
Food or grocery store without gasoline sales		P

Land Use	Existing	Proposed
	R-2	M-1A
Food processing (no outside public consumption)		P
Forge (hand)		P
Forge (power)		P
Fraternal organization/civic club (private club)		P
Freight terminal, rail/truck (when any storage of freight is wholly outside an enclosed building)		P
Freight terminal, truck (all storage of freight in an enclosed building)		P
Frozen food storage for individual or family use		P
Funeral home/mortuary		P
Furniture manufacture		P
Furniture sales (indoor)		P
Galvanizing works		P
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)		P
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)		P
Heavy manufacturing		
Heliport		P
Hides/skins (tanning)		
Home occupation (see section 144-5.5)	P	
Home repair and yard equipment retail and rental outlets		P
Hospice		
Hospital, general (acute care/chronic care)		P
Hospital, rehabilitation		P
Hotel/motel		P
Hotels/motels—Extended stay (residence hotels)		
Ice delivery stations (for storage and sale of ice at retail only)		P
Ice plants		P
Indoor or covered sports facility		
Industrial laundries		P
Iron and steel manufacture		
Junkyards, including storage, sorting, baling or processing of rags		
Kiosk (providing a retail service)		P
Laboratory equipment manufacturing		P
Laundromat and laundry pickup stations		P
Laundry, commercial (without self-serve)		P
Laundry/dry cleaning (drop off/pick up)		P

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

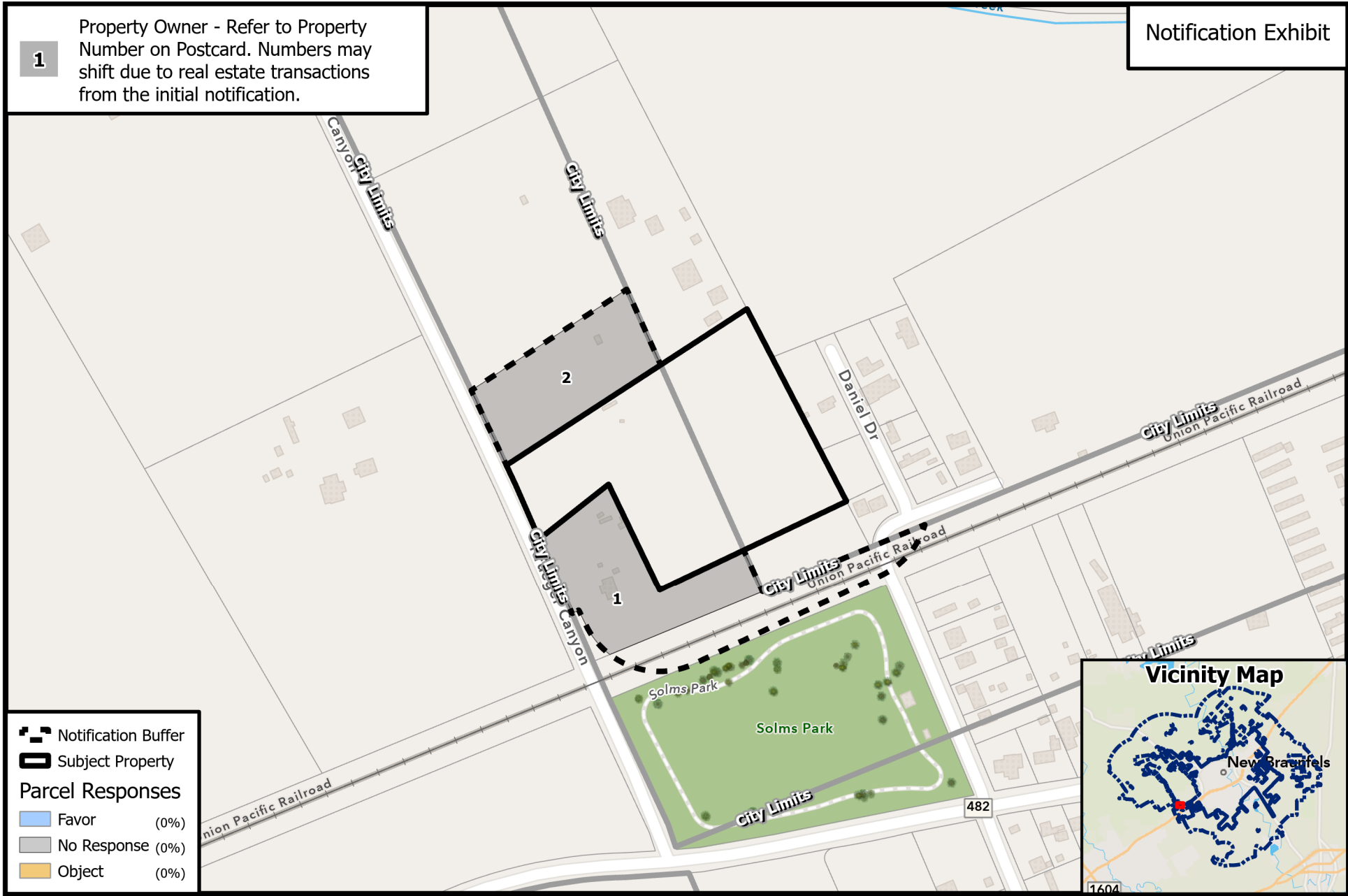
Land Use	Existing	Proposed
	R-2	M-1A
Offices, consulting		P
Offices, engineering, architecture, surveying or similar		P
Offices, health services		P
Offices, insurance agency		P
Offices, legal services, including court reporting		P
Offices, medical offices		P
Offices, real estate		P
Offices, security/commodity brokers, dealers, exchanges and financial services		P
Oil compounding and barreling plants		
One-family dwelling, detached	P	
Outside storage (as primary use)		P
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)		P
Pet shop/supplies (less than 10,000 sq. ft.)		P
Pet store (over 10,000 sq. ft.)		P
Petroleum or its products (refining of)		
Photo engraving plant		P
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		P
Plumbing shop		P
Portable building sales		P
Poultry killing or dressing for commercial purposes		
Propane sales (retail)		P
Public recreation/services building for public park/playground areas	P	P
Publishing/printing company (e.g., newspaper)		P
Quick lube/oil change/minor inspection		P
Radio/television shop, electronics, computer repair		P
Railroad roundhouses or shops		
Rappelling facilities		P
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)		P
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	M-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.)		P
Retirement home/home for the aged		
Rock crushers and rock quarries		
Rodeo grounds		P
RV park		
RV/travel trailer sales		P
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		P
Shoe repair shops		P
Shooting gallery—Indoor (see section 144-5.13)		P
Shooting range—Outdoor (see section 144-5.13)		
Shopping center		P
Sign manufacturing/painting plant		P
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		P
Storage—Exterior storage for boats and recreational vehicles		P
Storage in bulk		P
Structural iron or pipe works		
Studio for radio or television, without tower (see zoning district for tower authorization)		P
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		P
Taxidermist		P
Telecommunications towers/antennas (see section 144-5.7)		
Telemarketing agency		P
Telephone exchange buildings (office only)		P
Tennis court (commercial)		P
Theater (non-motion picture; live drama)		P
Tire sales (outdoors)		P
Tool rental		P
Townhouse (attached)		
Transfer station (refuse/pick-up)		P
Travel agency		P

Land Use	Existing	Proposed
	R-2	M-1A
Truck or transit terminal		P
Truck stop		
Tuber entrance and takeout facilities (see section 144-5.13)		
University or college (public or private)		P
Upholstery shop (non-auto)		P
Used or second hand merchandise/furniture store		P
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.)		P
Video rental/sales		P
Warehouse/office and storage/distribution center		P
Waterfront amusement facilities—Berthing facilities sales and rentals		P
Waterfront amusement facilities—Boat fuel storage/dispensing facilities		P
Waterfront amusement facilities—Boat landing piers/launching ramps		P
Waterfront amusement facilities—Swimming/wading pools/bathhouses		P
Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system	P	P
Welding shop		P
Wholesale sales offices and sample rooms		P
Wire or rod mills		
Wood distillation plants (charcoal, tar, turpentine, etc.)		
Woodworking shop (ornamental)		P
Wool scouring		
Zero lot line/patio homes		



556 Krueger Canyon



PLANNING COMMISSION – May 6, 2025 – 6:00PM

City Hall Council Chambers

Applicant: LC Robbins

Address/Location: 556 Krueger Canyon

PZ25-0095

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. DIETERT LIDIA

2. GOLDEN WALTER C III & ROBIN

SEE MAP

5/6/2025

Agenda Item No. E)

PRESENTER:

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

Owner: Parc Haus NB, LLC

SUBJECT:

PZ25-0101 Public hearing and recommendation to City 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

DEPARTMENT: Planning and Development Services**COUNCIL DISTRICTS IMPACTED:** 3**BACKGROUND INFORMATION:****Case No:** PZ25-0101**Applicant:**

James Ingalls, P.E., INK Civil

(830) 358-7127 | plats@ink-civil.com

Owner:

Parc Haus NB, LLC

(972) 385-4130 | basilk@providentrealty.net

Staff Contact:

Amanda Mushinski, CNU-A, AICP-Candidate

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

The subject property is approximately 7 acres on the northwest side of Loop 337, an existing expressway, approximately ¼ mile southwest of the intersection of Loop 337 and Oak Run Pkwy, an existing minor collector, and approximately ½ mile southwest of the WestPointe Village H-E-B. It is bordered by R-1, R-2, C-1A, and C-1B zoning. Approximately 8.5 acres of the 15.5-acre parent tract is located outside of New Braunfels City Limits. Adjacent land uses consist of a residential neighborhood, a church, commercial properties, and a drainage easement.

ISSUE:

The proposed would allow for a broad range of office and retail uses. This district should generally be characterized by retail nodes located at the intersection of major collectors or thoroughfares to accommodate high traffic volumes generated by general retail uses.

COMPREHENSIVE PLAN REFERENCE:

C-1B would be consistent with the following actions from Envision New Braunfels:

- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.

-
- **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.

Future Land Use Plan: The subject property is located within the Hoffman Lane Sub Area, along a Transitional Mixed-Use Corridor, near existing Education, Market, and Outdoor Recreation Centers.

STRATEGIC PLAN REFERENCE:

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

- Economic Mobility - Objective: 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.

FISCAL IMPACT:

N/A

RECOMMENDATION:

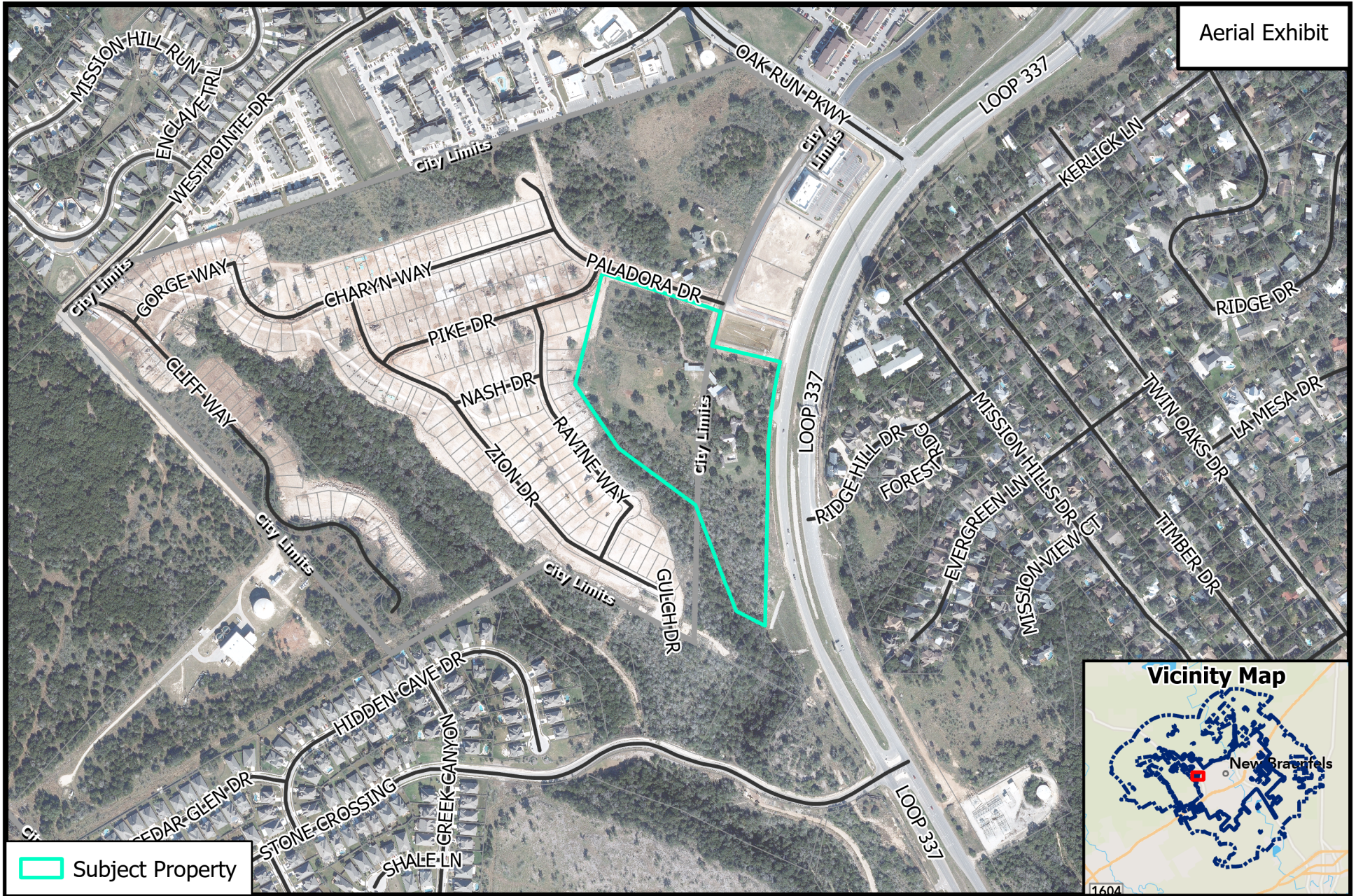
Approval. While the site is not at an intersection, it lies along a high-traffic expressway and is surrounded by a mix of residential, commercial, and institutional uses. Consolidating the zoning to C-1B will support a consistent regulatory framework and facilitate future office or retail development in a location well-suited for such activity. The request is compatible with surrounding zoning and land uses and is appropriate given the property's visibility and access along a major corridor.

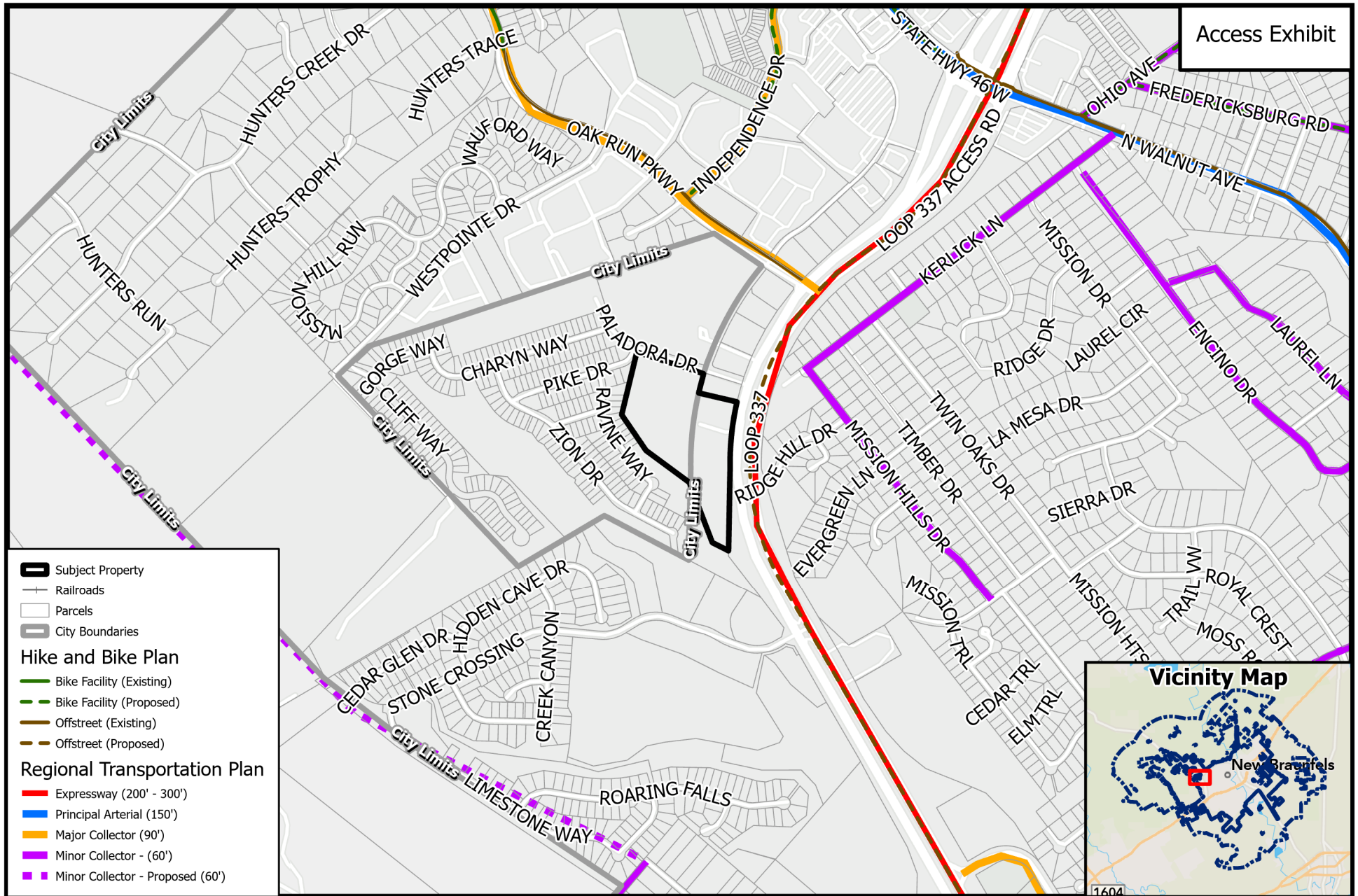
Mailed notification as required by state statute:

Public hearing notices were sent to owners of 4 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. 3.3-2 (R-2) of the City's Code of Ordinances:
[https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?_ga=2.228211211.172211111.20250430.172211111)
- Chapter 144, Sec. 3.4-13 (C-1B) of the City's Code of Ordinances:
[https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?_ga=2.228211211.172211111.20250430.172211111)





PZ25-0101
2956 & 2944 Loop 337 - R-2 & R-2 SUP & C-1B to C-1B

0 590 1,180
 Feet

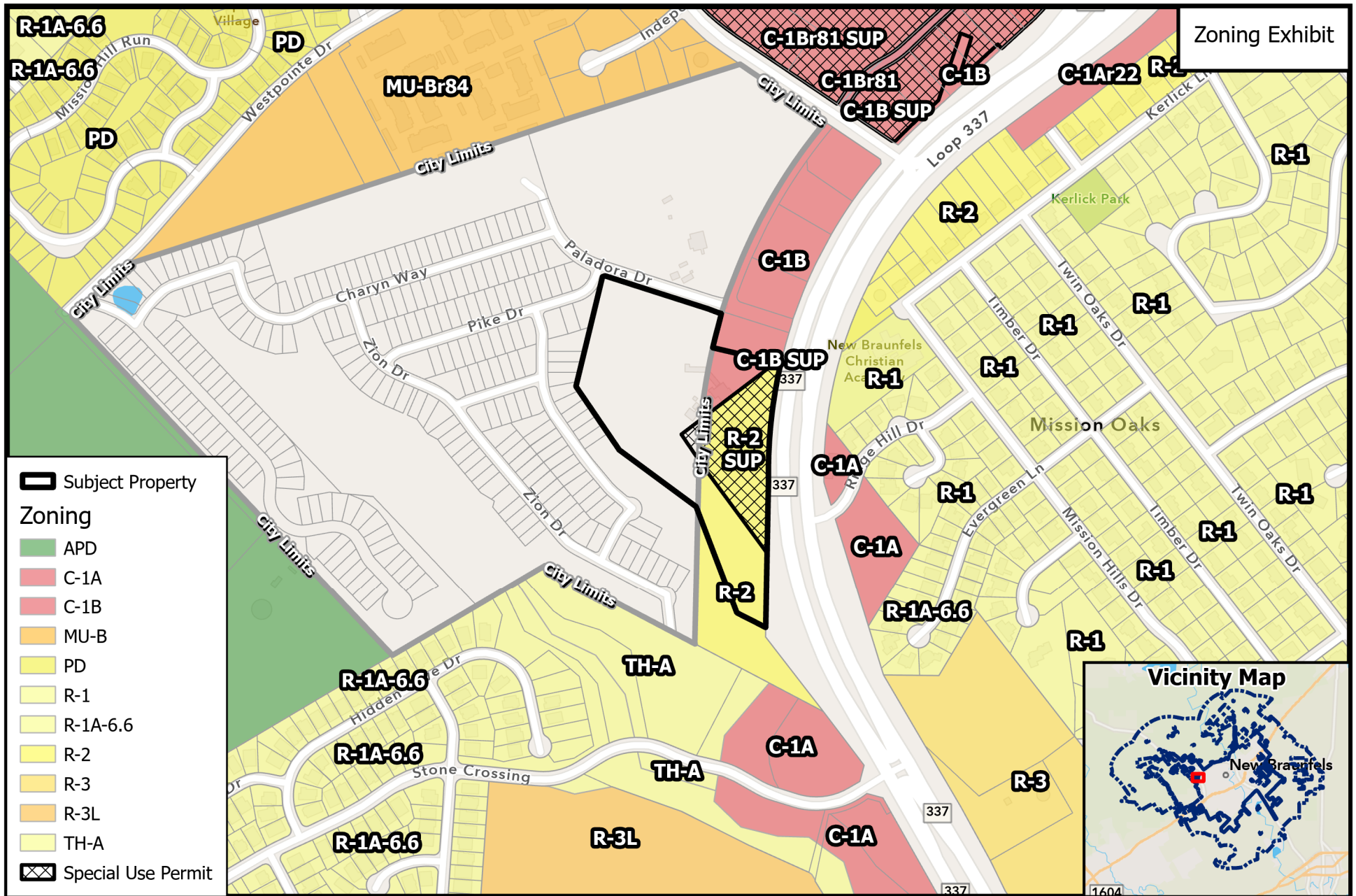


Path:
 P:\ZoneChange & SUPs\2025\PZ25-0101 - 2956 & 2944 Loop 337 - R-2 & R-2 SUP & C-1B

Source: City of New Braunfels Planning
 Date: 4/10/2025

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PZ25-0101
2956 & 2944 Loop 337 - R-2 & R-2 SUP & C-1B to C-1B

0 330 660
 Feet



Path:
 P:\ZoneChange & SUPs\2025\PZ25-0101 - 2956 & 2944 Loop 337 - R-2 & R-2 SUP & C-1B

Source: City of New Braunfels Planning
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Land Use	Existing	Proposed
	R-2	C-1B
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		P
Ambulance service (private)		P
Amphitheaters (outdoor live performances)		P
Amusement devices/arcade (four or more devices)		P
Amusement services or venues (indoors) (see section 144-5.13)		P
Amusement services or venues (outdoors)		P
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		P
Assisted living facility/retirement home		P
Athletic fields		P
Auction sales (non-vehicle)		P
Auto body repair, garages (see section 144-5.11)		P
Auto glass repair/tinting (see section 144-5.11)		P
Auto interior shop/upholstery (see section 144-5.11)		P
Auto leasing		P
Auto muffler shop (see section 144-5.11)		P
Auto or trailer sales rooms or yards (see section 144-5.12)		P
Auto or truck sales rooms or yards—Primarily new (see section 144-5.12)		P
Auto paint shop		P
Auto repair as an accessory use to retail sales		P
Auto repair garage (general) (see section 144-5.11)		P
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)		P
Bakery (retail)		P
Bank, savings and loan, or credit union		P
Bar/tavern (no outdoor music)		P
Bar/tavern		P
Barber/beauty college (barber or cosmetology school or college)		P
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-1B
Bicycle sales and/or repair		P
Billiard/pool facility		P
Bingo facility		P
Bio-medical facilities		P
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)		P
Breweries/distilleries and manufacture of alcohol and alcoholic beverages		
Broadcast station (with tower) (see section 144-5.7)		P
Bulk storage of gasoline, petroleum products, liquefied petroleum and flammable liquids (see section 5.27)		
Bus barns or lots		P
Bus passenger stations		P
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)		P
Car wash, full service (detail shop)		P
Carpenter, cabinet, or pattern shops		P
Carpet cleaning establishments		P
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		P
Cleaning, pressing and dyeing (non-explosive fluids used)		P
Clinic (dental)		P
Clinic (emergency care)		P
Clinic (medical)		P
Club (private)		P
Coffee shop		P
Cold storage plant		
Commercial amusement concessions and facilities		P
Communication equipment—Installation and/or repair		P
Community building (associated with residential uses)	P	

Land Use	Existing	Proposed
	R-2	C-1B
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		P
Convenience store without gas sales		P
Cotton ginning or baling works		
Country club (private)	P	P
Credit agency		P
Crematorium		
Curio shops		P
Custom work shops		P
Dance hall/dancing facility (see section 144-5.13)		P
Day camp		P
Department store		P
Distillation of bones		
Dormitory (in which individual rooms are for rental)		
Drapery shop/blind shop		P
Driving range		P
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		P
Fairground		
Family home adult care	P	
Family home child care	P	
Farmers market (produce market—wholesale)		P
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		P
Fertilizer manufacture and storage		
Filling station (gasoline tanks must be below the ground)		P
Florist		P
Flour mills, feed mills, and grain processing		
Food or grocery store with gasoline sales		P
Food or grocery store without gasoline sales		P

Land Use	Existing	Proposed
	R-2	C-1B
Food processing (no outside public consumption)		
Forge (hand)		
Forge (power)		
Fraternal organization/civic club (private club)		P
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		P
Furniture manufacture		
Furniture sales (indoor)		P
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)		P
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		
Heavy load (farm) vehicle sales/repair (see section 144-5.14)		P
Heavy manufacturing		
Heliport		
Hides/skins (tanning)		
Home occupation (see section 144-5.5)	P	
Home repair and yard equipment retail and rental outlets		P
Hospice		P
Hospital, general (acute care/chronic care)		P
Hospital, rehabilitation		P
Hotel/motel		P
Hotels/motels—Extended stay (residence hotels)		P
Ice delivery stations (for storage and sale of ice at retail only)		P
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)		P
Laundry/dry cleaning (drop off/pick up)		P

Land Use	Existing	Proposed
	R-2	C-1B
Laundry/washateria (self-serve)		P
Lawnmower sales and/or repair		P
Leather products manufacturing		
Light manufacturing		
Limousine/taxi service		P
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		P
Major appliance sales (indoor)		P
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		P
Metal fabrication shop		
Micro brewery (onsite mfg. and/or sales)		P
Micro distillery (onsite mfg. and/or sales)		P
Mini-warehouse/self-storage units (no boat and RV storage permitted)		P
Mini-warehouse/self-storage units with outside boat and RV storage		P
Monument, gravestone, or marble works (manufacture)		
Motion picture studio, commercial film		P
Motion picture theater (indoors)		P
Motion picture theater (outdoors, drive-in)		P
Motorcycle dealer (primarily new/repair)		P
Moving storage company		P
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-1B
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)		P
Pet shop/supplies (less than 10,000 sq. ft.)		P
Pet store (over 10,000 sq. ft.)		P
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		P
Portable building sales		P
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)		P
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)		P
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-1B
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.)		P
Retirement home/home for the aged		P
Rock crushers and rock quarries		
Rodeo grounds		
RV park		P
RV/travel trailer sales		P
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)		P
Shooting range—Outdoor (see section 144-5.13)		
Shopping center		P
Sign manufacturing/painting plant		P
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		P
Storage in bulk		
Structural iron or pipe works		
Studio for radio or television, without tower (see zoning district for tower authorization)		P
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		P
Taxidermist		P
Telecommunications towers/antennas (see section 144-5.7)		
Telemarketing agency		P
Telephone exchange buildings (office only)		P
Tennis court (commercial)		P
Theater (non-motion picture; live drama)		P
Tire sales (outdoors)		P
Tool rental		P
Townhouse (attached)		
Transfer station (refuse/pick-up)		
Travel agency		P

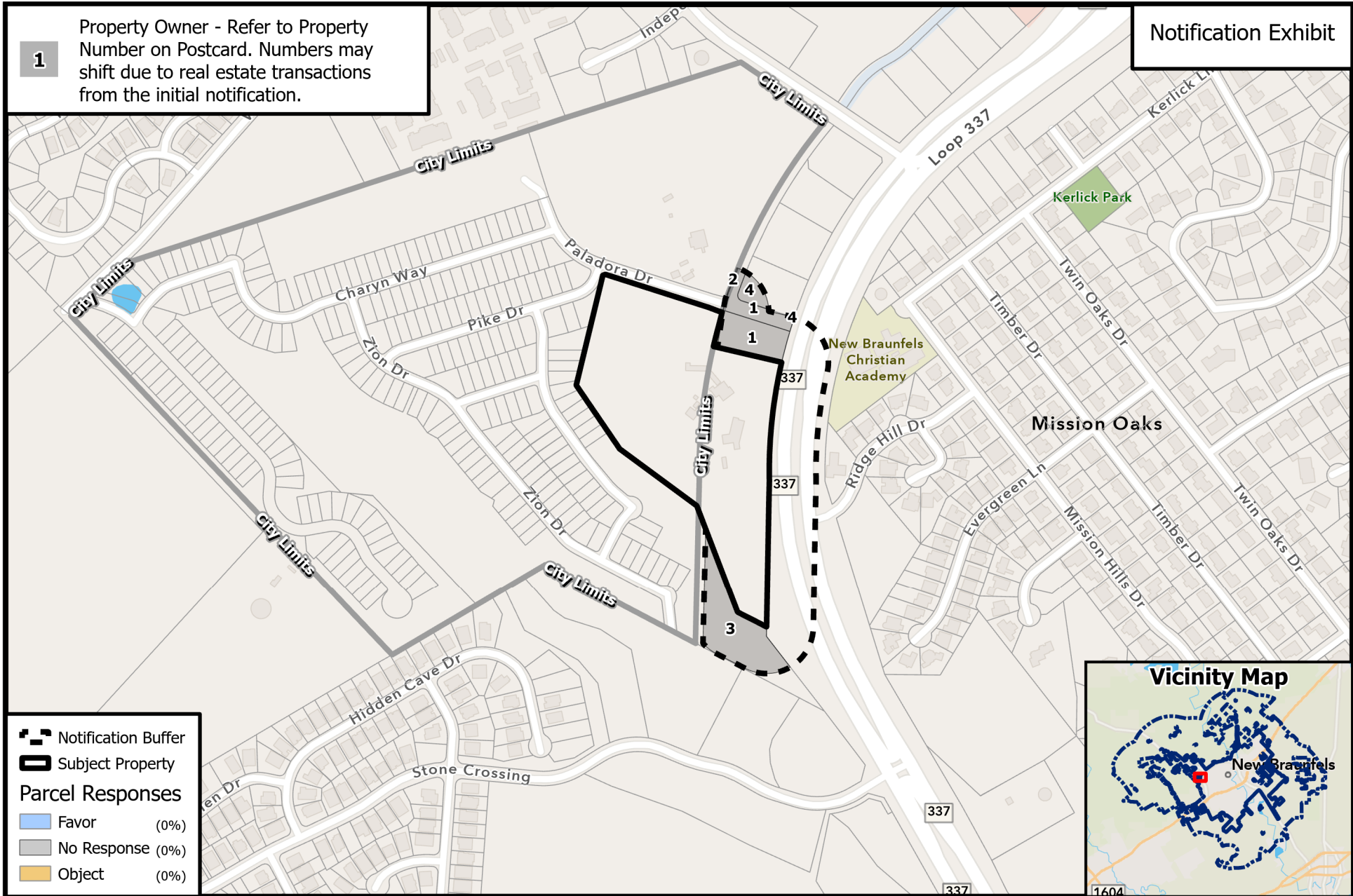
Land Use	Existing	Proposed
	R-2	C-1B
Truck or transit terminal		
Truck stop		
Tuber entrance and takeout facilities (see section 144-5.13)		
University or college (public or private)		P
Upholstery shop (non-auto)		P
Used or second hand merchandise/furniture store		P
Vacuum cleaner sales and repair		P
Vehicle storage facility		P
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		P
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		P
Wire or rod mills		
Wood distillation plants (charcoal, tar, turpentine, etc.)		
Woodworking shop (ornamental)		P
Wool scouring		
Zero lot line/patio homes		



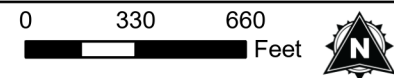
2956 & 2944 Loop 337



2956 & 2944 Loop 337—Looking North



PZ25-0101
2956 & 2944 Loop 337 - R-2 & R-2 SUP & C-1B to C-1B



Path: P:\ZoneChange & SUPs\2025\PZ25-0101 - 2956 & 2944 Loop 337 - R-2 & R-2 SUP & C-1B

Source: City of New Braunfels Planning
 Date: 4/10/2025

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PLANNING COMMISSION – May 6, 2025 – 6:00PM

City Hall Council Chambers

Applicant: James Ingalls

Address/Location: 2956 & 2944 LOOP 337

PZ25-0101

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. DOTA INVESTMENT LLC | 4. FIRSTMARK CREDIT UNION |
| 2. PARCHAUS NEW BRAUNFELS LP | |
| 3. LARK CANYON HOA INC | |

SEE MAP

5/6/2025

Agenda Item No. F)

PRESENTER:

Applicant: Shannon Mattingly

Owner: McKynna Massey

SUBJECT:

PZ25-0105 Public hearing and recommendation to City 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

DEPARTMENT: Planning and Development Services**COUNCIL DISTRICTS IMPACTED:** 3**BACKGROUND INFORMATION:****Case No:** PZ25-0105**Applicant:**

Shannon Mattingly

(830) 643-9453 | smattingly@drennergroupp.com

Owner:

McKynna Massey

(210) 308-6288 | mmassey@askdag.com

Staff Contact:

Amanda Mushinski, CNU-A, AICP-Candidate

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

The subject area is approximately 0.1 of an acre on the south side of Alyssa Way, approximately 300 feet northeast of the intersection of Alyssa Way, a proposed minor arterial, and State Hwy 46, an existing principal arterial, approximately 300 feet southwest of Fire Station 4, and approximately 800 feet south of Oak Run Middle School. It is bordered by R-1, R-2, C-1, C-1A, and C-1B zoning. Adjacent land uses include undeveloped property, Oak Run Middle School, Fire Station 4, and commercial properties.

ISSUE:

The subject area represents small portions of 2 existing platted lots, the majority of which are zoned C-1. The applicant is requesting to rezone to C-1B to ensure the entire property is designated for commercial use. The C-1B district allows for a variety of office and retail uses and is typically situated at major intersections to support higher traffic volumes generated by commercial activity. The proposed zoning will allow for consistent development standards across the entire site.

COMPREHENSIVE PLAN REFERENCE:

C-1B would be consistent with the following actions from Envision New Braunfels:

- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
- **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.

Future Land Use Plan: The subject property is located within the Veramendi Sub Area, along a Transitional Mixed-Use Corridor, near existing Civic and Education Centers, and near a future Market Center.

STRATEGIC PLAN REFERENCE:

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

- Economic Mobility - Objective: 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.

FISCAL IMPACT:

N/A

RECOMMENDATION:

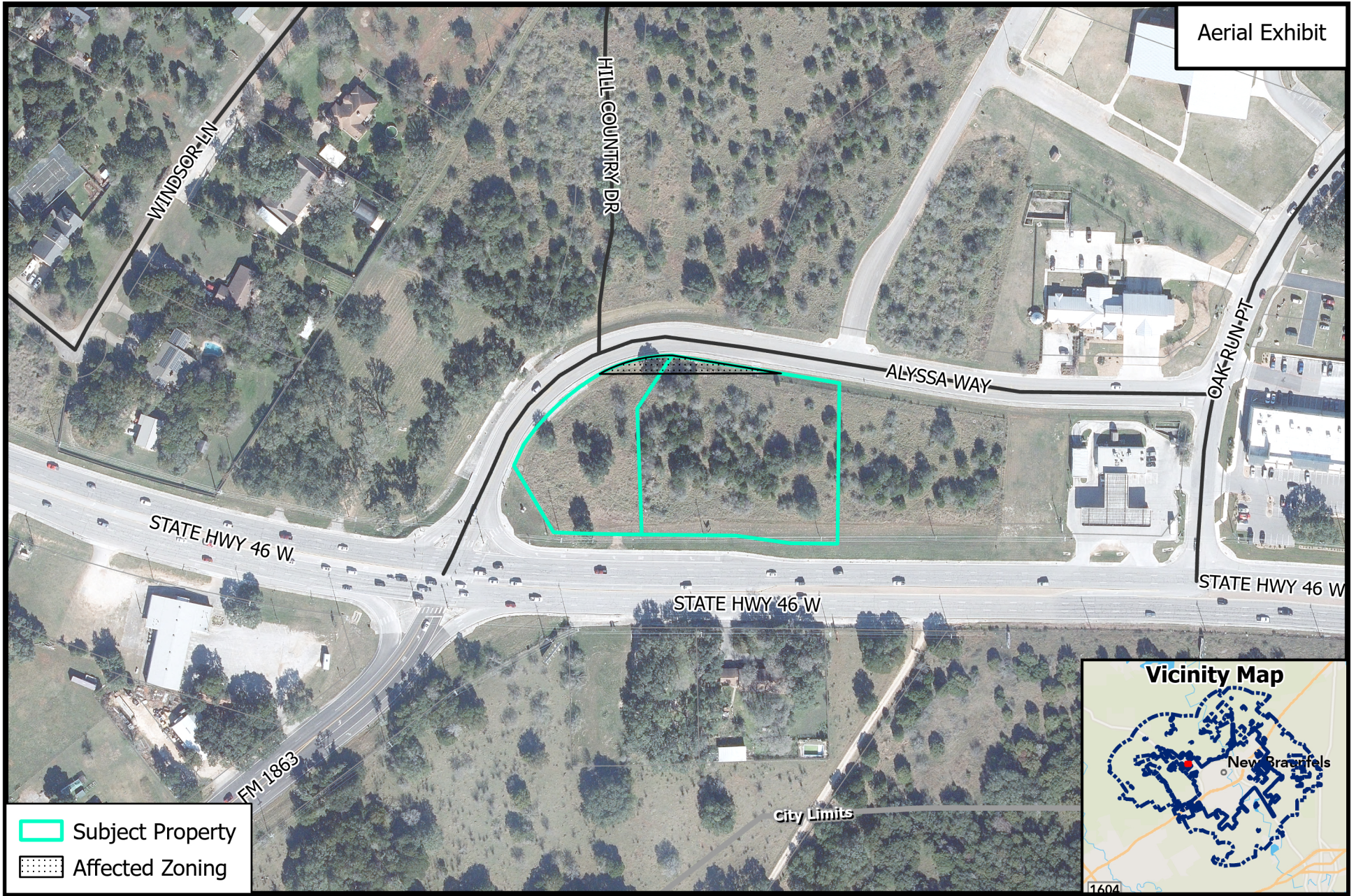
Approval. The subject area is part of a larger tract zoned for commercial use, and this request will align the zoning across the entire site. The location at a major intersection and adjacent to commercial, civic, and educational uses makes it suitable for the requested zoning. The proposed change will support cohesive site development and is compatible with the surrounding area.

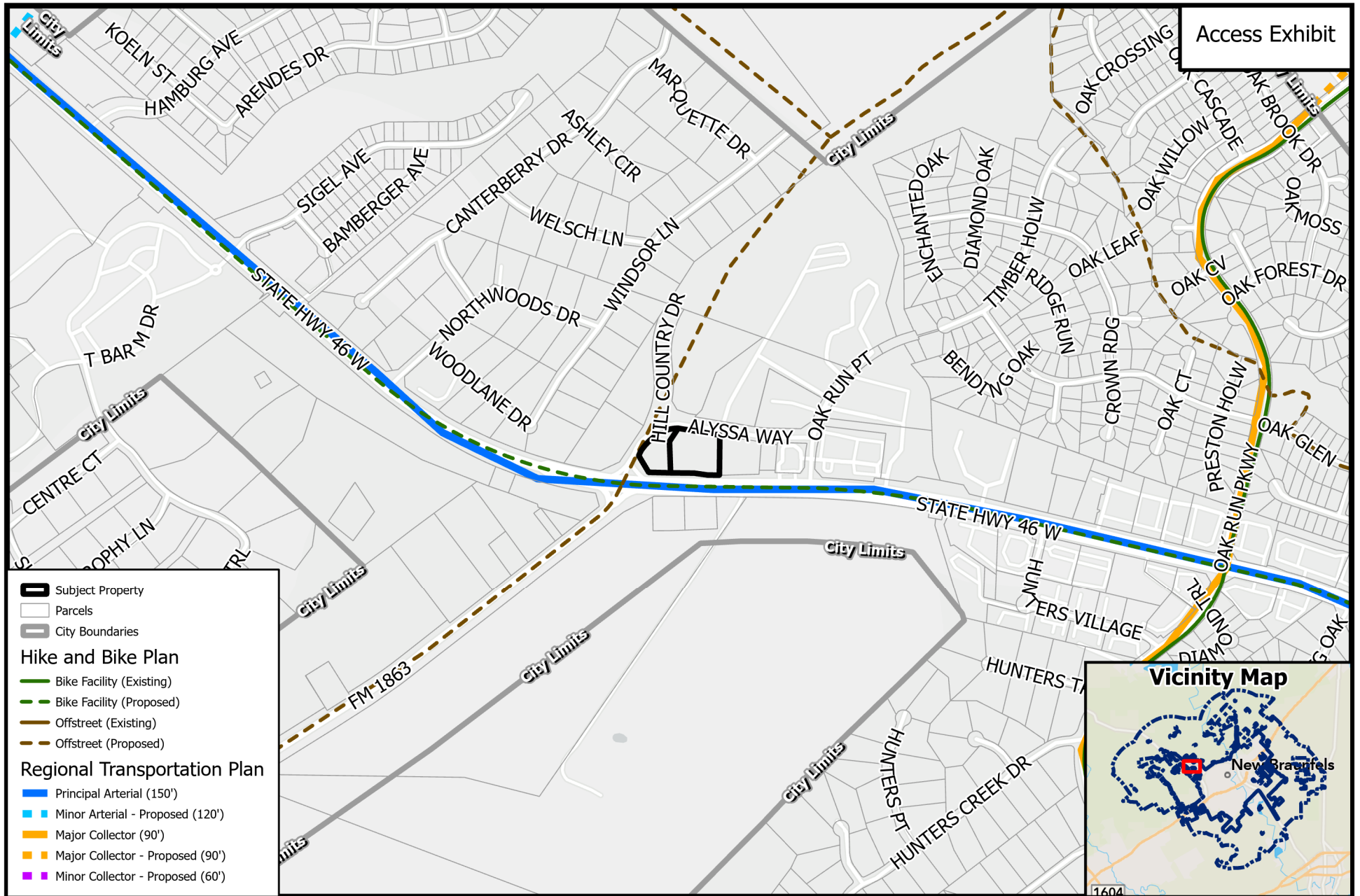
Mailed notification as required by state statute:

Public hearing notices were sent to owners of 6 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. 3.3-1 (R-1) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 144, Sec. 3.4-14 (C-1B) of the City's Code of Ordinances:
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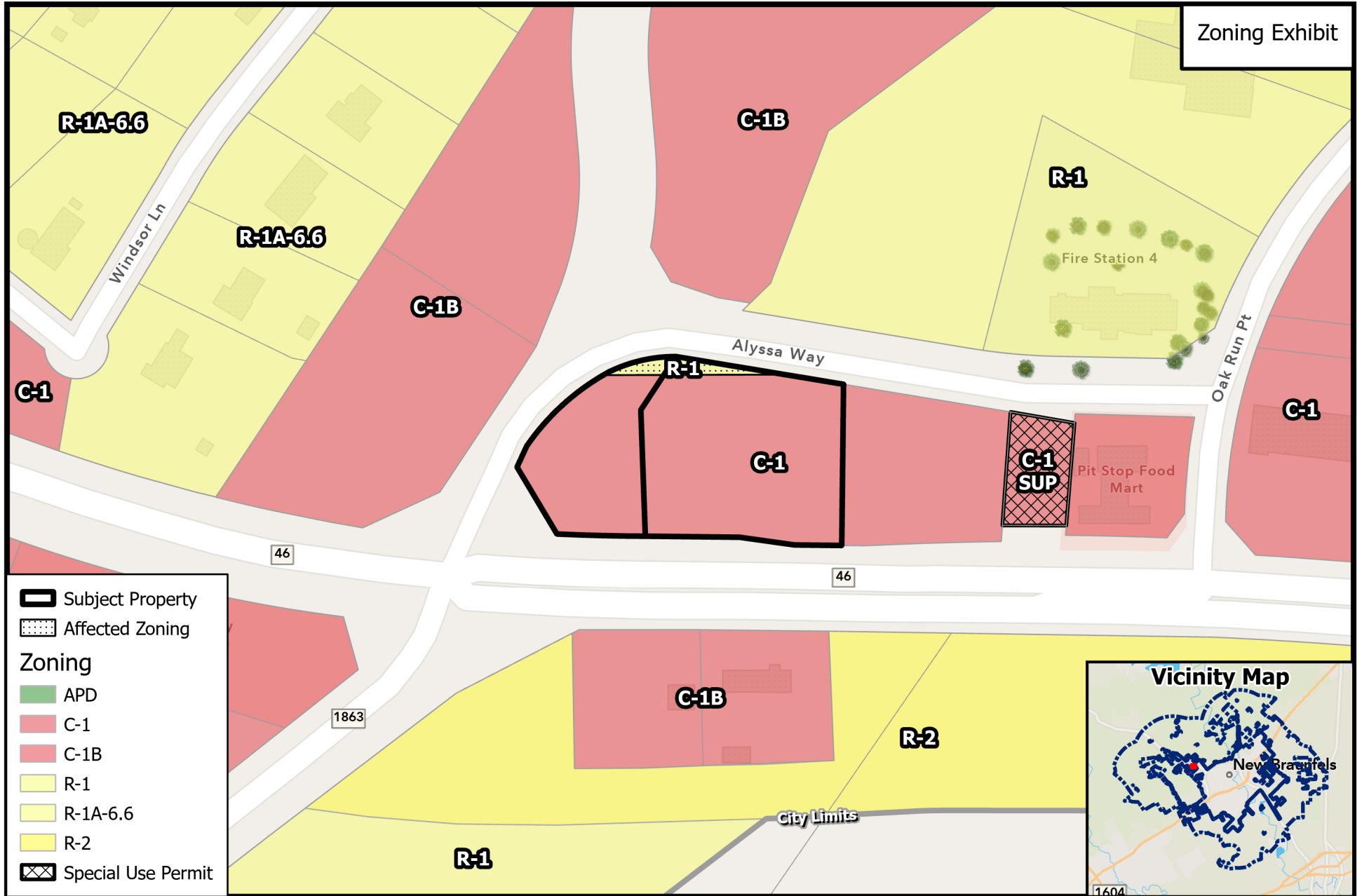


PZ25-0105
Alyssa Way and SH 46 - R-1 to C-1B

0 480 960
 Feet







Land Use	Existing	Proposed
	R-1	C-1B
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		P
Ambulance service (private)		P
Amphitheaters (outdoor live performances)		P
Amusement devices/arcade (four or more devices)		P
Amusement services or venues (indoors) (see section 144-5.13)		P
Amusement services or venues (outdoors)		P
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		P
Assisted living facility/retirement home		P
Athletic fields		P
Auction sales (non-vehicle)		P
Auto body repair, garages (see section 144-5.11)		P
Auto glass repair/tinting (see section 144-5.11)		P
Auto interior shop/upholstery (see section 144-5.11)		P
Auto leasing		P
Auto muffler shop (see section 144-5.11)		P
Auto or trailer sales rooms or yards (see section 144-5.12)		P
Auto or truck sales rooms or yards—Primarily new (see section 144-5.12)		P
Auto paint shop		P
Auto repair as an accessory use to retail sales		P
Auto repair garage (general) (see section 144-5.11)		P
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)		P
Bakery (retail)		P
Bank, savings and loan, or credit union		P
Bar/tavern (no outdoor music)		P
Bar/tavern		P
Barber/beauty college (barber or cosmetology school or college)		P
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-1	C-1B
Bicycle sales and/or repair		P
Billiard/pool facility		P
Bingo facility		P
Bio-medical facilities		P
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)		P
Breweries/distilleries and manufacture of alcohol and alcoholic beverages		
Broadcast station (with tower) (see section 144-5.7)		P
Bulk storage of gasoline, petroleum products, liquefied petroleum and flammable liquids (see section 5.27)		
Bus barns or lots		P
Bus passenger stations		P
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)		P
Car wash, full service (detail shop)		P
Carpenter, cabinet, or pattern shops		P
Carpet cleaning establishments		P
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		P
Cleaning, pressing and dyeing (non-explosive fluids used)		P
Clinic (dental)		P
Clinic (emergency care)		P
Clinic (medical)		P
Club (private)		P
Coffee shop		P
Cold storage plant		
Commercial amusement concessions and facilities		P
Communication equipment—Installation and/or repair		P
Community building (associated with residential uses)	P	

Land Use	Existing	Proposed
	R-1	C-1B
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		P
Convenience store without gas sales		P
Cotton ginning or baling works		
Country club (private)	P	P
Credit agency		P
Crematorium		
Curio shops		P
Custom work shops		P
Dance hall/dancing facility (see section 144-5.13)		P
Day camp		P
Department store		P
Distillation of bones		
Dormitory (in which individual rooms are for rental)		
Drapery shop/blind shop		P
Driving range		P
Drug store/pharmacy		P
Duplex/two-family/duplex condominiums		
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		P
Fairground		
Family home adult care	P	
Family home child care	P	
Farmers market (produce market—wholesale)		P
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		P
Fertilizer manufacture and storage		
Filling station (gasoline tanks must be below the ground)		P
Florist		P
Flour mills, feed mills, and grain processing		
Food or grocery store with gasoline sales		P
Food or grocery store without gasoline sales		P

Land Use	Existing	Proposed
	R-1	C-1B
Food processing (no outside public consumption)		
Forge (hand)		
Forge (power)		
Fraternal organization/civic club (private club)		P
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		P
Furniture manufacture		
Furniture sales (indoor)		P
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)		P
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		
Heavy load (farm) vehicle sales/repair (see section 144-5.14)		P
Heavy manufacturing		
Heliport		
Hides/skins (tanning)		
Home occupation (see section 144-5.5)	P	
Home repair and yard equipment retail and rental outlets		P
Hospice		P
Hospital, general (acute care/chronic care)		P
Hospital, rehabilitation		P
Hotel/motel		P
Hotels/motels—Extended stay (residence hotels)		P
Ice delivery stations (for storage and sale of ice at retail only)		P
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)		P
Laundry/dry cleaning (drop off/pick up)		P

Land Use	Existing	Proposed
	R-1	C-1B
Laundry/washateria (self-serve)		P
Lawnmower sales and/or repair		P
Leather products manufacturing		
Light manufacturing		
Limousine/taxi service		P
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		P
Major appliance sales (indoor)		P
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		P
Metal fabrication shop		
Micro brewery (onsite mfg. and/or sales)		P
Micro distillery (onsite mfg. and/or sales)		P
Mini-warehouse/self-storage units (no boat and RV storage permitted)		P
Mini-warehouse/self-storage units with outside boat and RV storage		P
Monument, gravestone, or marble works (manufacture)		
Motion picture studio, commercial film		P
Motion picture theater (indoors)		P
Motion picture theater (outdoors, drive-in)		P
Motorcycle dealer (primarily new/repair)		P
Moving storage company		P
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-1	C-1B
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)		P
Pet shop/supplies (less than 10,000 sq. ft.)		P
Pet store (over 10,000 sq. ft.)		P
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		P
Portable building sales		P
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)		P
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)		P
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-1	C-1B
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.)		P
Retirement home/home for the aged		P
Rock crushers and rock quarries		
Rodeo grounds		
RV park		P
RV/travel trailer sales		P
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)		P
Shooting range—Outdoor (see section 144-5.13)		
Shopping center		P
Sign manufacturing/painting plant		P
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)	P	
Stables (private, accessory use) (see chapter 6)	P	
Steel furnaces		
Stockyards or slaughtering		
Stone/clay/glass manufacturing		
Storage—Exterior storage for boats and recreational vehicles		P
Storage in bulk		
Structural iron or pipe works		
Studio for radio or television, without tower (see zoning district for tower authorization)		P
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		P
Taxidermist		P
Telecommunications towers/antennas (see section 144-5.7)		
Telemarketing agency		P
Telephone exchange buildings (office only)		P
Tennis court (commercial)		P
Theater (non-motion picture; live drama)		P
Tire sales (outdoors)		P
Tool rental		P
Townhouse (attached)		
Transfer station (refuse/pick-up)		
Travel agency		P

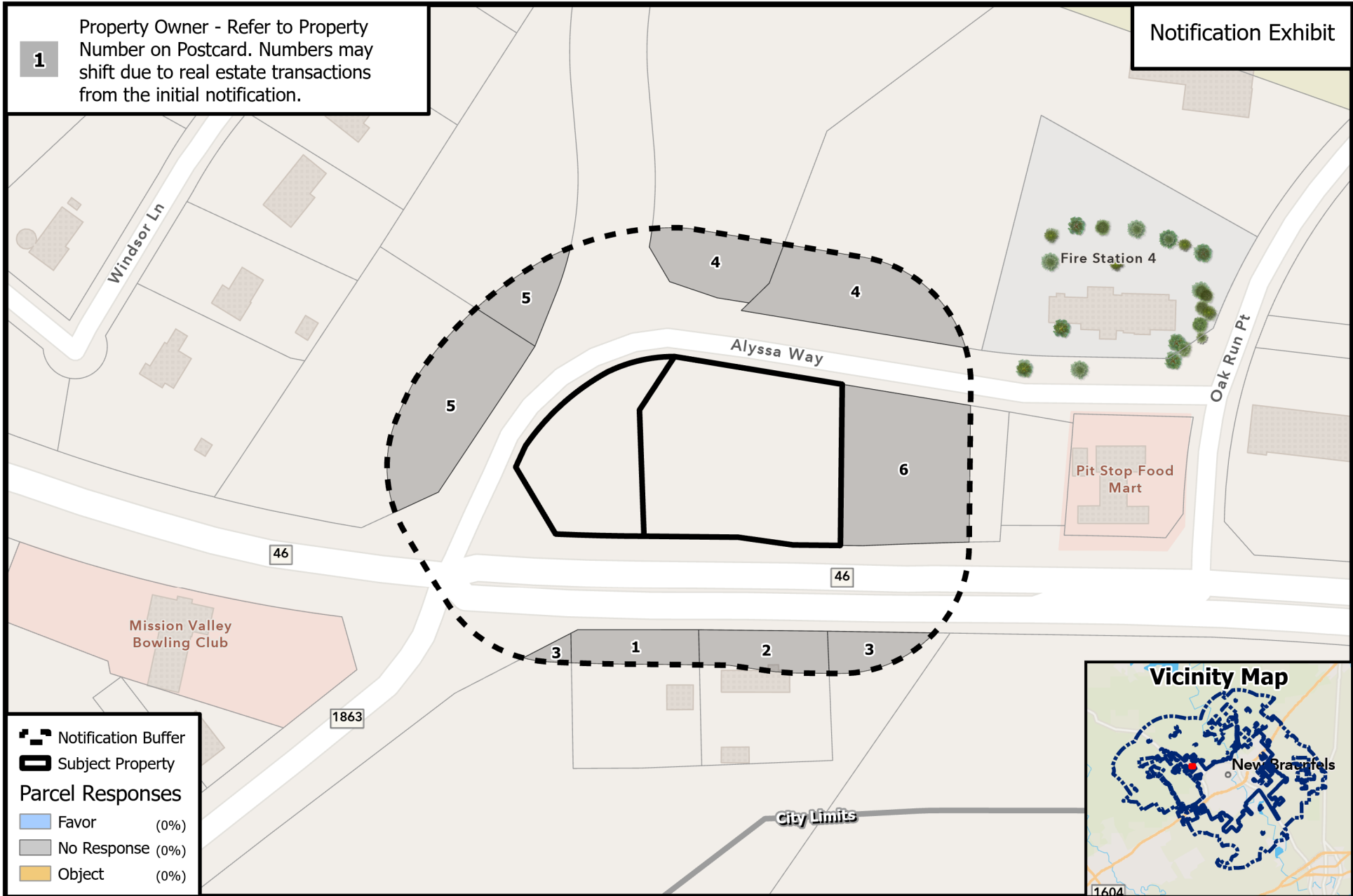
Land Use	Existing	Proposed
	R-1	C-1B
Truck or transit terminal		
Truck stop		
Tuber entrance and takeout facilities (see section 144-5.13)		
University or college (public or private)		P
Upholstery shop (non-auto)		P
Used or second hand merchandise/furniture store		P
Vacuum cleaner sales and repair		P
Vehicle storage facility		P
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		P
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		P
Wire or rod mills		
Wood distillation plants (charcoal, tar, turpentine, etc.)		
Woodworking shop (ornamental)		P
Wool scouring		
Zero lot line/patio homes		



PZ25-0105



PZ25-0105



PLANNING COMMISSION – May 6, 2025 – 6:00PM

City Hall Council Chambers

Applicant: Shannon Mattingly

Address/Location: Alyssa Way and SH 46

PZ25-0105

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. DISCHINGER MICHAEL A ET AL | 4. NEW BRAUNFELS I S D |
| 2. BAUMAN LAURIE G & JOHNNY E
OBERKAMPF | 5. JUNIPER VENTURES OF TEXAS LLC |
| 3. SINGLETON SANDRA D & DWAYNE G
DISCHINGER | 6. NB ALYSSA WAY LLC |

SEE MAP

5/6/2025

Agenda Item No. G)

PRESENTER:

Applicant/Owner: Gerardo Aguirre

SUBJECT:

SUP25-094 Public hearing and recommendation to City 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

DEPARTMENT: Planning and Development Services**COUNCIL DISTRICTS IMPACTED:** 5**BACKGROUND INFORMATION:****Case No:** SUP25-094**Applicant/Owner:** Gerardo Aguirre, (210) 834-6612, guadalajaracorp.1975@gmail.com**Staff Contact:** Dana Moses, (830) 221-4054, dmoses@newbraunfels.gov

The subject property is approximately 0.30 acres on the north side of Barcelona Drive and approximately 140 feet west of the intersection of Barcelona and Seville Drives. The roughly 1440 square-foot house was built in 1977 with 3 bedrooms and 2 bathrooms. This rezoning application is requested to allow the short-term rental (STR) of the existing home.

Per the Zoning Ordinance, the maximum occupancy of a STR with a total of 3 bedrooms and 2 bathrooms is 10 occupants, and the minimum off-street parking is 3 spaces. There is sufficient room to accommodate the minimum parking requirements.

The property is surrounded by single-family homes and vacant land. The surrounding zoning is C-3 (Commercial District) to the west, east and north, and R-2 (Single-Family and Two-Family District) to the south.

ISSUE:

The proposed rezoning to apply the Special Use Permit 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 Oak Creek subarea, near existing Market and Outdoor Recreation Centers.

There are currently 10 approved short-term rental SUPs within one-half mile of the subject property, 10 of which are active.

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

STRATEGIC PLAN REFERENCE:

☒ Economic Mobility ☐ Enhanced Connectivity ☒ Community Identity

☐ Organizational Excellence ☐ Community Well-Being ☐ N/A

- Economic Mobility - Identify and secure a mid-to-long-term leasing or ownership opportunity for a business incubator to help foster the development of new, locally grown businesses and support entrepreneurship.
- Community Identity - Develop and implement comprehensive brand identity that represents the entire organization, clearly articulates, and celebrates the culture of New Braunfels, highlights the unique assets of the community, and supports economic development and tourism efforts as well as City operations, including recruitment and retention.

RECOMMENDATION:

Approved with the following conditions:

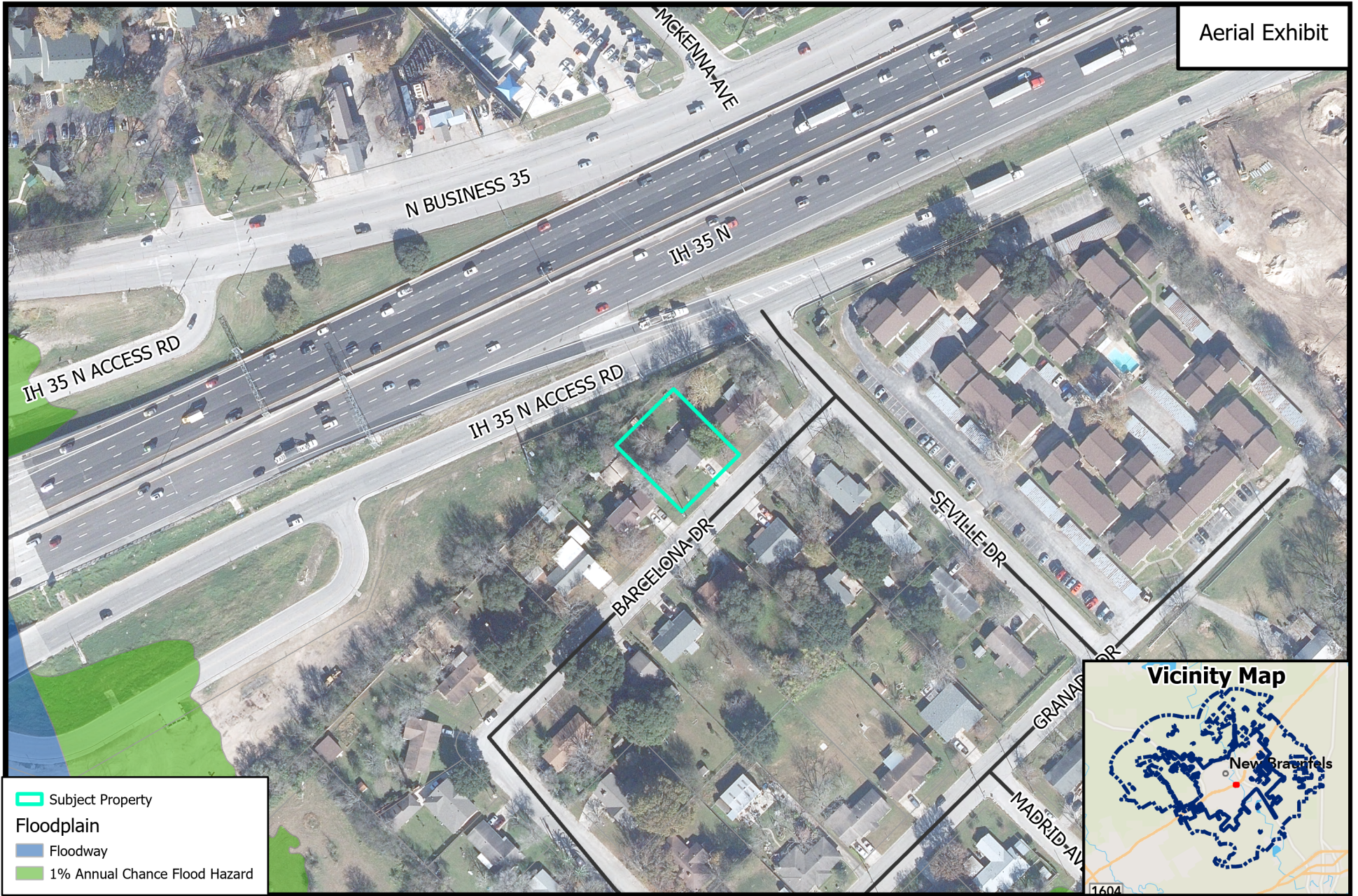
1. The residential character of the property must be maintained.
2. The property will remain in compliance with the approved site plan and floor plan. Any significant changes to the site plan or floor plan will require a revision to the SUP.

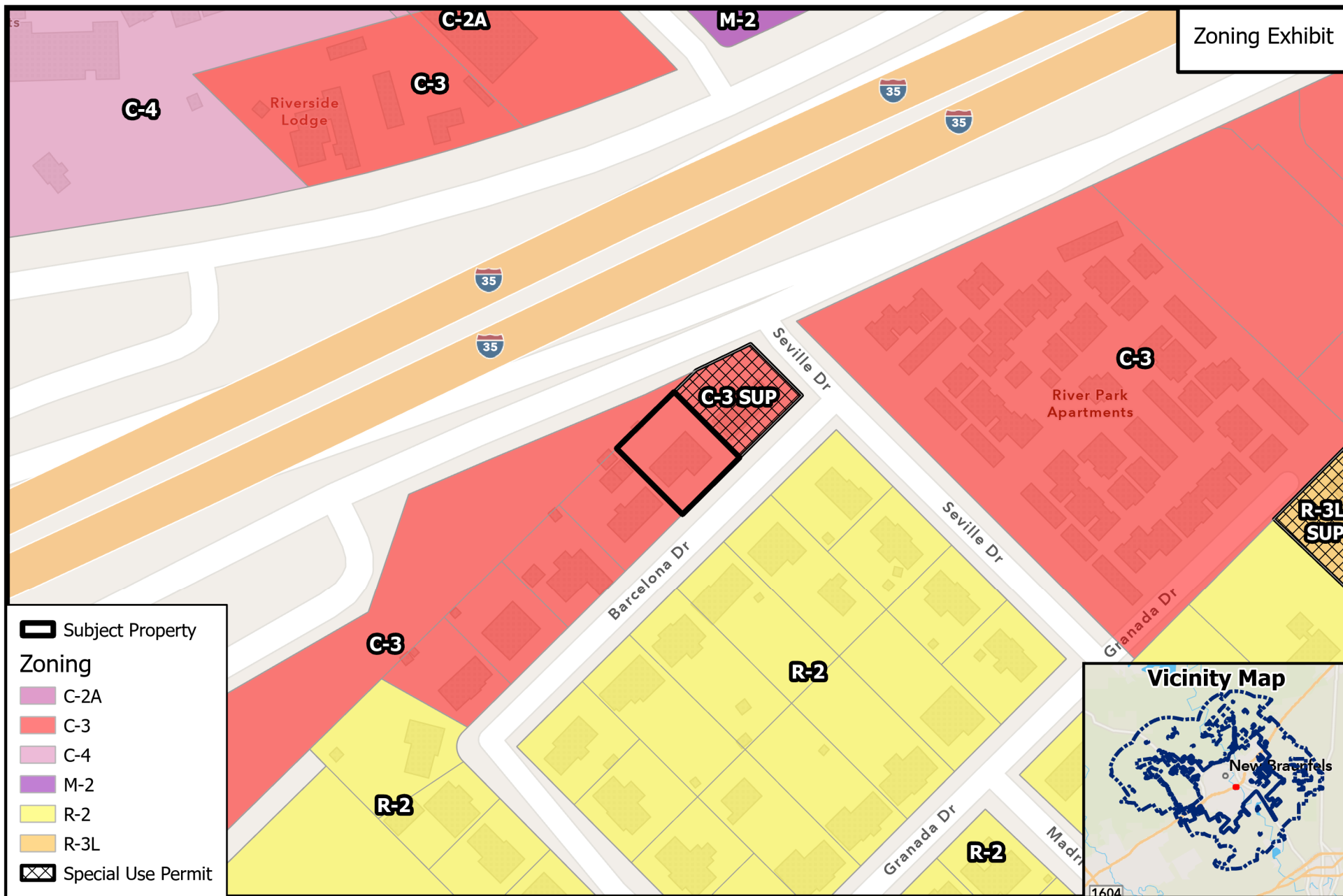
Mailed notification as required by state statute:

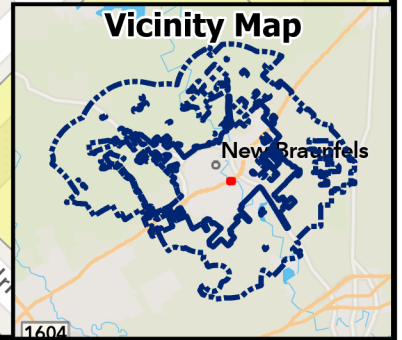
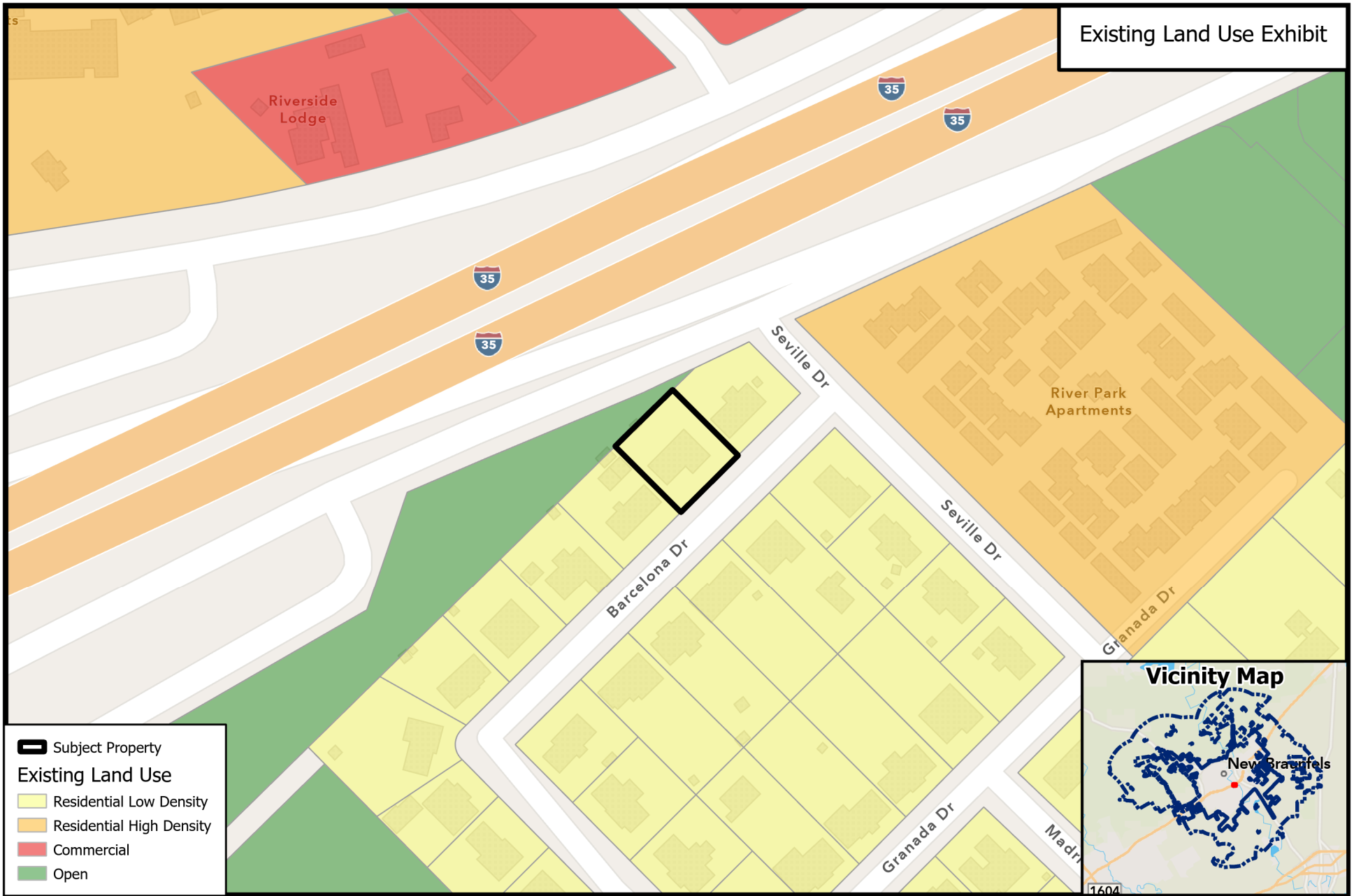
Public hearing notices were sent to owners of 11 properties within 200 feet of the request. As of the date this agenda was posted, the city has received one response in favor and two responses in opposition.

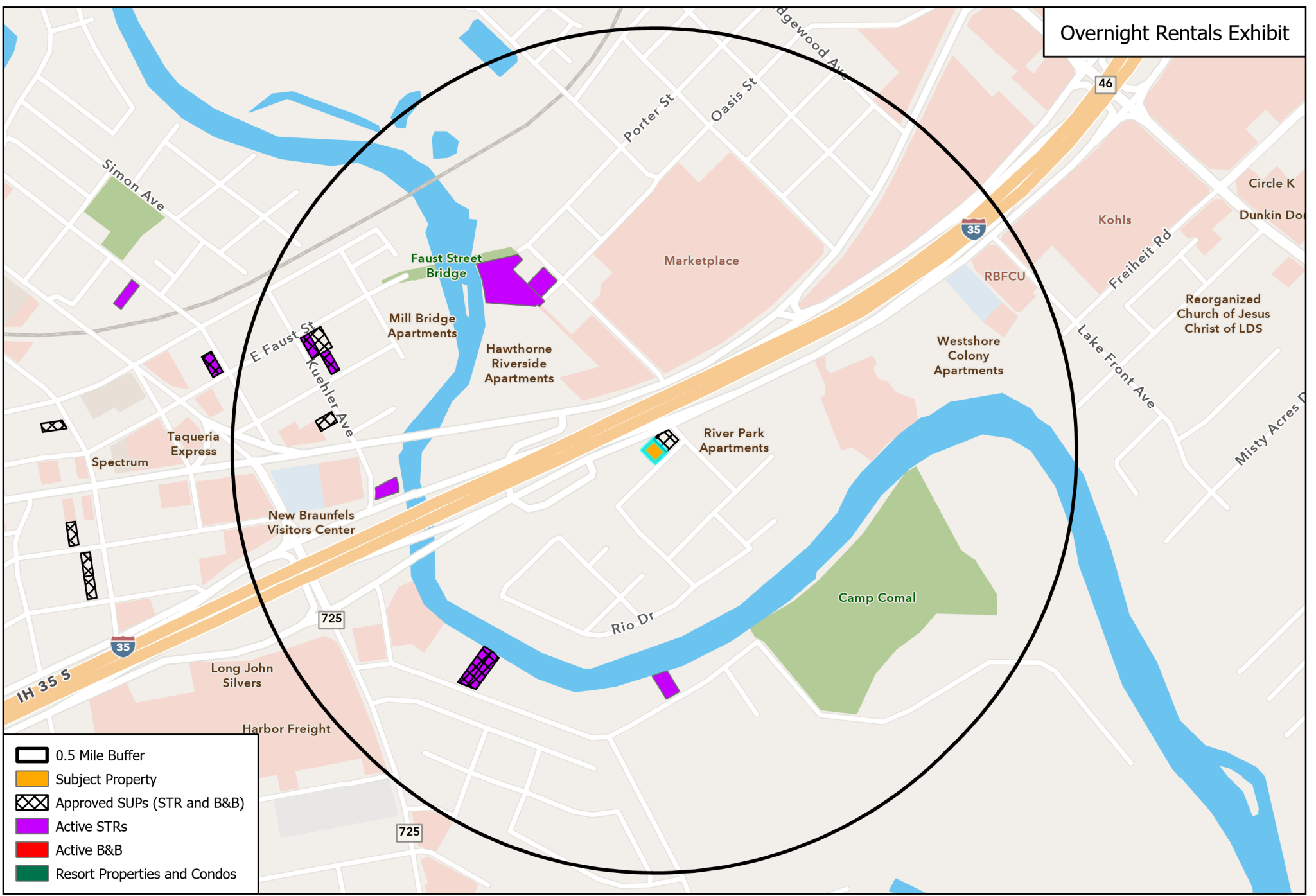
Resource Links:

- 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?







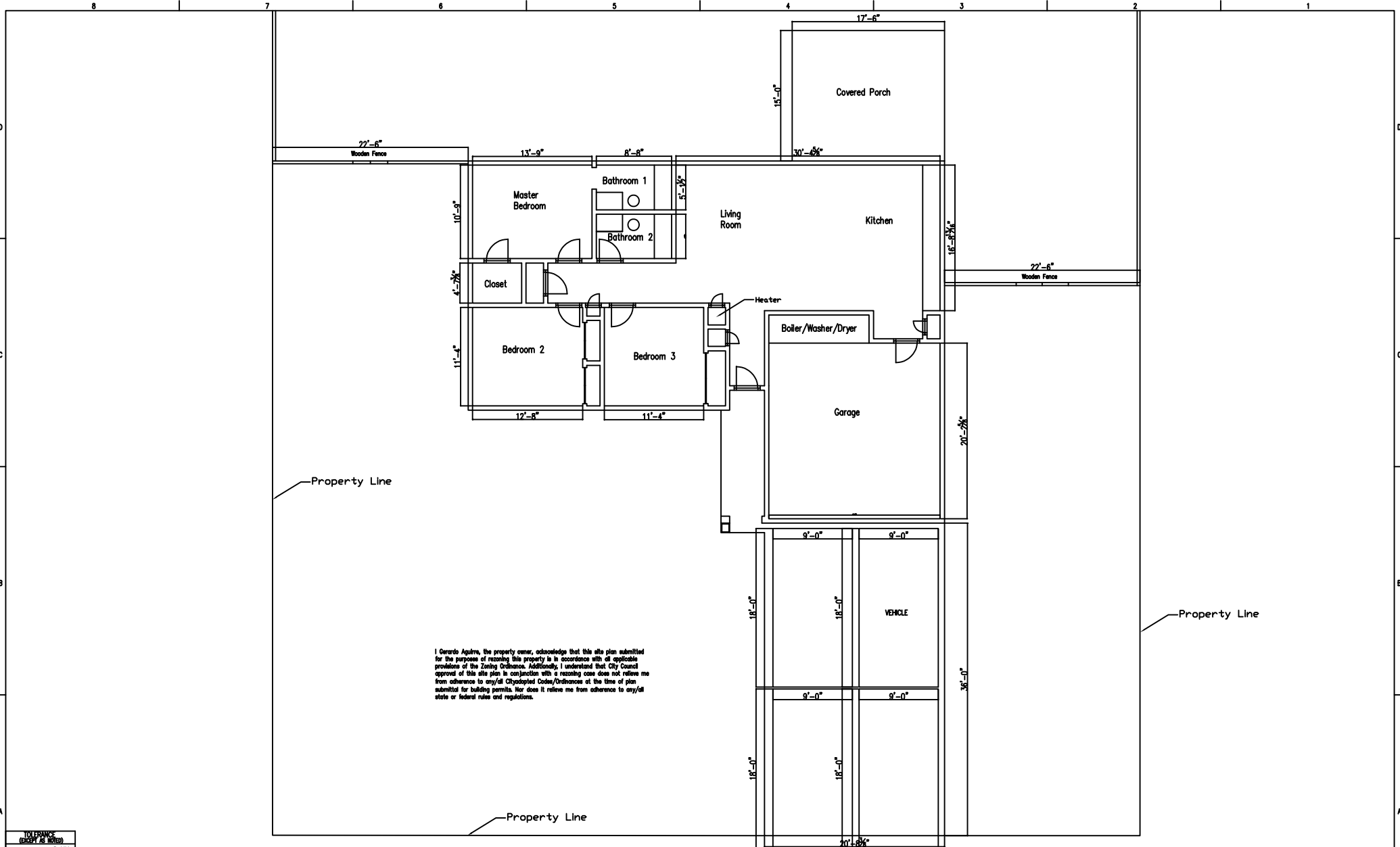


- 0.5 Mile Buffer
- Subject Property
- Approved SUPs (STR and B&B)
- Active STRs
- Active B&B
- Resort Properties and Condos



SUP25-094
SUP for STR

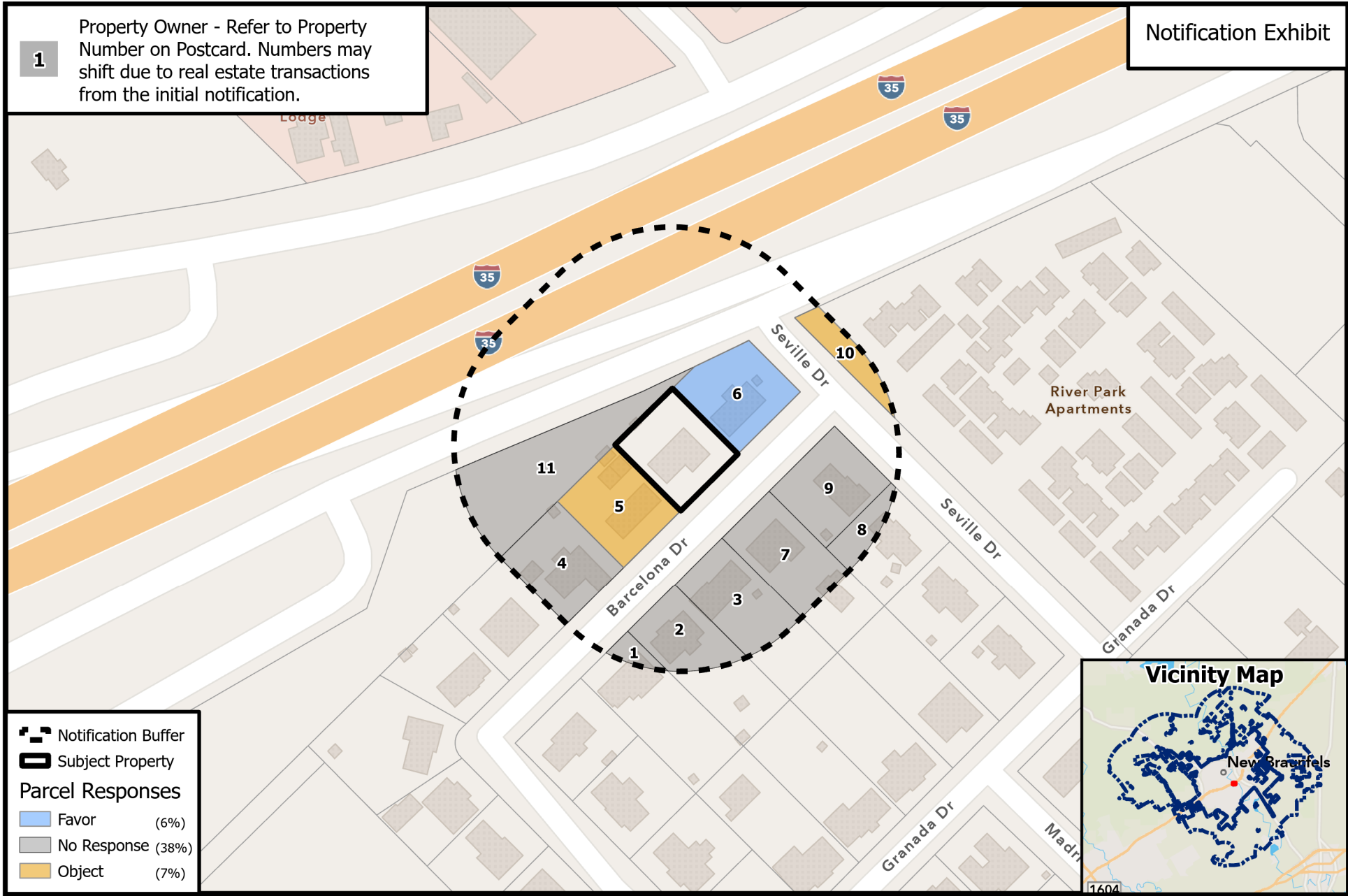




<div>TOLERANCE (EXCEPT AS NOTED)</div> <div>METRIC: ± .8 MM</div> <div>FRACTION: ± 1/32</div> <div>DECIMAL: ± 0.031</div> <div>ANGULAR: ± .5°</div> <div>MATERIAL: XXX</div>		<div>SCALE FACTOR: (UNLESS NOTED OTHERWISE) 1.5" = 1'-0"</div> <div>WT. FIN. ITEM:</div>		<div>PAINT NOTE:</div> <div>HOLES:</div> <div>SLOTS:</div>		<div>AF INDUSTRIES</div> <div>1112 SH 46 New Braunfels, Texas 78130 PHONE NO. 210-792-9827</div>		<div>REVISIONS</div> <table><tr><th>NO.</th><th>CHANGE</th><th>DRAWN BY</th><th>APPROVED BY</th><th>DATE</th></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>				NO.	CHANGE	DRAWN BY	APPROVED BY	DATE																<div>CUSTOMER: AGUIRRE, GERARDO</div> <div>PROJECT: 463 BARCELONA ARENB</div> <div>SHOP ORDER #: 24-0002</div> <div>FILE LOCATION:</div>		<div>DESCRIPTION: STORE LAYOUT/PROPOSAL</div> <div>LOCATION: 463 BARCELONA NEW BRAUNFELS, TX 78130</div> <div>REFERENCE:</div>		<div>DATE DRAWN: 12/20/2024</div> <div>DATE FINALIZED: 12/27/2024</div> <div>DRN BY: GA</div> <div>CHK BY: GA</div> <div>ENGR.:</div>		<div>PRODUCT CODE:</div> <div>DRAWING NO. 24-0002</div> <div>REV: 1</div> <div>SHEET: 1 of 1</div>	
NO.	CHANGE	DRAWN BY	APPROVED BY	DATE																																			



463 Barcelona Dr residence



PLANNING COMMISSION – Tuesday, May 6, 2025 – 6:00PM

City Hall Council Chambers

Applicant: Gerardo Aguirre

Address/Location: 463 BARCELONA DR

PROPOSED SUP – CASE # SUP25-094

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”.

FOEGELLE ROBERT T JR & KATHLEEN
DIMAS RYAN
GARCIA FELIX T
RUMFELT WILLIAM & VANITA
CARSON DIANA R
STONE CARLA S
DELGADO DAVID L
DE SANTIAGO INVESTMENTS LLC

WALLING TERRY
241 NEW BRAUNFELS LLC
HEIMER ARCHIE H TRUSTEE

SEE MAP

STONE CARLA S

455 BARCELONA DR

NEW BRAUNFELS TX 78130

Property #: 5

SUP25-094

Case Manager: DM

FAVOR

☐

COMMENTS

OPPOSE

☒

241 NEW BRAUNFELS LLC
1909 FM 758
NEW BRAUNFELS TX 78130

Property #: 10

SUP25-094

Case Manager: DM

FAVOR

☐

OPPOSE

☒

COMMENTS

We already have too many
short term rentals

5/6/2025

Agenda Item No. H)

PRESENTER:

Applicant/Owner: Angelika Nickel, MD

SUBJECT:

SUP25-088 Public hearing and recommendation to City 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

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: 3**BACKGROUND INFORMATION:**

Case Number: SUP25-088

Applicant/Owner: Angelika Nickel, MD, dr.a.nickel@hotmail.com

Staff Contact: Mary Lovell, mlovell@newbraunfels.gov, (830) 221-4051

The subject property is approximately 0.25 acres on the northeast side of Moss Rock Drive and is approximately 350 feet northwest of the intersection of Moss Rock Drive and Wood Road. It is developed with a duplex with 2,142 square feet of living space. This rezoning application is requested to allow the short-term rental (STR) of each unit of the duplex.

Per the Zoning Ordinance, the maximum occupancy of each unit consisting of 2 bedrooms and 1 bathroom is 5 occupants, and the minimum off-street parking is 2 spaces for each unit. The applicant is providing 2 off-site parking spaces for each unit, meeting the minimum parking space requirement.

The property is surrounded by single-family homes and duplexes. The surrounding zoning is R-3 (Multifamily District) to the east and south and R-1 (Single-Family District) to the north and west.

ISSUE:

The proposed rezoning to apply the Special Use Permit (SUP) 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 Subarea, within an Existing Tourist Center and Outdoor Recreation Center.

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.

There is currently 1 approved short-term rental property within one-half mile of the subject property.

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).

STRATEGIC PLAN REFERENCE:

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

RECOMMENDATION:

Staff recommends approval subject to the following conditions:

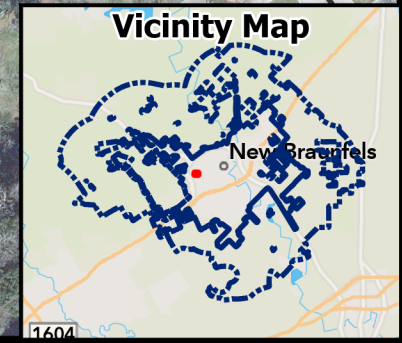
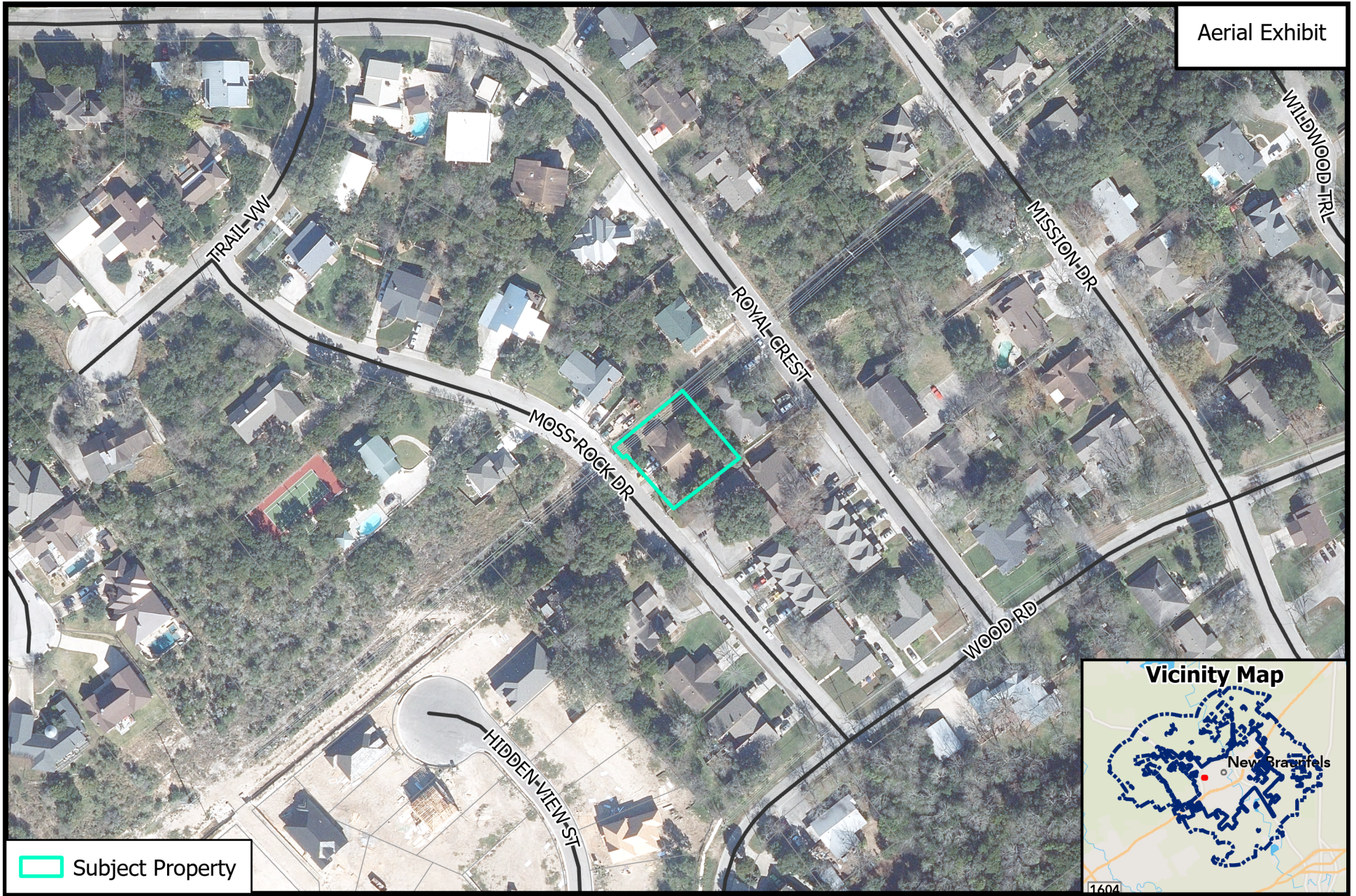
1. The residential character of the property must be maintained.
2. The property will remain in compliance with the approved site plan and floor plan. Any significant changes to the site plan or floor plan will require a revision to the SUP.

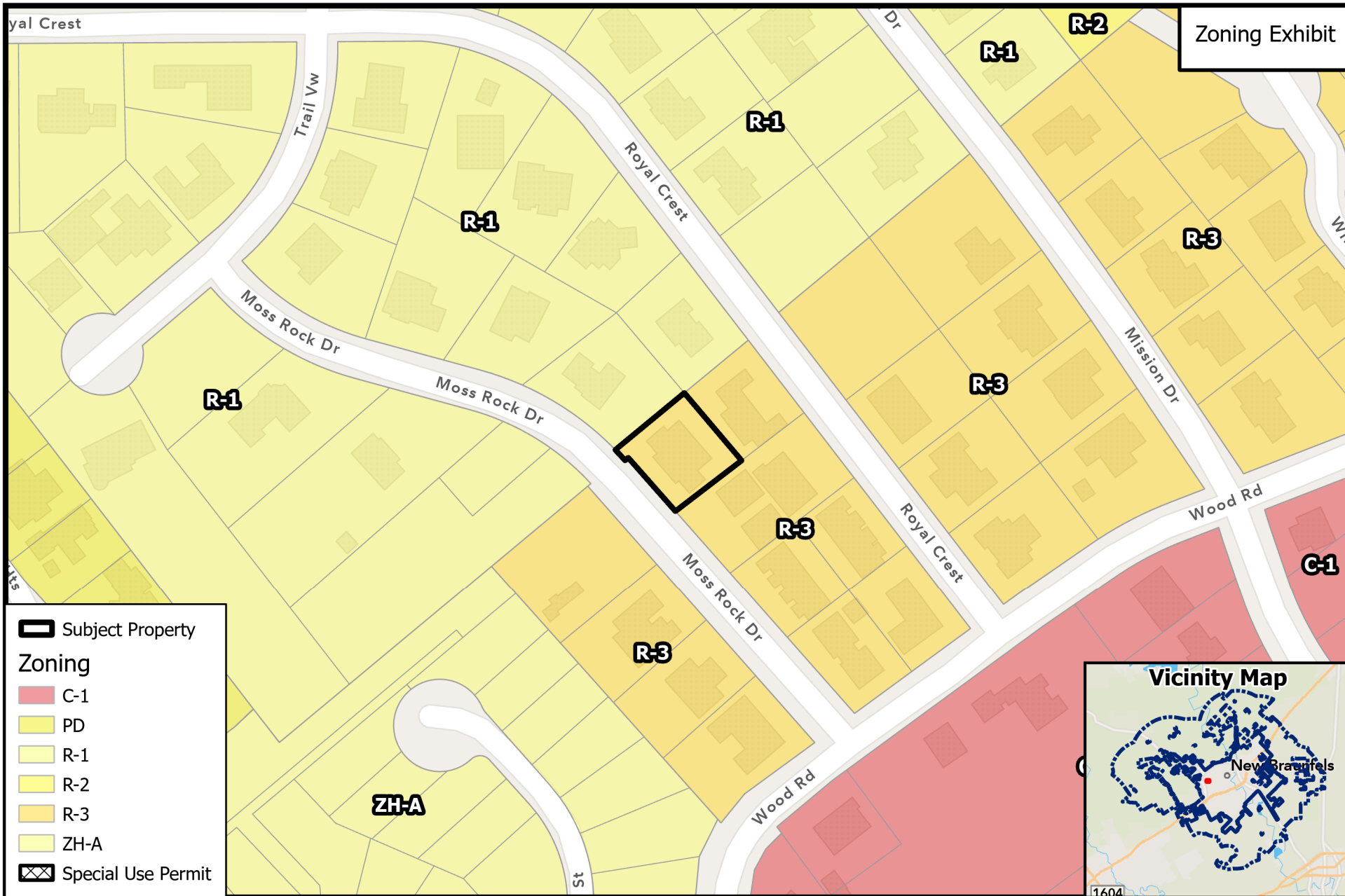
Mailed notification as required by state statute:

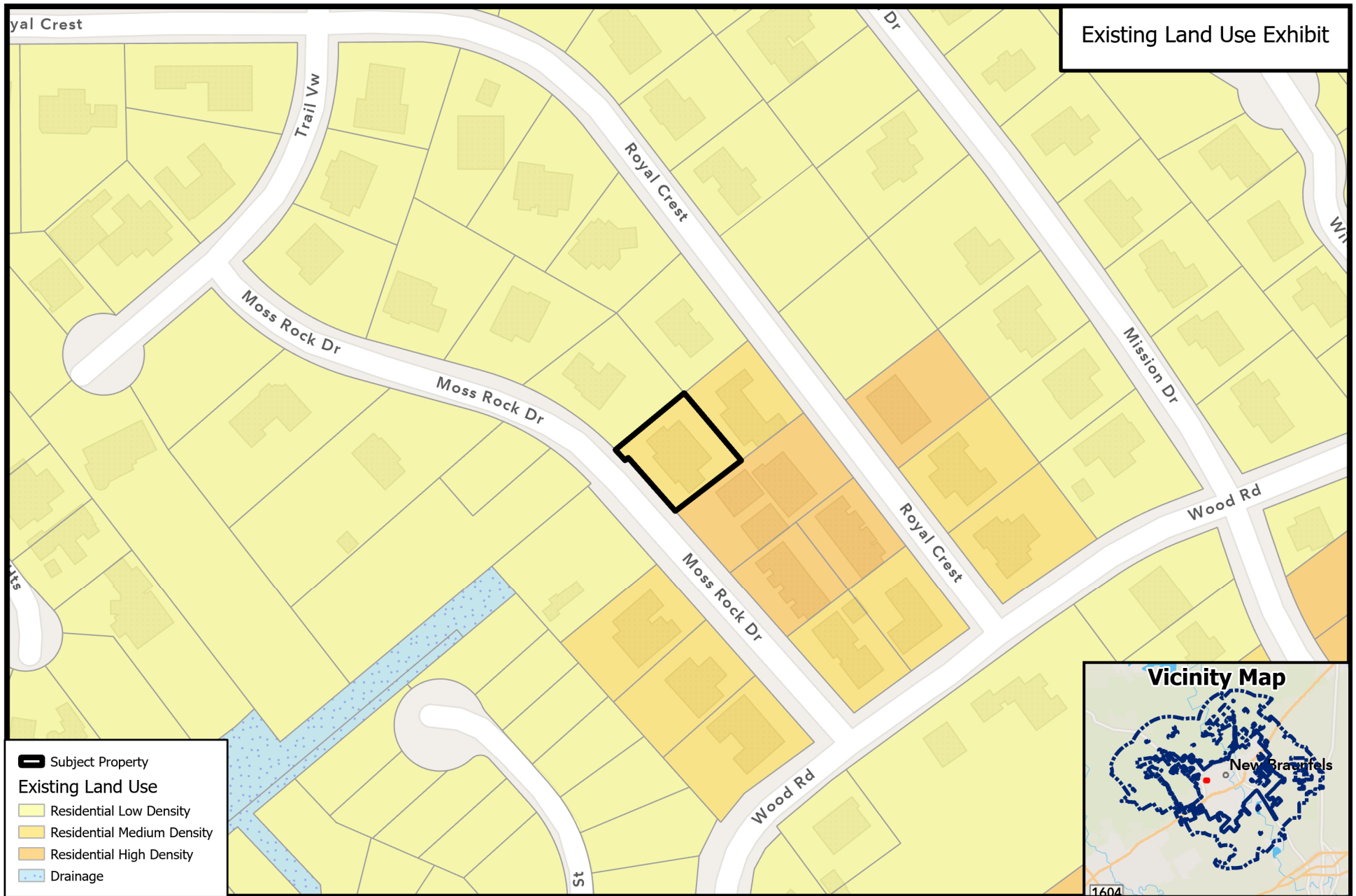
Public hearing notices were sent to owners of 19 properties within 200 feet of the request. To date, the city has received no responses.

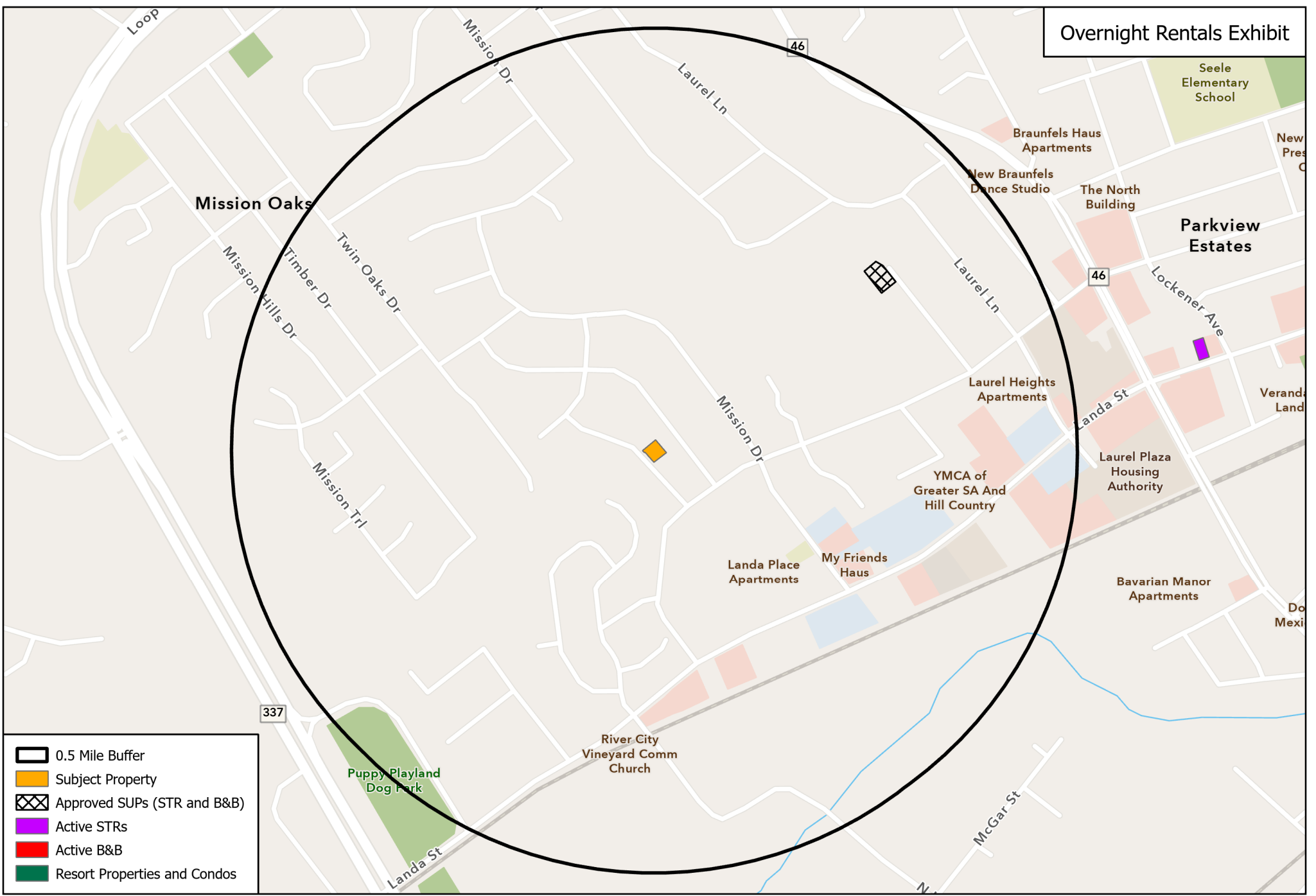
Resource Links:

- 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?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?_ga=2.151121111.1629111111.1629111111-1629111111.1629111111)
- Chapter 144, Sec. 3.6 (SUP) of the City's Code of Ordinances:
[https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?_ga=2.151121111.1629111111.1629111111-1629111111.1629111111)
- 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?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?_ga=2.151121111.1629111111.1629111111-1629111111.1629111111)

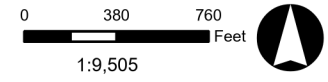


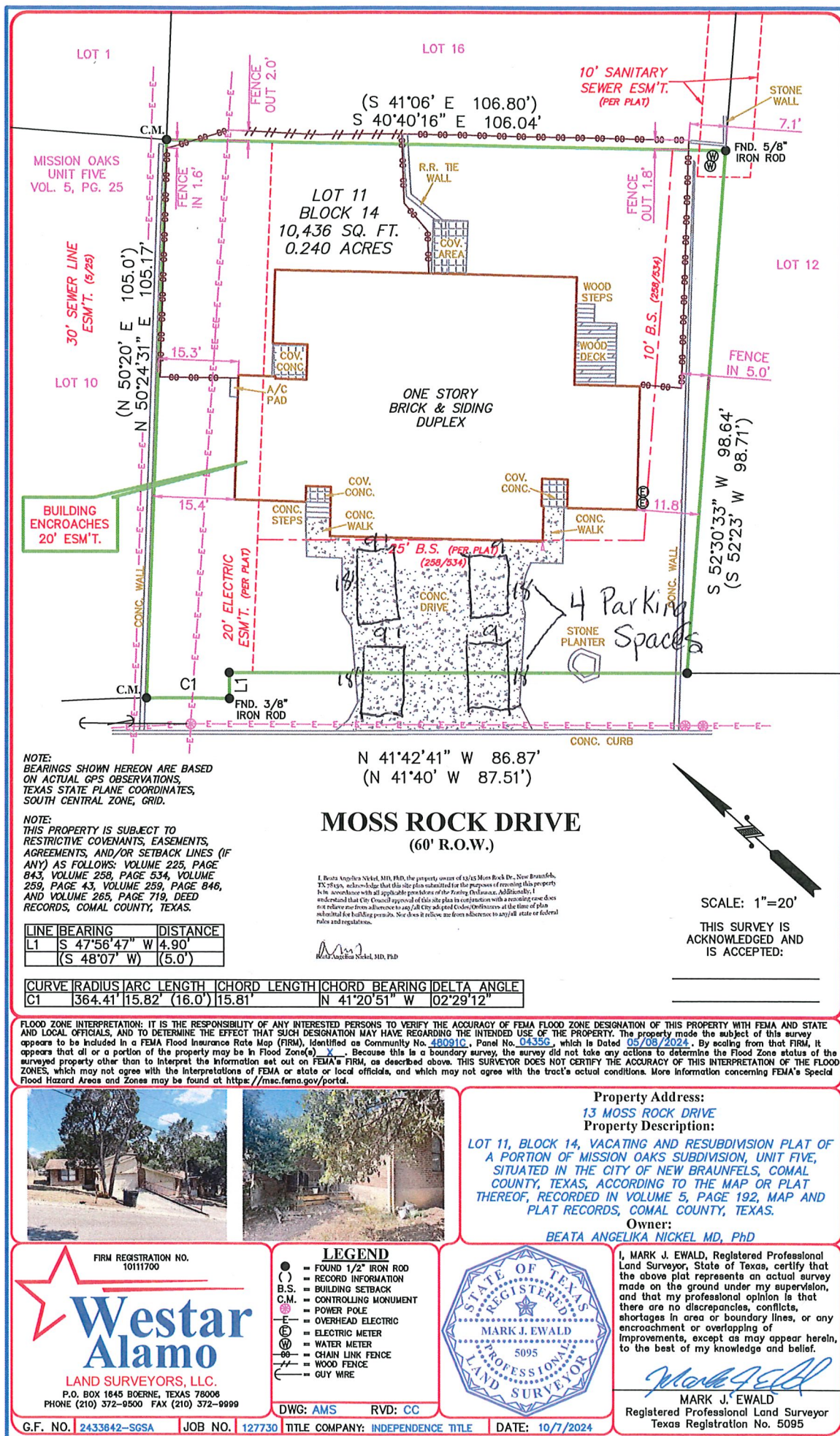






SUP25-088
SUP for STR





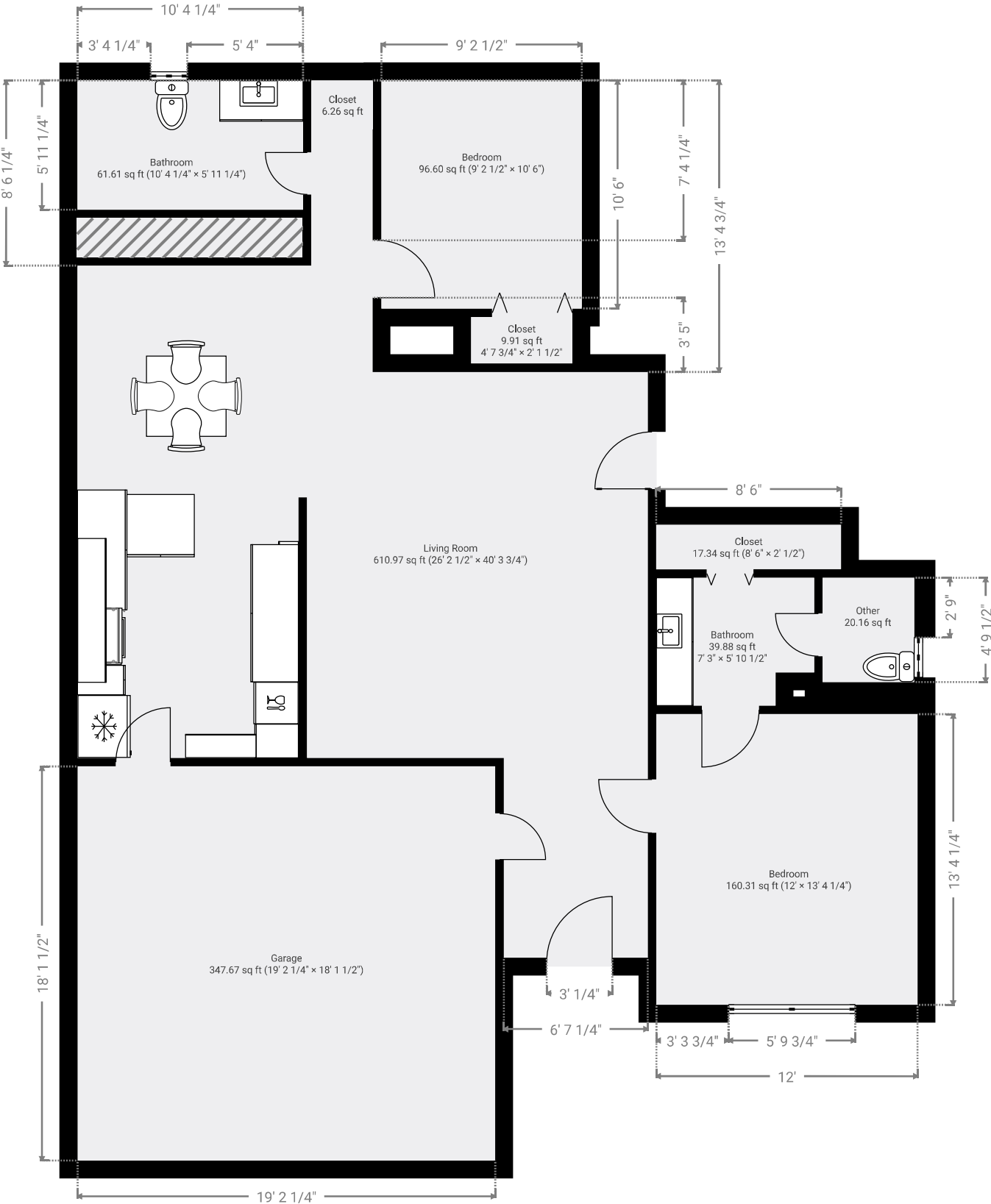
My New Project

13 Moss Rock Drive, 78130 New Braunfels, Texas, US
TOTAL AREA: 1604.56 sq ft • LIVING AREA: 1218.32 sq ft • FLOORS: 1 • ROOMS: 10

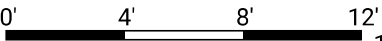


▼ 1st Floor

TOTAL AREA: 1604.56 sq ft • LIVING AREA: 1218.32 sq ft • ROOMS: 10



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



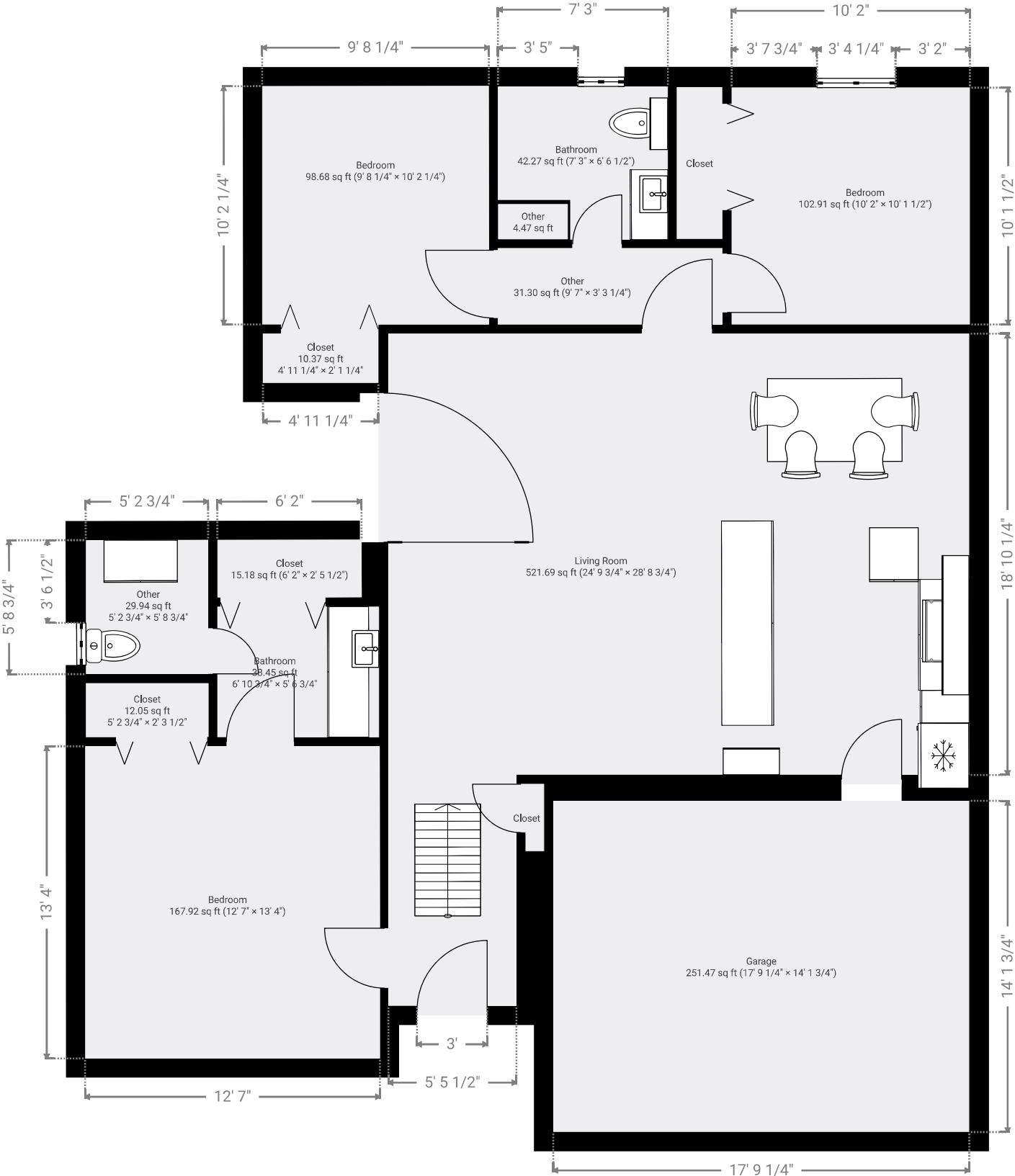
My New Project

15 Moss Rock Drive, 78130 New Braunfels, Texas, US
TOTAL AREA: 1574.52 sq ft • LIVING AREA: 1281.47 sq ft • FLOORS: 1 • ROOMS: 15



▼ 1st Floor

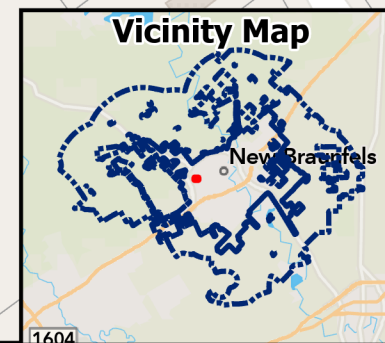
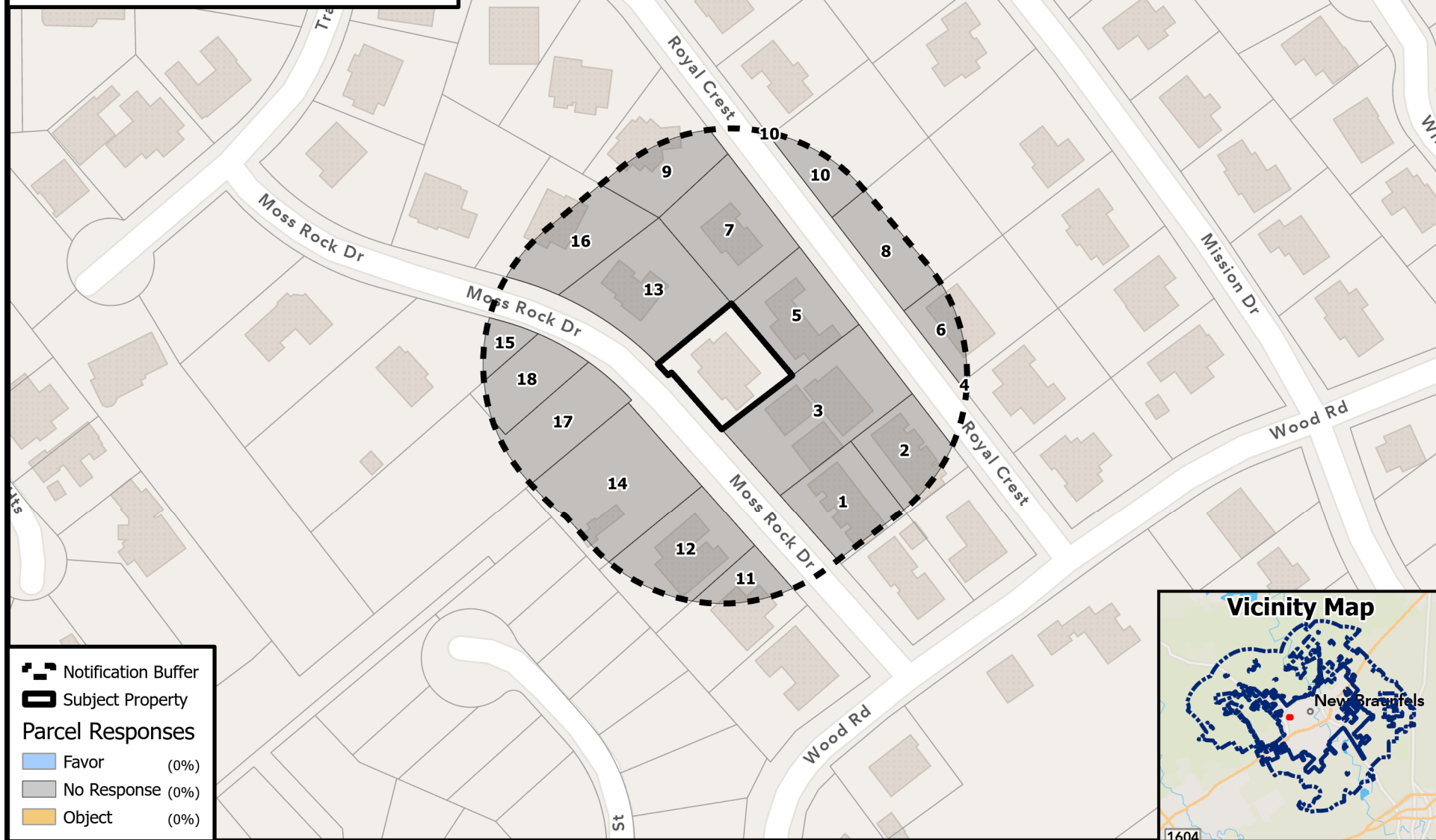
TOTAL AREA: 1574.52 sq ft • LIVING AREA: 1281.47 sq ft • ROOMS: 15





1

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



PLANNING COMMISSION – May 6, 2025 – 6:00 PM

City Hall Council Chambers

Applicant: Beata Angelika Nickel, M.D., Ph.D.

Address/Location: 13 & 15 Moss Rock Dr.

PROPOSED REZONING – CASE # SUP25-088

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 B & C WILLIAMS PROPERTIES LTD | 10 PANTOJA LUIS & SANDRA |
| 2 B & C WILLIAMS PROPERTIES | 12 PROCHAZKA JEAN |
| 3 OHLRICH PARTNERS LTD | 13 CHAPMAN BRENDA R |
| 4 LOKEY JAMES W TRUST | 14 DAVIDEK LVNG TRUST 12-21-2020 |
| 5 COMAL ENTERPRISES LLC | 15 NEW BRAUNFELS CITY OF |
| 6 HEART OF THE FAMILY ASSISTANCE INC | 16 ESCOBEDO ARMANDO & HANNAH NEILL |
| 7 MCCULLOCH LYNDIE | 17 BAKER MELISSA & DANIEL |
| 8 SMARTT CASEY R & PAMELA K | 18 SADDLER DAVID |
| 9 KNIPPA LEROY E & DELORES B | 19 DONAHOE CAMERON J & MOLLY A RABENA |

SEE MAP

5/6/2025

Agenda Item No. I)

PRESENTER:

Applicant/Owner: Bruce Schwarz

SUBJECT:

SUP25-084 Public hearing and recommendation to City 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

DEPARTMENT: Planning and Development Services**COUNCIL DISTRICTS IMPACTED:** 5**BACKGROUND INFORMATION:****Case Number:**

SUP25-084

Applicant/Owner:

Bruce Schwarz

(830) 708-8122 | bas78132@gmail.com

Staff Contact:

Dana Moses

(830) 221-4054 | dmoses@newbraunfels.gov

The subject property is approximately 0.21 acres (9,000 square feet) on the south side of Kessler Street, approximately 85 feet southwest of the intersection of Sanger Avenue and Kessler Street. The roughly 1,360 square-foot residence was built in 1950 with 3 bedrooms and 2 bathrooms. This rezoning application is proposed to allow the short-term rental (STR) of the existing home.

Per the Zoning Ordinance, the maximum occupancy of a STR with a total of 3 bedrooms and 2 bathrooms is 10 occupants, and the minimum off-street parking is 2 spaces. There is sufficient paved parking area on the property.

The property is surrounded by single-family homes and vacant land. The surrounding zoning is C-3 (Commercial District) to the north, south, east, and west.

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.

There are currently 9 approved short-term rental SUPs within one-half mile of the subject property, 9 of which are active.

COMPREHENSIVE PLAN REFERENCE:

The proposed rezoning to apply the Special Use Permit 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 Civic, Market, Outdoor Recreation Centers, as well as a future Market Center.

STRATEGIC PLAN REFERENCE:

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

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 offset costs of providing services. If approved, the property will be subject to local and state hotel occupancy tax (HOT).

RECOMMENDATION:

Approved 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.

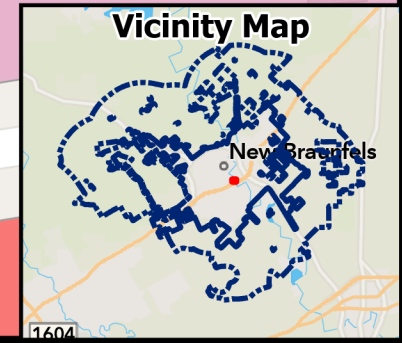
Mailed notification as required by state statute:

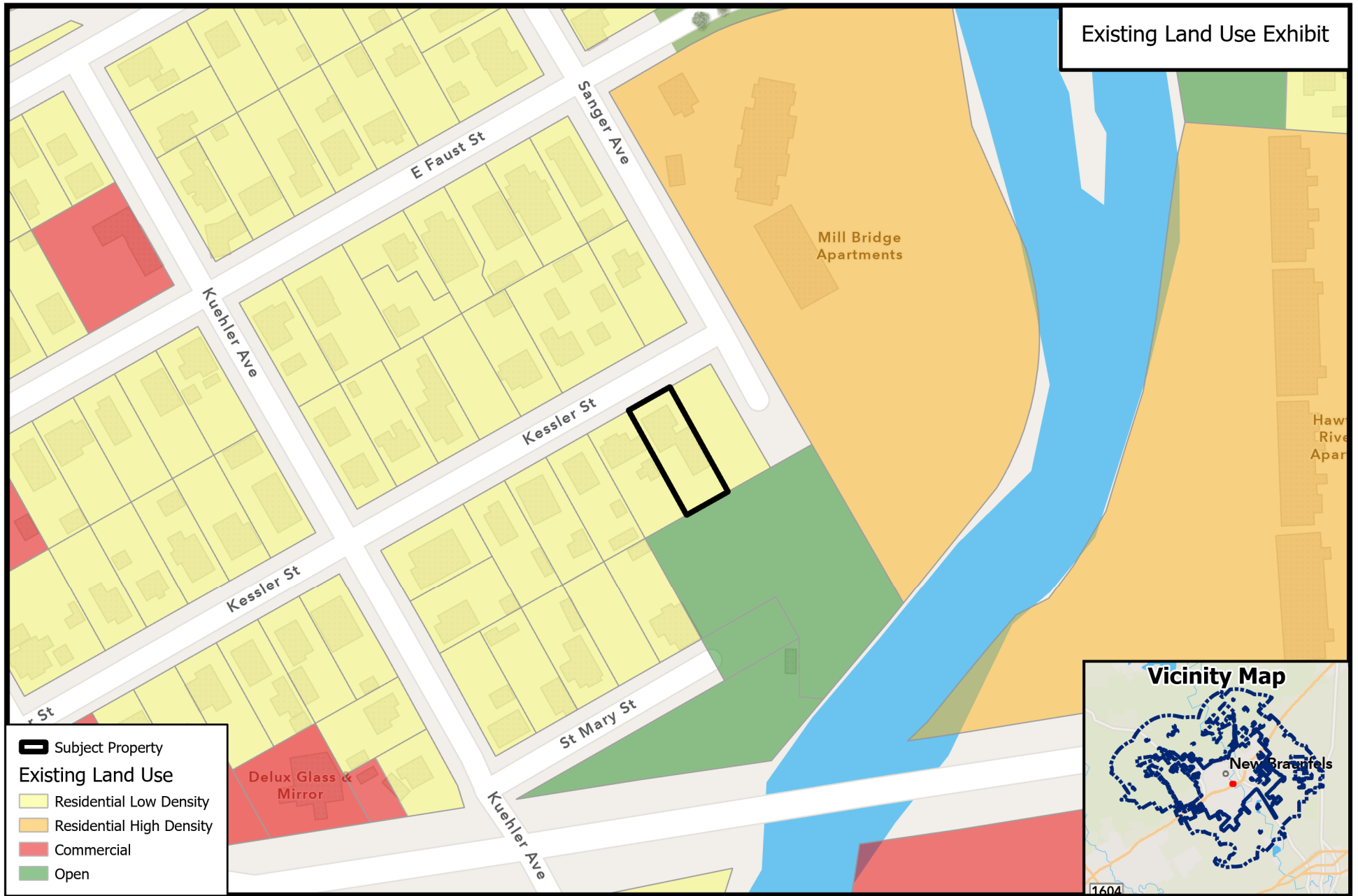
Public hearing notices were sent to the owners of 12 properties within 200 feet of the request. To date, the city has received one response in favor.

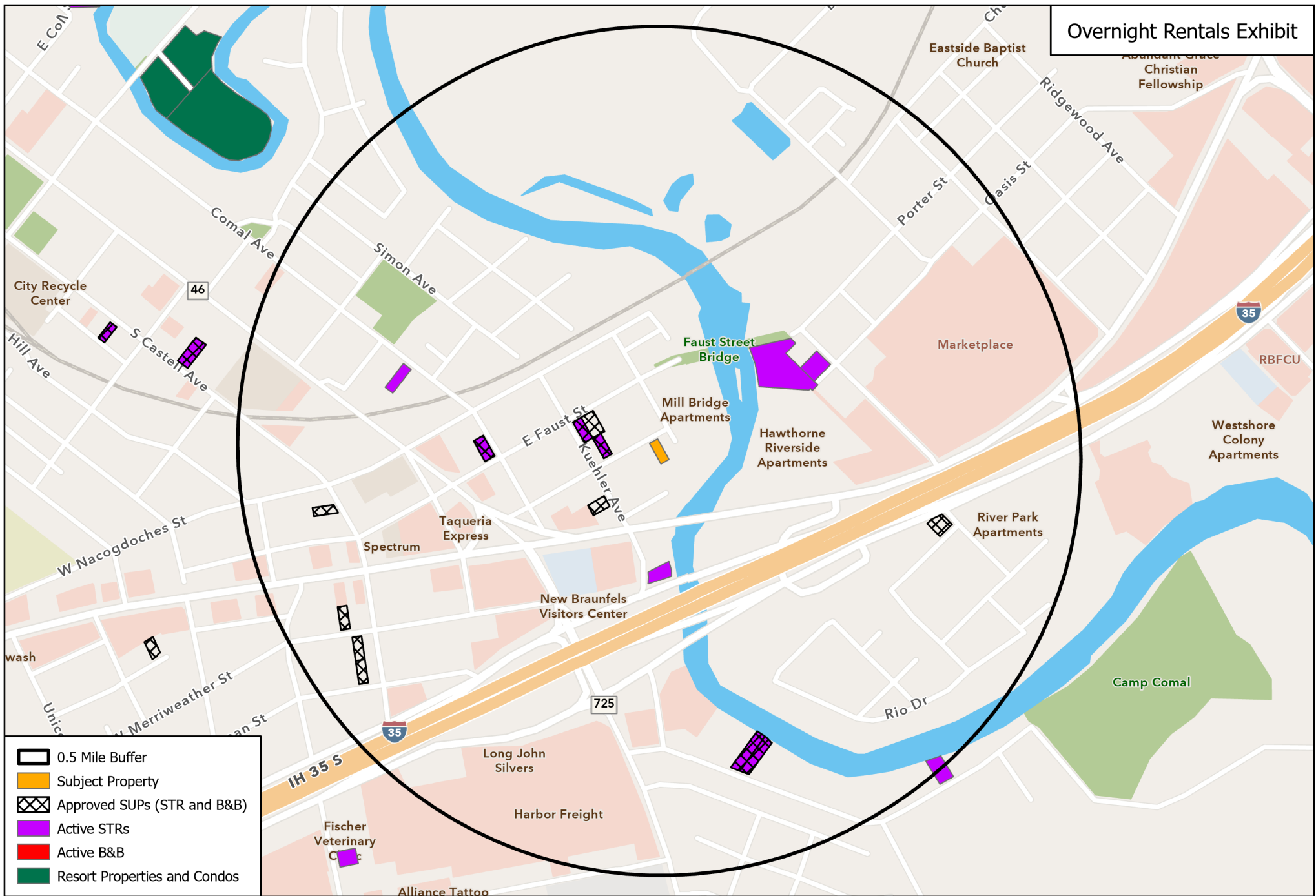
Resource Links:

- 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?









SUP25-084
SUP for STR

0 390 780 Feet
1:9,536



ArcGIS Web Map



3/4/2025, 1:30:48 PM

1:564

"I Bruce Schwarz

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."

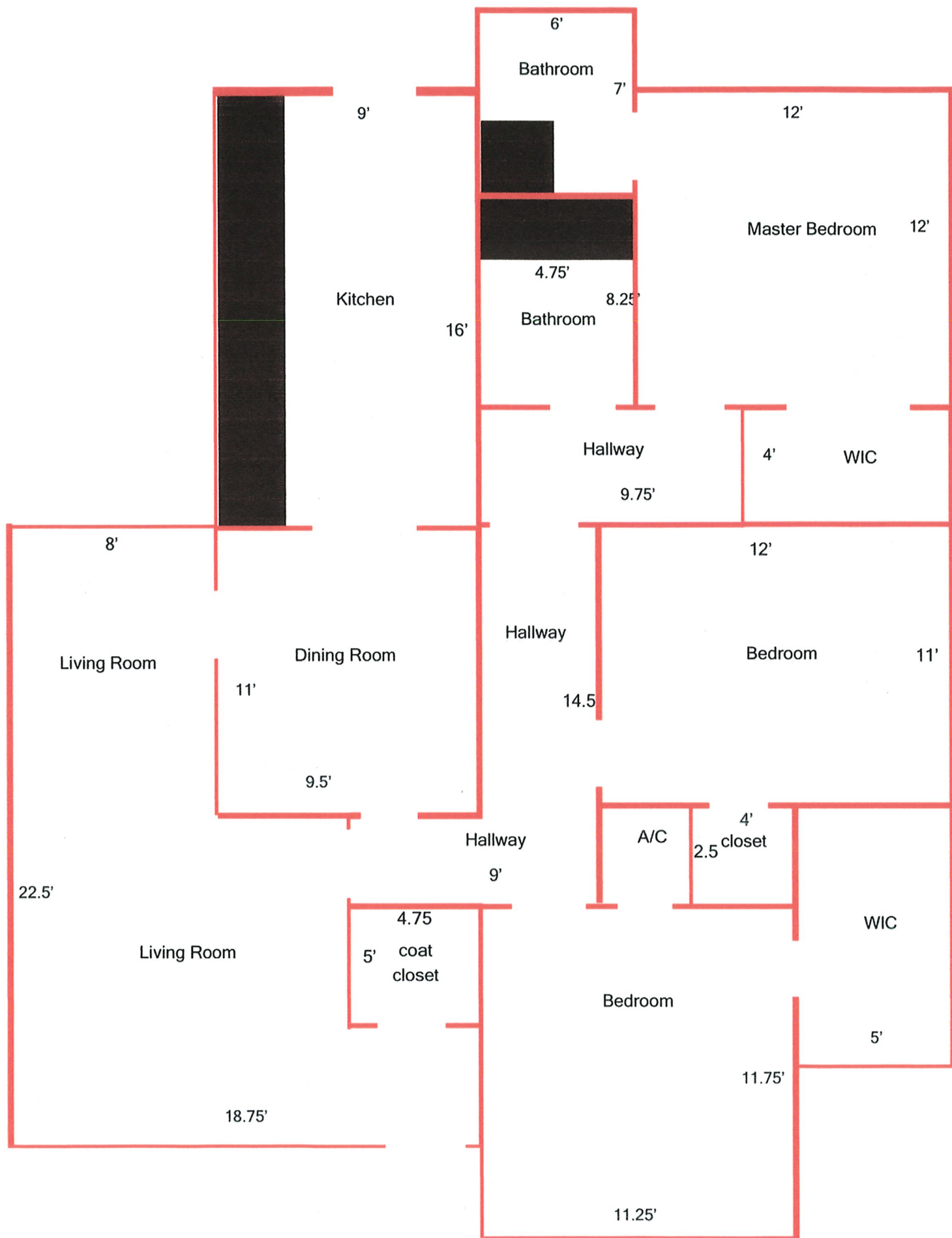
0.02 mi
0.02 km

USGS, © OpenStreetMap

Addresses

ArcGIS Web AppBuilder

Esri Community Maps Contributors, City of New Braunfels, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc,

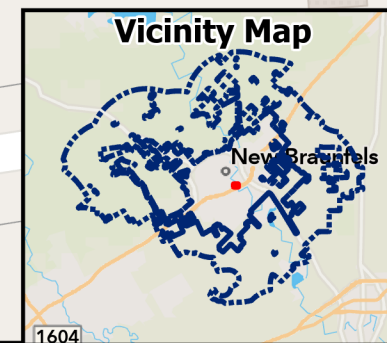
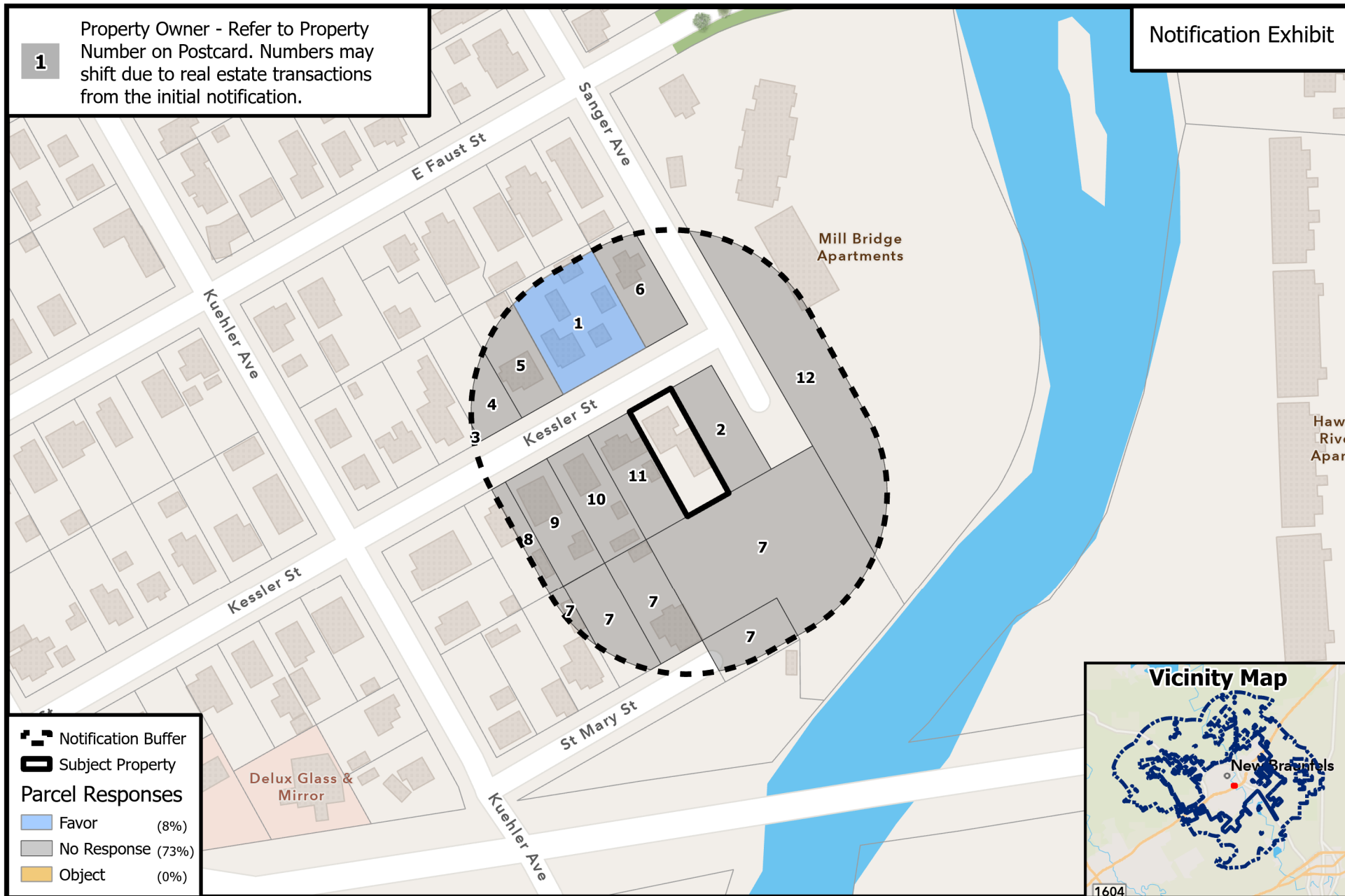




380 Kessler Street property frontage

1

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



PLANNING COMMISSION – Tuesday, May 6, 2025 – 6:00PM

City Hall Council Chambers

Applicant: Bruce Schwarz

Address/Location: 380 KESSLER ST

PROPOSED SUP – CASE # SUP25-084

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”.

HAAS EWALD R & EVELYN M
BALCONES VISTA PHASE 1 LLC
NUCKELS RICHARD JOHN JR & MARY KATHERINE
NUCKELS RICHARD JOHN JR
MAXWELL SYLVIA J
DIXON JUSTIN P & MARTHA H
OGC AQUALAND HOLDINGS LLC
B & D HILL COUNTRY HOLDINGS LLC
DAWSON WILLIAM S & ALEXANDRA R PARKER

RICHARDS TRISTAN & JANNA K LOTT
CRENWELGE KARL G
MILL BRIDGE MFAP LLC

SEE MAP

HAAS EWALD R & EVELYN M

365 KESSLER ST

NEW BRAUNFELS TX 78130

Property #: 1

SUP25-084

Case Manager: DM

FAVOR



OPPOSE



COMMENTS

5/6/2025

Agenda Item No. J)

PRESENTER:

Mary Lovell, CNU-A, Senior Planner

SUBJECT:

Public hearing and recommendation to City Council 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

DEPARTMENT: Planning and Development Services**COUNCIL DISTRICTS IMPACTED:** All**BACKGROUND INFORMATION:****Staff Contact:** Mary Lovell, Senior Planner, (830) 221-4051, mlovell@newbraunfels.gov

The City recommends updating Chapter 144 by adding two new terms: "adjacent" and "abuts/abutting," clarifying the regulatory intent of Additional Residential Buffering Requirements in Section 144-5.3-4.

ISSUE:

The City's Code of Ordinances does not currently include definitions for the terms "adjacent" or "abutting" which has resulted in various interpretations of their meaning and use; and difficulty in enforcing ordinance requirements, especially when there are inconsistent, varying, or large gaps (like roads, rivers, highways, or railroad tracks) between properties. To reduce confusion, and improve fairness and consistency, staff recommends adding clear definitions for these terms in Chapter 144, and applying them accordingly in Sec. 144-5.3-4.

Staff has also identified Sec. 144-5.3-4 (b) as an outdated section regarding an ADA exception for fuel pumps. It doesn't address modern technologies like video screens at fuel stations or EV chargers. Additionally, Federal ADA requirements always supersede local ordinances, causing this section of the Zoning Ordinance to be unnecessary.

COMPREHENSIVE PLAN REFERENCE:

The proposed amendment is supported by the following action items from Envision New Braunfels:

- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
- **Action 1.11:** Update policies and codes to achieve development patterns that implement the goals of this plan.
- **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.

STRATEGIC PLAN REFERENCE:

☒Economic Mobility ☐Enhanced Connectivity ☐Community Identity

☐Organizational Excellence ☐Community Well-Being ☐N/A

- 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.
- 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 Land Use Fiscal Analysis (LUFA) supports revising current codes that are unclear and/or outdated and removing unnecessary barriers to commercial development resulting in increased future tax revenues to offset service delivery costs. The proposed amendments are supported by the following general recommendations of the LUFA:

- Align development policy to support fiscal health and affordability.

RECOMMENDATION:

Staff recommends the following amendments, which will improve enforcement, remove inconsistent restrictions for different properties, increase reliance on Sec. 82-9 - Noise regulations, and remove unnecessary barriers for local businesses:

- 1) Define “adjacent” and “abut/abutting.”
- 2) Revise Sec. 144-5.3-4 (c) for clarity, by utilizing the term “abuts” rather than “adjacent,” retaining the reference to both “residential uses *and* residential zoning,” which will continue to buffer homes that are within commercial or manufacturing zoning districts (old cumulative zoning) and also by adding a reference to Chapter 82 where the Noise Ordinance resides, for additional noise standards.
- 3) Delete Sec. 144-5.3-4 (b); drive-thru speakers are already regulated in Chapter 144, Section 5.2., and ADA allowances at fuel pumps are addressed under the Americans with Disabilities Act and do not need to be repeated in the local Zoning Ordinance.

Sec. 144-1.4. Definitions.

Abut/Abutting means lots, buildings, uses, or other features regulated by this chapter that share a common lot line (contiguous). Lots, buildings, uses, or other features regulated by this chapter that are separated by a street, right-of-way, alley, trail, drainage channel, body of water, or railroad track are not abutting.

Adjacent means lots, buildings, uses, or other features regulated by this chapter that are near each other but are separated by an intervening human-made or geographic feature including but not limited to a street, right-of-way, alley, trail, drainage channel, body of water, or railroad track, unless otherwise stated herein.

Sec. 5.3-4. Additional residential buffering requirements.

- (a) Residential setback. Where a non-residential building or a multifamily development of more than three units abuts a one- or two-family use or zoning district, the setback from the one- or two-family property line shall be at least 20 feet plus one foot for each foot of building height over 20 feet.
- ~~(b) Where a non-residential building or a multifamily development is adjacent to residential uses or residential zoning outdoor audio or speakers are prohibited unless being used to provide ADA access at fuel pumps.~~
- ~~(eb)~~Where a property occupied by a non-residential ~~building~~ or ~~a~~ multifamily ~~development is adjacent to~~use abuts property occupied by residential uses or property zoned residential ~~zoning~~ outside audio, speakers, or music (live or recorded) is ~~prohibited~~not allowed. Please see additional noise standards set forth in Chapter 82 of the City's Code of Ordinances.
- ~~(ec)~~ Where a non-residential building or a multifamily development is adjacent to residential uses or residential zoning an additional 30-foot setback buffer will be required as separation between the residential property and any fuel pumps or fuel tanks.