



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



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

TUESDAY, MARCH 3, 2026 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
Angela Allen - Commissioner
Will Henry - Commissioner

AGENDA

1. CALL TO ORDER

REQUEST ALL PHONES AND OTHER DEVICES BE TURNED OFF, EXCEPT EMERGENCY ON-CALL PERSONNEL.

In the interest of protecting the City's network and data, the City is not accepting flash drives or electronic files for use during the meeting. Please use hard copies, the overhead projector, or send your digital file to the case manager at least two (2) hours prior to the meeting.

2. ROLL CALL

3. APPROVAL OF MINUTES

A) Approval of the February 3, 2026 regular meeting [26-236](#) minutes.

4. CITIZENS' COMMUNICATIONS

This time is for citizens to address the Planning Commission on any issues or items on the agenda. It is a violation of the Texas Open Meetings Act for the Commission to respond to, ask questions about, or discuss any items that are not on the agenda.

5. INDIVIDUAL ITEMS FOR CONSIDERATION

A) ROW25-136 Discuss and consider a recommendation to [26-149](#) City Council regarding the proposed abandonment of a 0.302-acre portion of right-of-way for Water Lane, located between West San Antonio Street and Loop 337.

Applicant: David D. and Stephanie L. Feltmann

Agent: James Ingalls, Ink Civil

B) SUP26-028 Public hearing and recommendation to City [26-197](#) Council, requested by Killen, Griffin & Farrimond, PLLC on behalf of Farmers Mutual Fire, Leslie Lammers and

Tom Tumlinson, Melvin Nolte, Jr, Chad L. Nolte, Sandra J. Nolte, Comal Properties, LLC, and Qdream, LLC, of approximately 2.112 acres out of City Blocks 2004, 2007, and 2014, from C-2 (General Business District), M-1 (Light Industrial District), and M-1 SUP (Light Industrial District with a Special Use Permit for STR) to MU-B SUP (High Intensity Mixed Use District with a Special Use Permit), currently addressed at 342, 352, & 353 East Bridge Street, 343 & 353 East Mill Street, 218, 232, 266, & 288 North Market Avenue, and 309 & 351 East San Antonio Street.

Applicant: Killen, Griffin & Farrimond, PLLC

- C) REP26-041 Public hearing and consideration of a replat [26-225](#) by James Ingalls on behalf of Hillyer Consulting Services Inc & Donna A Johnson, of approximately 0.9 acres out of City Block 1019, Lot E & FA of R-1A6.6 (Single-Family District) to create Lot ER-1 and ER-2 currently addressed at 599 Comal Avenue.

Applicant: James Ingalls

Owner: Richard Hillyer

- D) SUP26-013 Public hearing and recommendation to City Council, requested by Tarrah Stewart, on behalf of Allen and Jillian Beck, to rezone approximately 0.2 of an acre out of City Block 4045, Lot 10, from R-2 (Single-Family and Two-Family District) to C-O SUP (Commercial Office District with a Special Use Permit to allow Short Term Rental of a Residence), currently addressed at 1329 Jackson Street. [26-190](#)

Applicant: Tarrah Stewart

Owner: Allen & Jillian Beck

- E) PZ26-0023 Public hearing and recommendation to City Council, requested by Henry Espinoza, to rezone approximately 2.3 acres out of the AM Esnaurizar Survey, Abstract 20, from APD AH (Agricultural/Pre-Development, Airport Hazard Overlay District) to M-1A AH (Light Industrial, Airport Hazard Overlay District), currently addressed at 1752 and 1756 Saur Lane. [26-196](#)

Applicant/Owner: Henry Espinoza

6. 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.

7. 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.