



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



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

**TUESDAY, JUNE 3, 2025 at 6:00 PM**

Chase Austin Taylor - Commissioner  
Randall Allsup - Commissioner  
Vicky Fern Rudy - Commissioner  
Jessica Schaefer - Commissioner  
Chad Nolte - Commissioner

Jerry Sonier - Commissioner  
Karen Brasier - Commissioner  
Hunter Schwarz - Commissioner  
Angela Allen - Commissioner

**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 May 6, 2025 regular meeting minutes.

[25-696](#)

**4. CITIZENS' COMMUNICATIONS**

*This time is for citizens to address the Planning Commission on any issues or items NOT on the agenda.*

**5. ELECTION OF OFFICERS**

A) Election of Chair.

B) Election of Vice Chair.

C) Discuss and consider appointments to the Workforce Housing Advisory Committee and the Citizens' Advisory Committee.

**6. CONSENT AGENDA**

*All items listed below are considered to be routine and non-controversial by the Planning Commission and will be approved by one motion. There will be no separate discussion of these items unless a Planning Commissioner or citizen so requests, in which case the item will be removed from the consent agenda and considered as part of the normal order of business.*

**7. INDIVIDUAL ITEMS FOR CONSIDERATION**

A) HST25-134: Public hearing and recommendation to City [25-630](#)

Council to add a local historic landmark designation and rezone approximately 0.21 acres of Lot 5, New City Block 3019 from R-2 HD (Single Family and Two-Family District with a Historic District overlay) to R-2 HD HL (Single Family and Two-Family District with Historic District and Historic Landmark overlays), currently addressed at 648 West Mill Street

Katie Totman, Historic Preservation Officer

- B) SUP25-140 Public hearing and recommendation to City [25-646](#)  
Council to rezone approximately 0.6 acres out of the Frank Real Subdivision, Block 1, Lot 2, from R-2 SUP (Single Family and Two-Family District with a Special Use Permit to allow Short Term Rental) to R-3L SUP (Multifamily Low-Density District with a Special Use permit to allow multiple dwelling units with alternative design standards), currently addressed at 846 Ewelling Ln.

Applicant: Killen, Griffin & Farrimond, PLLC

Owner: Julianna Schuneman

- C) PZ25-0139 Public hearing and recommendation to City [25-645](#)  
Council to rezone approximately 5 acres out of the John Thompson Survey 21, Abstract 608, from C-3 (Commercial District) and A P D (Agricultural/Pre-Development District) to C-1B (General Business District), currently addressed at 4001 IH 35 S.

Applicant: Killen, Griffin & Farrimond, PLLC

Owner: Juan Wiebe

- D) ORD25-145 Public hearing and recommendation to City [25-652](#)  
Council on a proposed amendment to the City's Code of Ordinances: Chapter 144, regarding sidewalk requirements.

Mary Lovell, Senior Planner, CNU-A

## 8. **STAFF REPORT**

- A) Land Development Ordinance status update.

## 9. **EXECUTIVE SESSION**

In accordance with the Open Meetings Act, Texas Government Code, Ch. 551.071, the Commission may convene in a closed session to discuss any of the items listed on this agenda. Any final action or vote on any executive session item will be taken in open session.

**10. ADJOURNMENT**

**CERTIFICATION**

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

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Board Liaison

NOTE: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at (830) 221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.