



CITY OF NEW BRAUNFELS, TEXAS  
PLANNING COMMISSION MEETING



CITY HALL - COUNCIL CHAMBERS  
550 LANDA STREET

WEDNESDAY, NOVEMBER 5, 2025 at 6:00 PM

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

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

AGENDA - Amended 10/28/2025

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 October 8, 2025 regular meeting [25-1283](#) minutes.

4. CITIZENS' COMMUNICATIONS

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

5. 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.*

A) Approval of the Planning Commission 2026 Calendar [25-1369](#)

6. INDIVIDUAL ITEMS FOR CONSIDERATION

A) ORD25-373 Public hearing and recommendation to City [25-534](#)  
Council regarding an amendment to Chapter 144  
Zoning, Subsection 2.1, to align public notices, protests,  
and sign requirements with new state statute  
Dana Moses, Planner

B) ORD25-380 Public hearing and consideration of an [25-1302](#)

amendment to the City's Code of Ordinances: Chapter 144-5.3, regarding fences.

Amanda Mushinski, AICP, CNU-A, Planner

- C) SUP25-368 Public hearing and recommendation to City Council, at the request of Toni and Joe Rios to rezone approximately 0.2 of an acre out of the Buena Vista Addition Subdivision, Block 3, Greater Part of Lot 8, from C-3 (Commercial District) to C-3 SUP (Commercial District with Special Use Permit to allow Short Term Rental of a residence), currently addressed at 265 School Avenue [25-1297](#)  
Applicant/Owner: Toni and Joe Rios
- D) SUP25-367 Public hearing and recommendation to City Council, at the request of Daniel Morales, to rezone approximately 0.2 of an acre out of City Block 5044 Subdivision, South portion of Lot A, from R-2 (Single-Family and Two-Family District) to C-O SUP (Commercial Office District with Special Use Permit to allow Short Term Rental of a residence), currently addressed at 215 Dittlinger Street [25-1293](#)  
Applicant/Owner: Daniel Morales
- E) PZ25-0366 Public hearing and recommendation to City Council, at the request of Walmart Stores East, LP (Joe Frederick), on behalf of Frederick Frueholz, Jr. Estate (Joe H. Tays), to rezone approximately 72.097 acres out of the A.M. Esnaurizar Grant, Abstract No. 1, from APD AH (Agricultural/Pre-development, Airport Hazard Overlay District) to M-1A AH (Light Industrial, Airport Hazard Overlay District), generally located south of Kohlenberg Road and west of FM 1101 [25-1288](#)  
Applicant: Walmart Stores East, LP (Joe Frederick)  
Owner: Frederick Frueholz, Jr. Estate (Joe H. Tays)

## 7. **EXECUTIVE SESSION**

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

## 8. **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.