



**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.
[February 2026 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

[City Maps](#)
[Property Photos](#)
[Survey](#)
[Appraisal Summary](#)

- 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

[City Maps](#)
[District Comparison Table](#)
[Applicant Proposed SUP Standards](#)
[Exhibit A](#)
[Notification Map, List & Responses](#)

- 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

[Aerial](#)
[Proposed Replat](#)
[Notification Map & Responses](#)

- D) SUP26-013 Public hearing and recommendation to City [26-190](#)
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.

Applicant: Tarrah Stewart

Owner: Allen & Jillian Beck

[City Maps](#)

[Districts Comparison Table](#)

[Site Plan & Floor Plan](#)

[Subject Property Photos](#)

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

- E) PZ26-0023 Public hearing and recommendation to City [26-196](#) 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.

Applicant/Owner: Henry Espinoza

[City Maps](#)

[Districts Comparison Table](#)

[Subject Property Photos](#)

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

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.



Planning Commission Agenda Item Report

550 Landa Street
New Braunfels, TX

3/3/2026

Agenda Item No. A)

**DRAFT - MINUTES
OF THE NEW BRAUNFELS PLANNING COMMISSION
REGULAR MEETING OF TUESDAY, FEBRUARY 3, 2026**

1. CALL TO ORDER

Chair Sonier called the meeting to order at 6:00pm.

2. ROLL CALL

The following Commissioners were present:

Commissioner Angela Allen
Commissioner Randall Allsup
Commissioner Karen Brasier
Commissioner Chad Nolte
Commissioner Vicky Rudy
Commissioner Jessica Schaefer
Vice-Chair Chase Taylor
Chair Jerry Sonier

The following Commissioners were absent:

Commissioner Hunter Schwarz

3. APPROVAL OF MINUTES

A) Approval of the January 6, 2026 regular meeting minutes.

Motion by Commissioner Allsup, seconded by Commissioner Nolte, to approve the January 6, 2026 regular meeting minutes. Motion carried unanimously (8-0-0).

4. CITIZENS' COMMUNICATIONS

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

No one spoke.

5. INDIVIDUAL ITEMS FOR CONSIDERATION

A) PZ25-0466 Public hearing and recommendation to City Council requested by KB Homes and Killen, Griffin & Farrimond, PLLC, on behalf of Alice Schwanz, of 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-6.6 (Single Family

Residential District), located northwest of the property currently addressed at 2815 State Highway 46 West.

Commissioner Allsup recused himself from the item and left the dais at 6:03pm.

Amanda Mushinski introduced the aforementioned item and recommended approval.

Chair Sonier asked if there were any questions for staff.

Discussion followed on residential lot size requirements of the existing and proposed zonings.

Chair Sonier invited the applicant to speak on the item.

Ashley Farrimond elaborated on the request discussing the intent of the owner to develop residentially, the existing and proposed zonings, resident concerns regarding water and sewer, proposed infrastructure improvements, changes from the previous rezoning request, and the intent to comply with all applicable City development standards. She went on to discuss the proposed site plan, conceptual home designs, and project compatibility within the area.

Chair Sonier opened the public hearing and asked if anyone present wished to speak on the item.

15 individuals spoke in opposition to the item.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further discussion or motion to be made.

Discussion followed on the advisory role of the Commission versus the decision-making authority of City Council, the rezoning process and upcoming City Council hearing, public notice and signage, infrastructure capacity, concerns regarding development and environmental sensitivity, project compatibility, and the commissions focus on the requested rezoning.

The Commission recessed into Executive Session at 6:57pm as read into the record by Chair Sonier.

No action was taken during executive session.

The Commission reconvened into public session at 7:06pm.

Discussion followed on concerns for public safety, property access, and proximity of emergency services.

Motion by Commissioner Nolte, seconded by Commissioner Schaefer, to recommend approval of the item with staff recommendations to City Council. Motion carried (4-3-0) with Commissioner Allen, Commissioner Brasier, and Vice-Chair Taylor in opposition.

Commissioner Allsup returned to the dais at 7:10pm.

B) PZ25-0457 Public hearing and recommendation to City Council, at the request of Colum Malcolmson, on behalf of Gladys Timmermann Koepf, Cheryl Timmermann Fonda, to rezone approximately 4 acres out of the Timmermann Subdivision, Lots AAR, ABR, from R-2 AH (Single-Family and Two-Family Airport Hazard Overlay District) to M-1A AH (Light Industrial Airport Hazard Overlay District), currently addressed at 1239 Barbarosa Road and 1255 Saur Lane.

Mary Lovell introduced the aforementioned item and recommended approval.

Chair Sonier asked if there were any questions for staff.

Discussion followed on property boundaries and responses received from neighboring property owners.

Chair Sonier invited the applicant to speak on the item.

Colum Malcolmson elaborated on the request discussing intent, and efforts made to ensure alignment with applicable airport hazard and zoning standards.

Chair Sonier opened the public hearing and asked if anyone present wished to speak on the item.

One individual spoke in opposition of the item.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further discussion or motion to be made.

Discussion followed on existing zoning, allowed uses and the potential for non-residential development.

Motion by Vice-Chair Taylor, seconded by Commissioner Nolte, to recommend approval of the item with staff recommended conditions to City Council. Motion carried unanimously (8-0-0).

C) SUP25-464 Public hearing and recommendation to City Council requested by Ayo Phillips, and TJ Grossi of Schumann Consulting, on behalf of Deborah and Garry Miller, of approximately 4 acres out of the A M Eznaurizar Survey, Abstract 20, from APD AH (Agricultural/Pre-Development District, Airport Hazard Overlay) to APD AH SUP (Agricultural/Pre-Development District, Airport Hazard Overlay with a Special Use Permit to allow an Assisted Living Facility), currently addressed at 695 Saengerhalle Road.

Amanda Mushinski introduced the aforementioned item and recommend approval with the conditions outlined in the staff report.

Chair Sonier asked if there were any questions for staff.

Brief discussion followed on the scope of intended uses as part of the request.

Chair Sonier invited the applicant to speak on the item.

TJ Grossi elaborated on the request discussing project intent, compatibility with the surrounding area, state-regulated unit limits, memory care and related services under the assisted living umbrella, prior experience with similar developments, the proposed conceptual designs, and anticipated traffic impacts.

Brief discussion followed on received written responses from neighboring property owners.

Chair Sonier opened the public hearing and asked if anyone present wished to speak on the item.

Three individuals spoke in favor of the item.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further discussion or motion to be made.

Motion by Commissioner Allsup, seconded by Commissioner Nolte, to recommend approval of the item. Motion carried unanimously (8-0-0).

D) PZ25-0454 Public hearing and recommendation to City Council, at the request of Mark Mott, on behalf of MLM Trust, to rezone approximately 0.73 of an acre out of the Koehler Subdivision, Lot 1B, from APD (Agricultural/Pre-Development District) to M-1A (Light Industrial District), currently addressed at 190 Old Engel Road.

Mary Lovell introduced the aforementioned item and recommended approval.

Chair Sonier asked if there were any questions for staff.

No one spoke.

Chair Sonier invited the applicant to speak on the item.

David Durham elaborated on the request discussing the existing zoning, past use of the property, and compatibility with neighboring properties.

Chair Sonier opened the public hearing and asked if anyone present wished 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 to be made.

Motion by Vice-Chair Taylor, seconded by Commissioner Allsup, to recommend approval of the item with staff recommendations to City Council. Motion carried unanimously (8-0-0).

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.

This executive session took place following public comment of Individual Item 4A) and prior to the hearing of individual item 4B). Executive Session convened at 6:57 p.m. and the Commission reconvened into open session at 7:06 p.m. No action was taken in executive session.

7. ADJOURNMENT

There being no further business Chair Sonier adjourned the meeting at 7:34pm.

By: _____
COMMISSION CHAIR

Attest:

COMMISSION LIAISON

3/3/2026

Agenda Item No. A)

PRESENTER:

Applicant: David D. and Stephanie L. Feltmann

Agent: James Ingalls, Ink Civil

SUBJECT:

ROW25-136 Discuss and consider a recommendation to 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.

DEPARTMENT: Public Works**COUNCIL DISTRICTS IMPACTED:** 1**BACKGROUND INFORMATION:****Case Number:** ROW25-136**Applicant:** David D. and Stephanie L. Feltmann
905 Encino Drive
New Braunfels, TX 78130**Agent:** Ink Civil
c/o James Ingalls
2021 SH 46 West, New Braunfels, TX 78132
830-358-7127 / plats@ink-civil.com**Staff Contact:** Matthew Eckmann, Assistant Director Public Works
(830) 221-4089 / meckmann@newbraunfels.gov

The subject right-of-way (r-o-w) is located between the West San Antonio Street r-o-w and the Loop 337 r-o-w adjacent to the property addressed as 3100 West San Antonio Street, and consists of 0.302 unimproved acres (13,143 square feet). The abutting properties are zoned "M-1" Light Industrial District. The subject property abuts the applicant's property at 3100 West San Antonio Street and property owned by UBetcha Storage 2, LLC who declined to participate in this abandonment.

ISSUE:

The applicant is requesting the city abandon the subject r-o-w allowing for the purchase of it to combine with their existing adjacent property. There are existing electric and wastewater utilities within the r-o-w, which will be captured within an easement across the property upon platting. The property is currently unimproved.

An appraisal report was prepared by an independent appraiser indicating an estimated market value of \$19,800 for the r-o-w (see attached Appraisal Summary Sheet).

City departments and New Braunfels Utilities have reviewed the request and have no objections to abandoning the subject r-o-w provided the conditions at the end of the report are implemented to ensure protection of the utility infrastructure.

The applicant has agreed to purchase the property for the appraised value and with the staff conditions referenced at the end of the report.

Surrounding Zoning and Land Use:

North - Loop 337 Right-of-Way

South - West San Antonio Street Right-of-Way

West - M-1/ Applicants Property

East - M-1 / UBetcha Storage 2, LLC

COMPREHENSIVE PLAN REFERENCE:

The proposed abandonment is consistent with the following actions from Envision New Braunfels:

- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
- **Action 1.6:** Incentivize infill development and redevelopment to take advantage of existing infrastructure.

FISCAL IMPACT:

The addition of \$19,800 from the sale of unimproved right-of-way would be deposited into the street trust account and can be used for future roadway improvements; addition of 0.302 acres to the tax rolls and less r-o-w to maintain with taxpayer dollars, consistent with recommendations in the Land Use Fiscal Analysis.

RECOMMENDATION:

Approval; multiple City departments and NBU reviewed the request and have no objection if approved with the following conditions:

1. The applicant shall provide a Utility Easement equal to the width of the right-of-way.
2. The abandoned right-of-way property must be included within a plat of the adjacent property owned by the applicant in compliance with the City's Subdivision Platting Ordinance. A final plat of the property must be submitted and approved by the City prior to ownership transfer. Recordation of the final plat will occur subsequent to the transfer.
3. All conditions of approval are to be reflected on the plat in the form of notes and easements as appropriate.

Resource Links:

Chapter 118-56 Closure, abandonment, and sale of public right-of-way:

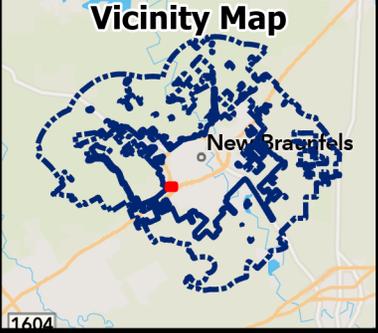
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOOR_CH118SUPL_ARTIVDEST_S118-56CLABSAPURI-W



Subject Property

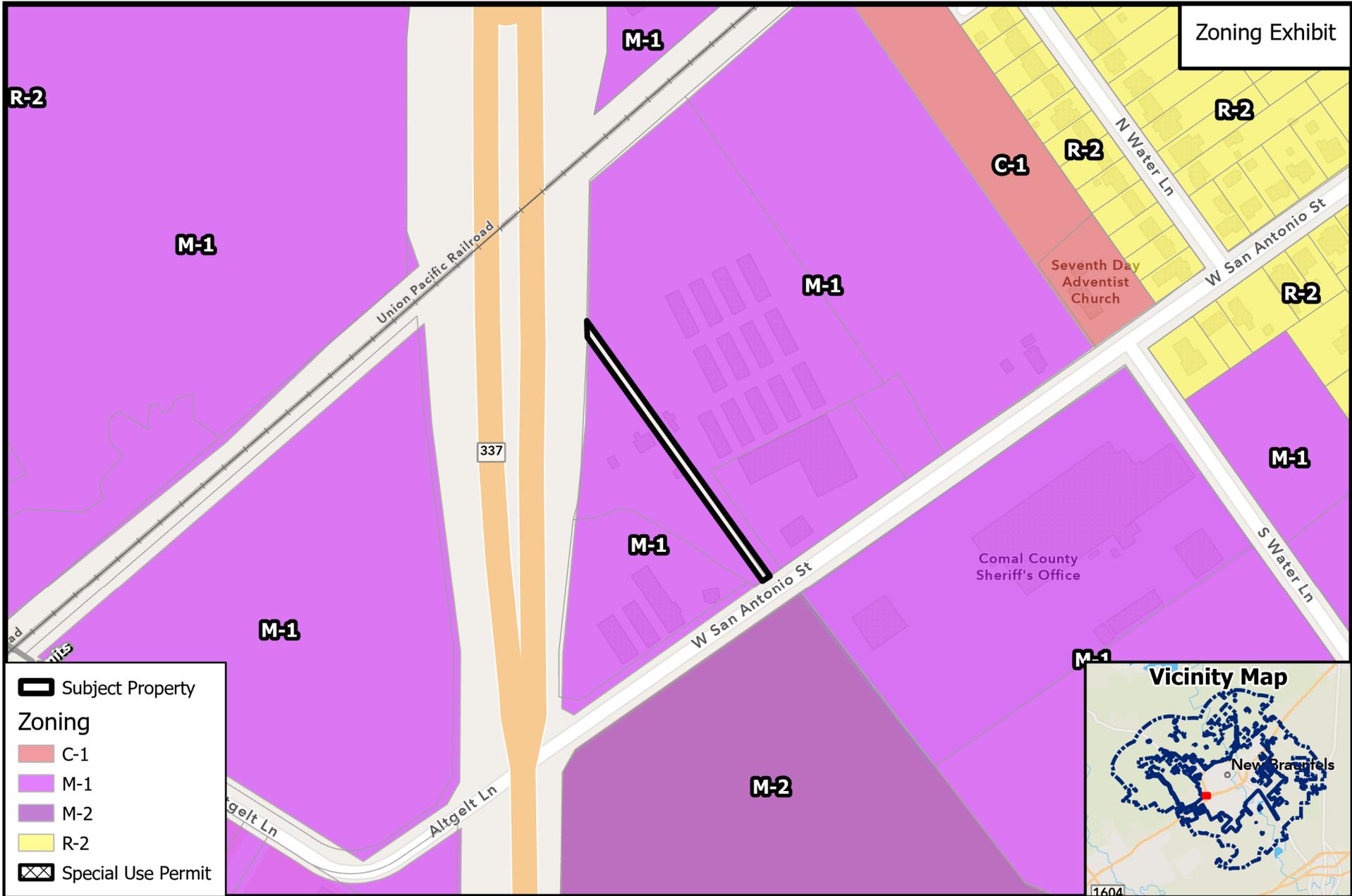
Floodplain

- Floodway
- 1% Annual Chance Flood Hazard

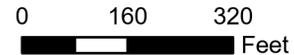


CS26-149
Water Ln ROW Abandonment





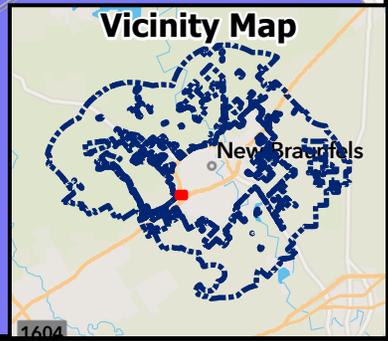
CS26-149
Water Ln ROW Abandonment





Existing Land Use Exhibit

- Subject Property
- Existing Land Use**
- Residential Low Density
- Commercial
- Industrial
- Government
- Institution
- Open



CS26-149
Water Ln ROW Abandonment



Path: L:\Boards and Commissions\ZoneChange & SUPs\2026\GC26-149 - Water Lane ROW

Source: City of New Braunfels Planning
Date: 2/9/2026

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.



SUBJECT PHOTOS



View of the subject from West San Antonio Street



View of the subject from Loop 337



View of the central portion of the subject, looking south



View of the central portion of the subject, looking south



View of the central portion of the subject, looking north



View of the central portion of the subject, looking south

Note: The yellow line drawn on the photo is used to identify the approximate location boundary of the subject right-of-way to be abandoned and is meant for illustration purposes only.





View of the adjacent tract from West San Antonio Street



View of the adjacent tract from Loop 337



Looking west along West San Antonio Street, subject on the right



Looking east along West San Antonio Street, subject on the left



Looking south along Loop 337, subject on the left



Looking north along Loop 337, subject on the right

**20' WATER LANE
COMAL COUNTY, TEXAS
0.302 OF AN ACRE TRACT**

EXHIBIT "A"

BEING a 0.302 of an acre (13,143 square feet) tract of land lying in the Juan Martin De Veramendi Survey, Abstract 2, Comal County, Texas, same being all of the 20' Water Lane right-of-way and more particularly described as follows:

BEGINNING at a 1/2" iron rod found with plastic cap stamped "Matkin-Hoover Eng & Svy" (N: 13,795,799.01, E: 2,237,338.01) in the northwest right-of-way line of San Antonio St (varying width right-of-way), for the southwest corner of the aforementioned 20' Water Lane, the southeast corner of a called 1.517 acre tract of land described in deed to David Don Feltman and Stephanie Lynn Feltman, recorded in document number 20240617411, Official Public Records, Comal County, Texas, and the southwest corner of the herein described 0.302 of an acre tract;

THENCE leaving the northwest right-of-way of the aforementioned San Antonio St, along the southwest right-of-way line of the aforementioned 20' Water Lane and a northeast line of the aforementioned 1.517 acre tract N35°42'01"W a distance of 643.95 feet (Record – N35°12'51"W a distance of 643.53 feet) to a 3/8" iron rod found in the east right-of-way line of Loop 337 (varying width public right-of-way) for the northwest corner of said 20' Water Lane, the north corner of said 1.517 acre tract and the northwest corner of the herein described 0.302 of an acre tract;

THENCE along the east right-of-way line of the aforementioned Loop 337 and the north right-of-way line of the aforementioned 20' Water Lane N01°40'21"E a distance of 32.95 feet to a point for the north corner of said 20' Water Lane, the west corner of lot 1 of the George Subdivision Unit 1 (recorded in volume 8, page 246, Map and Plat Records, Comal County, Texas) described in deed to Ubetcha Storage 2, LLC a Texas LLC, recorded in document number 202406008129, Official Public Records, Comal County, Texas, and the northwest corner of the herein described 0.302 of an acre tract, from which a 1/2" iron rod with plastic cap stamped "DEE RPLS 6904" bears N83°21'57"E a distance of 0.44 feet;

THENCE leaving the east right-of-way of the aforementioned Loop 337, along the northeast right-of-way line of the aforementioned 20' Water Lane and a southwest line of the aforementioned lot 1, S35°42'01"W a distance of 670.29 feet (Record – S34°57'W a distance of 669.65 feet) to a 1/2" iron rod found in the northwest right-of-way line of San Antonio St for the southeast corner of said 20' Water Lane, a southwest corner of said lot 1 and the southeast corner of the herein described 0.302 of an acre tract;

**20' WATER LANE
COMAL COUNTY, TEXAS
0.302 OF AN ACRE TRACT**

THENCE along the northwest right-of-way line of the aforementioned San Antonio St and the southeast right-of-way line of the aforementioned 20' Water Lane S54°42'49"W a distance of 20.00 feet to the **PLACE OF BEGINNING** and containing 0.302 of an acre (13,143 square feet.)

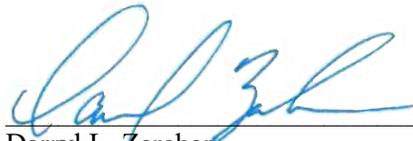
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, NAD 1983 (HARN), South Central Zone.

THE STATE OF TEXAS X
 X **KNOWN TO ALL MEN BY THESE PRESENTS:**
COUNTY OF BEXAR X

I, Darryl L. Zercher, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision in September of 2024.

Date 27 day of January 2026 A.D.





Darryl L. Zercher
Registered Professional Land Surveyor
No. 5609 - State of Texas

VICINITY MAP
(NTS)



EXHIBIT "A"

TRACT CONTAINING
0.302 OF AN ACRE

SITUATED IN THE JUAN MARTIN DE VERAMENDI
SURVEY, A-2, COMAL COUNTY, TEXAS

Pg. 3 of 3

CDS JOB NO. 124220

BEARING BASIS: GRID NORTH
COORDINATE SYSTEM: TEXAS STATE PLANE,
NAD 1983(2011), EPOCH:2010
TEXAS SOUTH CENTRAL ZONE (4204)

ALL DISTANCES SHOWN ARE
SURFACE. (GRID X 1.00015 = SURFACE)

PROPERTY OWNER NAMES WERE OBTAINED FROM
THE COMAL COUNTY, TEXAS, APPRAISAL DISTRICT.

LINE	BEARING	DISTANCE
L1	S54°42'49"W	20.00'
L2	N01°40'21"E	32.95'
L3	N83°21'57"E	0.44'

JUAN MARTIN DE VERAMENDI
SURVEY, ABSTRACT 2

GEORGE SUBDIVISION UNIT 1
VOL. 8, PG. 243
M.P.R.C.C.

LOT 1
UBETCHA STORAGE 2,
LLC A TEXAS LLC
CALLED 6.807 ACRES
DOC. 202406008129
O.P.R.C.C.

LOT 3
UBETCHA STORAGE 2,
LLC A TEXAS LLC
CALLED 0.828
OF AN ACRE
DOC. 202406008129
O.P.R.C.C.

LOT 2
UBETCHA STORAGE 2,
LLC A TEXAS LLC
CALLED 1.093 ACRES
DOC. 202406008129
O.P.R.C.C.

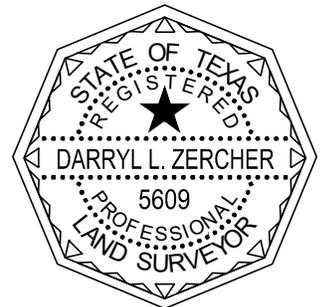
DAVID DON FELTMAN AND
STEPHANIE LYNN FELTMAN
CALLED 1.517
DOC. 20240617411
O.P.R.C.C.

TRACT AREA 0.302 ACRES
(SQUARE FEET = 13,143)

POB
N: 13,795,799.01
E: 2,237,338.01

DARRYL L. ZERCHER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5609

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE
PLAT IS A TRUE AND CORRECT REPRESENTATION OF AN ON THE
GROUND SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION,
IN SEPTEMBER OF 2024.



SEE
DETAIL

3/8" IRON
ROD FOUND

1/2" IRON ROD
FOUND STAMPED
"DEE RPLS 6904"

6.807
ACRES

DETAIL
NOT TO SCALE

LOOP 337
(VARYING WIDTH PUBLIC RIGHT-OF-WAY)

LEGEND

- - 1/2" IRON ROD SET WITH PLASTIC CAP
STAMPED "CDS/MUERY S.A. TX."
- - FOUND MONUMENTATION
- - UNMONUMENTED POINT
- POB - PLACE OF BEGINNING
- P - PROPERTY LINES
- R.O.W. - RIGHT-OF-WAY
- - - REFERENCE LINE
- M.R.C.C. - MAP RECORDS OF COMAL COUNTY
- O.P.R.C.C. - OFFICIAL PUBLIC RECORDS OF COMAL COUNTY
- (RECORD) - RECORD CALL TAKEN FROM DOCUMENT
NUMBER 202406017411, O.P.R.C.C.
- ((RECORD)) - RECORD CALL TAKEN FROM VOLUME 8,
PAGE 243, M.P.R.C.C.





CONCLUSION

In the final analysis of the subject property, similar weight was given to all of the sales. The following is the adjustment table with the concluded opinion of value via the Sales Approach.

	SUBJECT	1	2	3	4
Date	Current	Jun-25	Jun-24	Aug-23	Feb-23
Sale Price		\$475,000	\$478,000	\$395,000	\$900,000
SIZE - SF	79,224	96,154	66,081	85,247	226,773
Unit Price (\$ / SF)		\$4.94	\$7.23	\$4.63	\$3.97

TRANSACTION ADJUSTMENTS

Property Rights	Fee Simple	Similar 0% \$4.94	Similar 0% \$7.23	Similar 0% \$4.63	Similar 0% \$3.97
Financing Terms	Cash	Cash 0% \$4.94	Cash 0% \$7.23	Cash 0% \$4.63	Cash 0% \$3.97
Conditions of Sale	Arm's Length	Normal 0% \$4.94	Normal 0% \$7.23	Normal 0% \$4.63	Normal 0% \$3.97
Market Conditions	Current	Jun-25 3% \$5.09	Jun-24 8% \$7.81	Aug-23 12% \$5.19	Feb-23 15% \$4.56

PROPERTY ADJUSTMENTS

Location	Average	Inferior 5%	Similar 0%	Similar 0%	Similar 0%
Size - SF	79,224	96,154 0%	66,081 0%	85,247 0%	226,773 15%
Physical Features	Average	Inferior 5%	Similar 0%	Similar 0%	Inferior 5%
Utilities	All available	Similar 0%	Similar 0%	Similar 0%	Similar 0%
Zoning	M-1	Similar 0%	Similar 0%	Similar 0%	Similar 0%
Total Adjustment		10%	0%	0%	20%
Adjusted \$ / SF		\$5.60	\$7.81	\$5.19	\$5.48
Adjusted Mean \$ / SF					\$6.02

A value generally in line with the mean is well supported.

Concluded
Unit Value **\$6.00**





CONCLUSION

Based on the provided plat exhibit and county deed records, the area to be abandoned is estimated to contain 0.302 acre (13,143 SF) and is located along the northeast line of the larger parcel. Given the small size and narrow shape of the proposed right-of-way abandonment, it has limited utility as a stand-alone tract. The highest and best use of the proposed abandonment is for use in conjunction with the larger parcel; thus, the value of the area to be abandoned is based on a pro-rata share of the larger parcel. Additionally, it is noted that the area being abandoned is improved with an existing 15-inch sanitary sewer line. According to the plat exhibit provided, a public utility easement over the abandoned area will be maintained for access to and service, maintenance, and operation of the existing/future utility infrastructure. The rights to be purchased, encumbered with the public utility easement, are estimated to be 25% of the fee simple value of the subject property. Please refer to the *Land Valuation* section of the report for the analysis of the land value.

The computation of the value of the area to be abandoned is presented below:

Calculations of the Right-Of-Way Abandonment								
Land Value								
ROW Abandonment -	13,143 SF	x	\$6.00 /SF	x	25%	=	\$19,715	
Total Value of the R.O.W. Abandonment							Rd.	\$19,800

The opinion of value in this report is for real property interest, or real estate which includes the physical land and site improvements within the acquisition. This report does not include a value opinion for personal property or trade fixtures

This appraisal, subject to the assumptions and limiting conditions as expressed herein and conducted according to the Uniform Standards of Professional Appraisal Practice, led us to the opinion that the subject property has a market value of:

VALUE CONCLUSION			
Status	Interest	Date	Value
As Is	Fee Simple	January 8, 2026	\$19,800

3/3/2026

Agenda Item No. B)

PRESENTER:

Applicant: Killen, Griffin & Farrimond, PLLC

SUBJECT:

SUP26-028 Public hearing and recommendation to City 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.

DEPARTMENT: Neighborhood and Community Planning

COUNCIL DISTRICTS IMPACTED: 5

BACKGROUND INFORMATION:

Case No: SUP26-028

Applicant: Killen, Griffin & Farrimond, PLLC
(210) 960-2750 | nuriddin@kgftx.com

Owners: Farmers Mutual Fire, Leslie Lammers and Tom Tumlinson, Melvin Nolte, Jr, Chad L. Nolte, Sandra J. Nolte, Comal Properties, LLC, and Qdream, LLC
(210) 960-2750 | nuriddin@kgftx.com

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

The applicant is requesting to rezone approximately 2.112 acres comprised of multiple parcels generally located west of East San Antonio Street and in close proximity to the Comal River. The subject properties are situated less than one-quarter mile from Main Plaza, placing them within the walkable Downtown area and its surrounding amenities. Nearby land uses consist of residential, short-term rentals, and various other commercial uses.

In December 2024, nearby properties formerly owned by ADM Mill were rezoned to MU-B with a Special Use Permit (SUP) to facilitate the redevelopment of the site as a mixed-use project. The applicant plans to incorporate these subject properties into the overall development plan. Approval of this request would allow these parcels to be integrated into the larger mixed-use project, creating a more cohesive and unified redevelopment of the area.

ISSUE:

The applicant is requesting to rezone the property from C-2 (General Business District), M-1 (Light Industrial District), and M-1SUP (Light Industrial District with a Special Use Overlay to allow Short-Term Rental) to MU

-B SUP (High-Intensity Mixed Use District with a Special Use Overlay). The requested rezoning is to allow a mixed-use development to include a hotel, multi-family housing, restaurants, retail uses, offices, and a parking garage and/or surface-level parking.

COMPREHENSIVE PLAN REFERENCE:

In addition, the requested rezoning would be consistent with the following actions from Envision New Braunfels:

- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
- **Action 1.6:** Incentivize infill development and redevelopment to take advantage of existing infrastructure.
- **Action 2.5:** Encourage diversification of commercial activity Downtown to build on and sustain existing historic resources and maximize structure utilization for economic expansion.
- **Action 3.21:** Enhance local recreational venues.
- **Action 3.22:** Encourage venues within walking distance of neighborhoods and schools.
- **Action 3.3:** Balance commercial centers with stable neighborhoods.
- **Action 4.30:** Grow outdoor recreation activities by facilitating water-based (e.g. paddle boarding, canoeing, kayaking) and adventure-based programming.
- **Action 7.43:** Consider locating parking on underutilized parcels city-wide and within core attraction corridors through collaboration with private property owners, including but not limited to areas along Mill Street as well as areas behind buildings on Seguin Avenue.
- **Action 7.44:** Consider parking garages in high-demand areas including near Wurstfest, old City Hall Downtown and Schlitterbahn.

Future Land Use Plan: The subject property is located within the New Braunfels Subarea within an existing Outdoor Recreation Center and near an existing Tourist 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.
- **Enhanced Connectivity:** Increased bikeway, trails, and sidewalk miles.
- **Community Identity:** Allocate resources and recurring funding dedicated to community-wide beautification and streetscape enhancement.
- **Community Well-Being:** Look for opportunities to reconnect the community by mitigating highways, waterways and other transportation facilities that create barriers to community connectivity.

LAND USE FISCAL ANALYSIS REFERENCE:

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 for small units on small lots, narrower streets, relaxed height limits, and reduced parking requirements.

-
- 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.

FISCAL IMPACT:

The property is located within the Tax Increment Reinvestment Zone (TIRZ) #3. Redevelopment of the property will result in a portion of additional property tax values generated in the area directed into the TIRZ to be used to improve roadways, sidewalks, and many other improvements that will benefit the surrounding community.

RECOMMENDATION:

The MU-B district aligns with the Strategic Plan and Land Use Fiscal Analysis, as well as with Envision New Braunfels by promoting mixed-use development, walkability, and reinvestment in and near downtown. The requested zoning will also remove some high intensity uses from what would normally be allowed in MU-B but that would not be compatible with the surrounding land uses.

Staff recommends approval subject to the conditions and allowances outlined below. The applicant’s proposed development standards were submitted for review and are included in the attachments. The most significant difference between the applicant’s proposal and staff recommendations are the requirements for the development of a parking garage in item #4.

1. Uses listed in Exhibit “A” shall not be allowed on the Property.
2. Definition of Permitted Uses: Golf course (miniature) shall include par 3 and putt-putt courses. Tennis courts shall include pickle ball courts.
3. A Parking Demand Study, per Sec. 144-5.1-3 (d), shall be submitted and approved prior to building permit issuance to determine the number of parking spaces required.
4. Parking structures shall include active uses (such as retail, food service, lobbies, civic entries, live/work units, residential entries, café seating, pedestrian furniture, public art), enhanced landscaping, or liner buildings along any frontage facing public streets, pedestrian ways, or civic spaces.
5. Surface Parking Lot(s) landscaping shall provide native shade trees within 50 feet of all parking spaces and shall meet or exceed all parking lot landscape code requirements.
6. Building Setbacks:
 - a. Minimum Front, Side, and Rear Building Setback: 0 ft.
 - b. Build to Line: The first floor of buildings shall be built to the property line along San Antonio Street and shall include one or more public entrances along San Antonio Street.
 - c. Buildings facing all other public rights-of-way must be built to the property line, unless a public space, such as a sidewalk, outdoor seating area, linear park, or other pedestrian-oriented area is located between the right-of-way and building, in which case the building may be set back from the property line to accommodate such use.
7. Compatibility Setbacks:
 - a. Where the MU-B District abuts a one-, two-, three- or four-family use or zoning district, the building setback from the one-, two-, three- or four-family property line shall be at least 20 feet.
 - b. To achieve a stairstep approach to reach the maximum building height:
 - i. The allowed building height shall be 36 feet for any building or portion of a building between 20 and 35 feet from the one-, two-, three-, or four-family property line.
 - ii. The allowed building height shall be 72 feet for any building or portion of a building between 35 and 50 feet from the one-, two-, three-, or four-family property line.
 - iii. The allowed building height for any building or portion of a building that is greater than 50 feet from the one-, two-, three-, or four-family property line shall be 120 feet.

-
8. Residential Buffer Wall: The residential buffer wall requirement as described in Section 144-5.3-2 (h) shall not apply.
 9. Loading docks, trash receptacles, recycling compactors, mechanical and electrical equipment, and any other equipment that generates odor, smoke, or noise, shall not be constructed or located within 20 feet of any abutting one-, two-, three- or four-family use or zoning district.
 10. Residential Screening:
Landscaping or fencing shall screen loading docks, trash receptacles, recycling compactors, and mechanical and electrical equipment to limit or prevent their visibility from any one-, two-, three- or four-family use or zoning district.
 11. Multi-Family Lot Coverage: The multi-family lot coverage standard per Section 144-3.4-11 (b)(2)(x) shall not apply.
 12. 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 with a recommendation from the Planning Commission and consideration by the City Council.

Mailed notification as required by state statute:

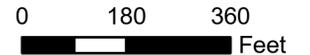
Public hearing notices were sent to owners of 27 properties within 200 feet of the request. To date, the city has received no responses.

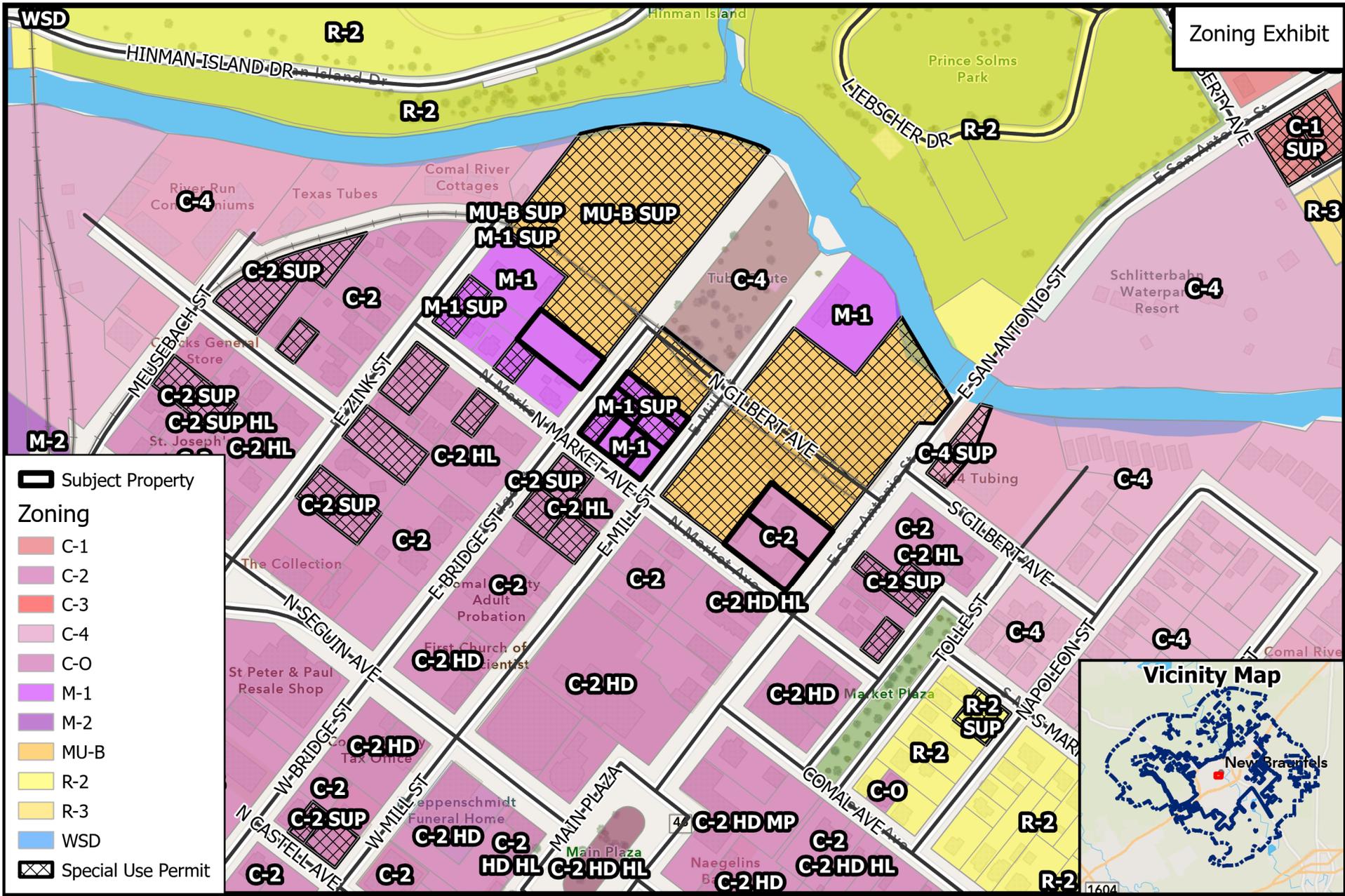
Resource Links:

- Chapter 144, Sec. 3.3-8 (C-2) of the City’s Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 144, Sec. 3.3-11 (M-1) of the City’s Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 144, Sec. 3.4-11 (MU-B) 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?



SUP26-028
C-2, M-1, M-1 SUP to MU-B SUP





Subject Property

Zoning

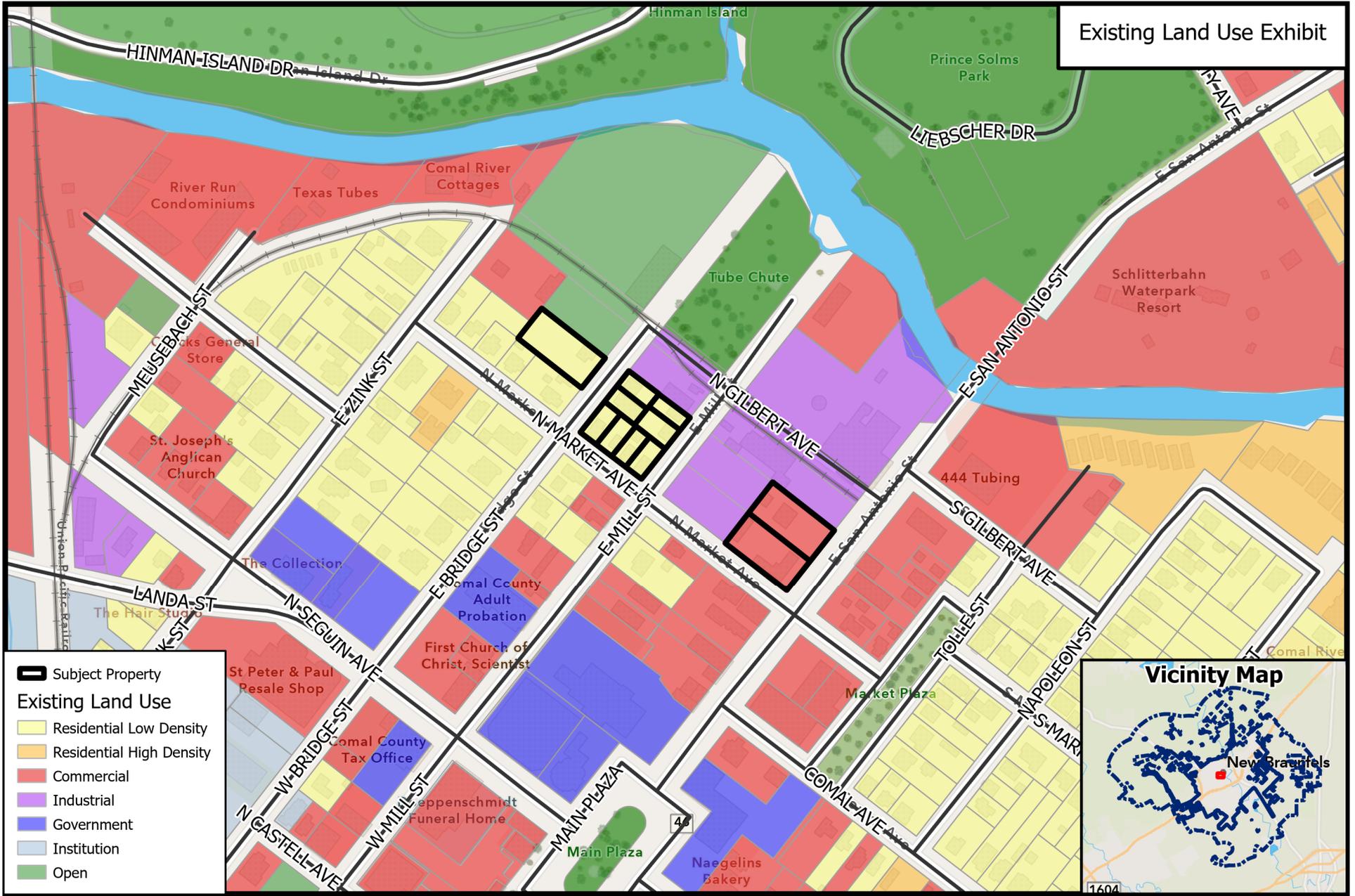
- C-1
- C-2
- C-3
- C-4
- C-0
- M-1
- M-2
- MU-B
- R-2
- R-3
- WSD

Special Use Permit



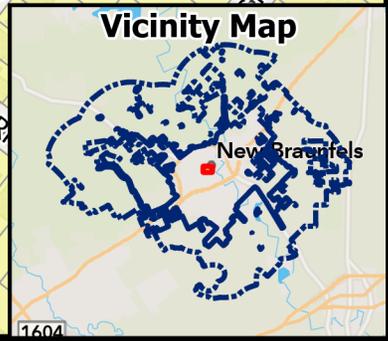
SUP26-028
C-2, M-1, M-1 SUP to MU-B SUP





Existing Land Use Exhibit

-  Subject Property
- Existing Land Use**
-  Residential Low Density
-  Residential High Density
-  Commercial
-  Industrial
-  Government
-  Institution
-  Open



SUP26-028
C-2, M-1, M-1 SUP to MU-B SUP



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

Land Use	Existing	Existing	Existing	Proposed
	C-2	C-4	M-1	MU-B SUP
Bicycle sales and/or repair	P	P	P	P
Billiard/pool facility	P	P	P	P
Bingo facility	P	P	P	P
Bio-medical facilities	P		P	P
Blacksmith or wagon shops			P	P
Blooming or rolling mills				
Boarding house/lodging house	P	P		P
Book binding	P		P	P
Book store	P	P	P	P
Bottling or distribution plants (milk)			P	P
Bottling works			P	P
Bowling alley/center (see section 144-5.13)	P	P	P	P
Breweries/distilleries and manufacture of alcohol and alcoholic beverages				
Broadcast station (with tower) (see section 144-5.7)	P		P	P
Bulk storage of gasoline, petroleum products, liquefied petroleum and flammable liquids (see section 5.27)				
Bus barns or lots			P	P
Bus passenger stations	P		P	P
Cabin or cottage (rental)		P		
Cabin or cottage (rental for more than 30 days)		P		
Cafeteria/cafe/delicatessen	P	P	P	P
Campers' supplies	P	P	P	P
Campgrounds		P		
Canning/preserving factories				
Car wash (self-service; automated)	P	P	P	P
Car wash, full service (detail shop)	P	P	P	P
Carpenter, cabinet, or pattern shops			P	P
Carpet cleaning establishments			P	P
Caterer	P	P	P	P
Cement, lime, gypsum or plaster of Paris manufacture				
Cemetery and/or mausoleum	P		P	P
Check cashing service	P	P	P	P
Chemical laboratories (e.g., ammonia, bleaching powder)				
Chemical laboratories (not producing noxious fumes or odors)			P	P
Child day care/children's nursery (business)	P	P		P
Church/place of religious assembly	P	P	P	P
Cider mills				
Civic/conference center and facilities	P	P	P	P
Cleaning, pressing and dyeing (non-explosive fluids used)	P		P	P
Clinic (dental)	P		P	P
Clinic (emergency care)	P		P	P
Clinic (medical)	P		P	P
Club (private)	P	P	P	P
Coffee shop	P	P	P	P
Cold storage plant			P	P
Commercial amusement concessions and facilities	P	P	P	P
Communication equipment—Installation and/or repair	P		P	P
Community building (associated with residential uses)	P	P	P	

Land Use	Existing	Existing	Existing	Proposed
	C-2	C-4	M-1	MU-B SUP
Community home (see definition)	P	P		P
Computer and electronic sales	P		P	P
Computer repair	P		P	P
Concrete or asphalt mixing plants—Permanent				
Concrete or asphalt mixing plants—Temporary				
Confectionery store (retail)	P	P	P	P
Consignment shop	P		P	P
Contractor's office/sales, with outside storage including vehicles			P	P
Contractor's temporary on-site construction office	P	P	P	P
Convenience store with gas sales	P	P	P	P
Convenience store without gas sales	P	P	P	P
Cotton ginning or baling works				
Country club (private)	P	P	P	P
Credit agency	P	P	P	P
Crematorium			P	
Curio shops	P	P	P	P
Custom work shops	P		P	P
Dance hall/dancing facility (see section 144-5.13)	P		P	P
Day camp	P	P	P	P
Department store	P		P	P
Distillation of bones				
Dormitory (in which individual rooms are for rental)		P		P
Drapery shop/blind shop	P		P	P
Driving range		P	P	P
Drug store/pharmacy	P	P	P	P
Duplex/two-family/duplex condominiums	P	P		
Electrical generating plant				
Electrical repair shop	P		P	P
Electrical substation	P	P	P	P
Electronic assembly/high tech manufacturing			P	P
Electroplating works			P	P
Enameling works				
Engine repair/motor manufacturing re-manufacturing and/or repair			P	P
Explosives manufacture or storage				
Exterminator service	P		P	P
Fairground			P	P
Family home adult care	P	P		
Family home child care	P	P		
Farmers market (produce market—wholesale)	P	P	P	P
Farms, general (crops) (see chapter 6 and section 144-5.9)	P	P	P	P
Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9)	P	P	P	P
Feed and grain store	P	P	P	P
Fertilizer manufacture and storage				
Filling station (gasoline tanks must be below the ground)	P	P	P	P
Florist	P	P	P	P
Flour mills, feed mills, and grain processing			P	
Food or grocery store with gasoline sales	P	P	P	P
Food or grocery store without gasoline sales	P	P	P	P

Land Use	Existing	Existing	Existing	Proposed
	C-2	C-4	M-1	MU-B SUP
Food processing (no outside public consumption)			P	P
Forge (hand)			P	P
Forge (power)			P	P
Fraternal organization/civic club (private club)	P	P	P	P
Freight terminal, rail/truck (when any storage of freight is wholly outside an enclosed building)			P	P
Freight terminal, truck (all storage of freight in an enclosed building)			P	P
Frozen food storage for individual or family use	P		P	P
Funeral home/mortuary	P		P	P
Furniture manufacture			P	P
Furniture sales (indoor)	P		P	P
Galvanizing works			P	P
Garbage, offal or dead animal reduction or dumping				
Garden shops and greenhouses	P		P	P
Gas manufacture				
Gas or oil wells				
Golf course (public or private)	P	P	P	P
Golf course (miniature)	P	P	P	P
Government building or use with no outside storage (outside storage allowed in M-2 and M-2A)	P	P	P	P
Grain elevator			P	
Greenhouse (commercial)	P		P	P
Handicraft shop	P	P	P	P
Hardware store	P		P	P
Hay, grain, and/or feed sales (wholesale)				
Health club (physical fitness; indoors only)	P	P	P	P
Heating and air-conditioning sales/services	P		P	P
Heavy load (farm) vehicle sales/repair (see section 144-5.14)			P	P
Heavy manufacturing				
Heliport			P	P
Hides/skins (tanning)				
Home occupation (see section 144-5.5)	P	P		P
Home repair and yard equipment retail and rental outlets			P	P
Hospice	P			P
Hospital, general (acute care/chronic care)	P	P	P	P
Hospital, rehabilitation	P	P	P	P
Hotel/motel	P	P	P	P
Hotels/motels—Extended stay (residence hotels)	P	P		P
Ice delivery stations (for storage and sale of ice at retail only)	P		P	P
Ice plants			P	P
Indoor or covered sports facility				
Industrial laundries			P	P
Iron and steel manufacture				
Junkyards, including storage, sorting, baling or processing of rags				
Kiosk (providing a retail service)	P	P	P	P
Laboratory equipment manufacturing			P	P
Laundromat and laundry pickup stations	P	P	P	P
Laundry, commercial (without self-serve)	P		P	P
Laundry/dry cleaning (drop off/pick up)	P		P	P

Land Use	Existing	Existing	Existing	Proposed
	C-2	C-4	M-1	MU-B SUP
Laundry/washateria (self-serve)	P		P	P
Lawnmower sales and/or repair	P		P	P
Leather products manufacturing			P	P
Light manufacturing			P	P
Limousine/taxi service	P	P	P	P
Livestock sales/auction				
Locksmith	P		P	P
Lumber mill				
Lumberyard (see section 144-5.15)			P	P
Lumberyard or building material sales (see section 144-5.15)			P	P
Machine shop			P	P
Maintenance/janitorial service			P	P
Major appliance sales (indoor)			P	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	P
Manufacturing and processes			P	P
Manufacturing processes not listed				
Market (public, flea)			P	P
Martial arts school	P		P	P
Meat or fish packing/storage plants				
Medical supplies and equipment	P		P	P
Metal fabrication shop			P	P
Micro brewery (onsite mfg. and/or sales)	P	P	P	P
Micro distillery (onsite mfg. and/or sales)	P	P	P	P
Mini-warehouse/self-storage units (no boat and RV storage permitted)	P		P	P
Mini-warehouse/self-storage units with outside boat and RV storage			P	P
Monument, gravestone, or marble works (manufacture)				
Motion picture studio, commercial film	P	P	P	P
Motion picture theater (indoors)	P	P	P	P
Motion picture theater (outdoors, drive-in)		P	P	P
Motorcycle dealer (primarily new/repair)	P		P	P
Moving storage company			P	P
Moving, transfer, or storage plant			P	P
Multifamily (apartments/condominiums)	P	P		P
Museum	P	P	P	P
Natural resource extraction and mining				
Needlework shop	P		P	P
Nonbulk storage of gasoline, petroleum products and liquefied petroleum			P	P
Nursing/convalescent home/sanitarium	P	P		P
Offices, brokerage services	P	P	P	P
Offices, business or professional	P	P	P	P
Offices, computer programming and data processing	P	P	P	P

Land Use	Existing	Existing	Existing	Proposed
	C-2	C-4	M-1	MU-B SUP
Offices, consulting	P	P	P	P
Offices, engineering, architecture, surveying or similar	P	P	P	P
Offices, health services	P	P	P	P
Offices, insurance agency	P	P	P	P
Offices, legal services, including court reporting	P	P	P	P
Offices, medical offices	P	P	P	P
Offices, real estate	P	P	P	P
Offices, security/commodity brokers, dealers, exchanges and financial services	P	P	P	P
Oil compounding and barreling plants				
One-family dwelling, detached	P	P		
Outside storage (as primary use)			P	P
Paint manufacturing				
Paper or pulp manufacture				
Park and/or playground (private and public)	P	P	P	P
Parking lots (for passenger car only) (not as incidental to the main use)	P	P	P	P
Parking structure/public garage	P	P	P	P
Pawn shop	P		P	P
Personal services	P		P	P
Personal watercraft sales (primarily new/repair)	P		P	P
Pet shop/supplies (less than 10,000 sq. ft.)	P		P	P
Pet store (over 10,000 sq. ft.)			P	P
Petroleum or its products (refining of)				
Photo engraving plant			P	P
Photographic printing/duplicating/copy shop or printing shop	P		P	P
Photographic studio (no sale of cameras or supplies)	P	P	P	P
Photographic supply	P		P	P
Plant nursery (no retail sales on site)	P	P	P	P
Plant nursery (retail sales/outdoor storage)	P		P	P
Plastic products molding/reshaping			P	P
Plumbing shop	P		P	P
Portable building sales			P	P
Poultry killing or dressing for commercial purposes			P	
Propane sales (retail)			P	P
Public recreation/services building for public park/playground areas	P	P	P	P
Publishing/printing company (e.g., newspaper)	P		P	P
Quick lube/oil change/minor inspection	P	P	P	P
Radio/television shop, electronics, computer repair	P		P	P
Railroad roundhouses or shops				
Rappelling facilities		P	P	P
Recreation buildings (private)	P	P	P	P
Recreation buildings (public)	P	P	P	P
Recycling kiosk	P		P	P
Refreshment/beverage stand	P	P	P	P
Rental or occupancy for less than one month (see section 144-5.17)	P	P		P
Research lab (non-hazardous)			P	P
Residential use in buildings with non-residential uses permitted in the district	P	P		P
Restaurant/prepared food sales	P	P	P	P
Restaurant with drive-through service	P	P	P	P

Land Use	Existing	Existing	Existing	Proposed
	C-2	C-4	M-1	MU-B SUP
Retail store and shopping center without drive-through service (50,000 sq. ft. bldg. or less)	P		P	P
Retail store and shopping center with drive-through service (50,000 sq. ft. bldg. or less)	P		P	P
Retail store and shopping center (more than 50,000 sq. ft. bldg.)	P		P	P
Retirement home/home for the aged	P	P		P
Rock crushers and rock quarries				
Rodeo grounds		P	P	P
RV park		P		P
RV/travel trailer sales	P	P	P	P
Sand/gravel sales (storage or sales)				
School, K-12 public or private	P	P	P	P
School, vocational (business/commercial trade)	P		P	P
Security monitoring company (no outside storage or installation)	P	P	P	P
Security systems installation company	P		P	P
Sexually oriented business (see chapter 18)				
Sheet metal shop			P	P
Shoe repair shops	P		P	P
Shooting gallery—Indoor (see section 144-5.13)			P	P
Shooting range—Outdoor (see section 144-5.13)				
Shopping center			P	P
Sign manufacturing/painting plant			P	P
Single-family industrialized home (see section 144-5.8)	P	P		
Smelting of tin, copper, zinc or iron ores				
Specialty shops in support of project guests and tourists		P	P	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	P	P
Storage in bulk	P		P	P
Structural iron or pipe works				
Studio for radio or television, without tower (see zoning district for tower authorization)	P		P	P
Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.)	P		P	P
Sugar refineries				
Tailor shop (see home occupation)	P		P	P
Tar distillation or manufacture				
Tattoo or body piercing studio		P	P	P
Taxidermist			P	P
Telecommunications towers/antennas (see section 144-5.7)				
Telemarketing agency	P	P	P	P
Telephone exchange buildings (office only)	P	P	P	P
Tennis court (commercial)	P	P	P	P
Theater (non-motion picture; live drama)	P	P	P	P
Tire sales (outdoors)	P		P	P
Tool rental	P		P	P
Townhouse (attached)				P
Transfer station (refuse/pick-up)			P	P
Travel agency	P	P	P	P

Land Use	Existing	Existing	Existing	Proposed
	C-2	C-4	M-1	MU-B SUP
Truck or transit terminal			P	P
Truck stop				
Tuber entrance and takeout facilities (see section 144-5.13)				
University or college (public or private)	P	P	P	P
Upholstery shop (non-auto)	P		P	P
Used or second hand merchandise/furniture store	P		P	P
Vacuum cleaner sales and repair	P		P	P
Vehicle storage facility				
Veterinary hospital (no outside animal runs or kennels)			P	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	P
Video rental/sales	P	P	P	P
Warehouse/office and storage/distribution center	P		P	P
Waterfront amusement facilities—Berthing facilities sales and rentals	P	P	P	P
Waterfront amusement facilities—Boat fuel storage/dispensing facilities	P	P	P	P
Waterfront amusement facilities—Boat landing piers/launching ramps	P	P	P	P
Waterfront amusement facilities—Swimming/wading pools/bathhouses	P	P	P	P
Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system	P	P	P	P
Welding shop			P	P
Wholesale sales offices and sample rooms	P		P	P
Wire or rod mills				
Wood distillation plants (charcoal, tar, turpentine, etc.)				
Woodworking shop (ornamental)	P	P	P	P
Wool scouring				
Zero lot line/patio homes				

SUP Standards (Proposed by Applicant)

1. Uses listed in Exhibit "A" shall not be allowed on the Property.
2. Definition of Permitted Uses: Golf course (miniature) shall include par 3 and putt-putt course. Tennis courts shall also include pickle ball courts.
3. A Parking Demand Study, per Sec. 144-5.1-3 (d), shall be submitted and approved prior to building permit issuance to determine the number of required parking spaces.
4. Parking garage(s) shall maintain pedestrian-friendly and active habitable frontages on the first floor level that blend with the existing block face, if feasible and coordinated with service and loading facilities and access drives.
5. Surface Parking Lot(s) landscaping shall provide native shade trees within 50 feet of all parking spaces and shall meet or exceed all parking lot landscape code requirements.
6. Building Setbacks:
 - a. Minimum Front, Side, and Rear Building Setback: 0 ft.
 - b. Build to Line: The first floor of buildings shall be built to the property line along San Antonio Street and shall include one or more public entrances along San Antonio Street.
 - c. Buildings facing all other public rights-of-way must be built to the property line, unless a public space, such as a sidewalk, outdoor seating area, linear park, or other pedestrian-oriented area is located between the right-of-way and building, in which case the building may be set back from the property line to accommodate such use.
7. Compatibility Setbacks:
 - a. Where the MU-B District abuts a one-, two-, three- or four-family zoning district, the building setback from the one-, two-, three- or four-family property line shall be at least 20 feet.
 - b. To achieve a stairstep approach to reach the maximum building height:
 - i. The allowed building height shall be 36 feet for any building or portion building between 20 and 35 feet from the one-, two-, three-, or four-family property line.
 - ii. The allowed building height shall be 72 feet for any building or portion of a building between 35 and 50 feet from the one-, two-, three-, or four-family property line.

- iii. The allowed building height for any building or portion of a building that is greater than 50 feet from the one-, two-, three-, or four-family property line shall be 120 feet.
8. Residential Buffer Wall: The residential buffer wall requirement as described in Section 144-5.3-2 (h) shall not apply.
 9. Loading docks, trash receptacles, recycling compactors, mechanical and electrical equipment, and any other equipment that generates odor, smoke, or noise, shall not be constructed or located within 20 feet of any abutting one-, two-, three- or four-family use or zoning district.
 10. Residential Screening: Landscaping or fencing shall screen loading docks, trash receptacles, recycling compactors, and mechanical and electrical equipment to limit or prevent their visibility from any one-, two-, three- or four-family zoning district.
 11. Multi-Family Lot Coverage: The multi-family lot coverage standard per Section 144-3.4-11 (b)(2)(x) shall not apply.
 12. 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 with a recommendation from the Planning Commission and consideration by the City Council.

Exhibit

The following uses are not allowed:

Residential uses:

- Community home (see definition).
- Dormitory (in which individual rooms are for rental).
- Hospice.

Non-residential uses:

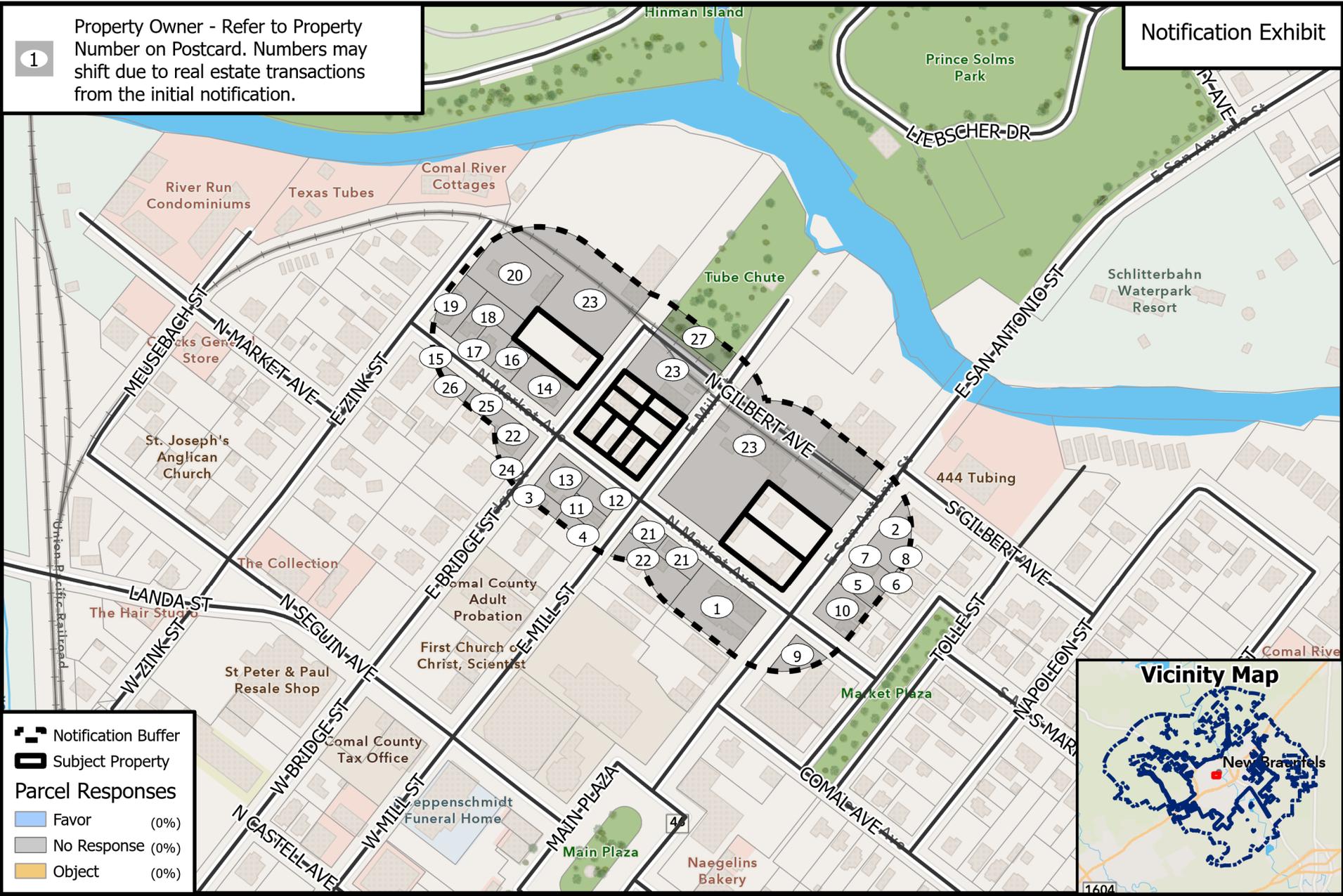
- Adult day care (no overnight stay).
- Adult day care (with overnight stay).
- Aircraft support and related services.
- Airport.
- Ambulance service (private).
- Archery range.
- Athletic fields.
- Auto body repair, garages (see section 144-5.11).
- Auto glass repair/tinting (see section 144-5.11).
- Auto interior shop/upholstery (see section 144-5.11).
- Auto leasing.
- Auto muffler shop (see section 144-5.11).
- Auto paint shop.
- Auto repair garage (general) (see section 144-5.11).
- Automobile driving school (including defensive driving).
- Barns and farm equipment storage (related to agricultural uses).
- Blacksmith or wagon shops.
- Book binding.
- Bottling or distribution plants (milk).
- Bottling works.
- Bowling alley/center (see section 144-5.13).
- Bus barns or lots.
- Cemetery and/or mausoleum.
- Check cashing service.
- Cleaning, pressing and dyeing (non-explosive fluids used).
- Cold storage plant.
- Communication equipment—Installation and/or repair.
- Contractor's office/sales, with outside storage including vehicles.

- Convenience store with or without fuel sales.
- Credit agency.
- Curio shops.
- Dance hall/dancing facility (see section 144-5.13).
- Day camp.
- Exterminator service.
- Fair ground.
- Farms, general (crops) (see chapter 6 and section 144-5.9).
- Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9).
- Filling station (fuel tanks must be below the ground).
- Food processing (no outside public consumption).
- Forge (hand).
- Forge (power).
- Freight terminal, rail/truck (when any storage of freight is 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.
- Galvanizing works.
- Golf course (public or private).
- Heavy load (farm) vehicle sales/repair (see section 144-5.14).
- Ice plants.
- Industrial laundries.
- Laboratory equipment manufacturing.
- Laundry, commercial (without self serve).
- Leather products manufacturing.
- Light manufacturing.
- Limousine/taxi service.
- Lumberyard (see section 144-5.15).
- Lumberyard or building material sales (see section 144-5.15).
- Machine shop.
- Manufactured home sales.
- Manufacturing and processes.
- Metal fabrication shop.
- Moving, transfer, or storage plant.
- Non-bulk storage of fuel, petroleum products and liquefied petroleum.
- Nursing/convalescent home/sanitarium.

- Outside storage (as primary use).
- Plastic products molding/reshaping.
- Plumbing shop.
- Portable building sales.
- Propane sales (retail).
- Quick lube/oil change/minor inspection.
- Retirement home/home for the aged.
- Rodeo grounds.
- RV park.
- RV/travel trailer sales.
- Sheet metal shop.
- Shooting gallery—Indoor (see section 144-5.13).
- Sign manufacturing/painting plant.
- Storage—Exterior storage for boats and recreational vehicles.
- Storage in bulk.
- Taxidermist.
- Telemarketing agency.
- Telephone exchange (office and other structures).
- Tire sales (outdoors).
- Tool rental.
- Transfer station (refuse/pick-up).
- Welding shop.

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

Notification Exhibit

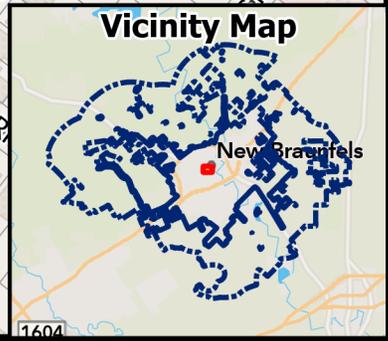


Notification Buffer
 Notification Buffer

Subject Property
 Subject Property

Parcel Responses

	Favor	(0%)
	No Response	(0%)
	Object	(0%)



SUP26-028
C-2, M-1, M-1 SUP to MU-B SUP



PLANNING COMMISSION – MARCH 3, 2026 – 6:00PM

City Hall Council Chambers

Applicant: Killen, Griffin, & Farrimond, PLLC

Address/Location: 342, 352, & 353 E. Bridge St., 343 & 353 E. Mill St., 218, 232, 266, & 288 N. Market Ave., and 309 & 351 E. San Antonio St

Case # SUP26-028

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. MUCKENFUSS PROPERTIES LLC | 15. BUNNY & EDS ZINK HAUS LLC |
| 2. ESA PARTNERS LLC | 16. RIZZAHAUS LLC |
| 3. TAMEZ INVESTMENTS LLC - SERIES B | 17. MORALES MARK A |
| 4. TAMEZ INVESTMENTS LLC - SERIES A | 18. CAMPOS ATANACIO |
| 5. KIESLING BOB R & BETTY A | 19. KOBESKI LEONARD J JR & FRANCES K |
| 6. CASA RIO LLC | 20. HERBELIN CARL B |
| 7. CABANA SOCIAL CLUB LLC | 21. NOLTE MELVIN JR |
| 8. KORMAN GREG | 22. CASTEEL PARTNERS LTD |
| 9. LEISSNER LAYTON L | 23. DITTLINGER MILL LLC |
| 10. KL COLLECTION LLC | 24. SAEGERT JOEL & MERRY |
| 11. CASTEEL PARTNERS LP | 25. ORR JUNE H |
| 12. MOZELEY-JACQUES RENTALS LLC | 26. N/A 1 |
| 13. BEHRENS JAY & MORGAN | 27. NEW BRAUNFELS CITY OF |
| 14. LEATHERWOOD PAUL W | |

SEE MAP

3/3/2026

Agenda Item No. C)

PRESENTER:

Applicant: James Ingalls

Owner: Richard Hillyer

SUBJECT:

REP26-041 Public hearing and consideration of a replat 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.

DEPARTMENT: Neighborhood and Community Planning**COUNCIL DISTRICTS IMPACTED:** 5**BACKGROUND INFORMATION:****Case No:** REP26-041**Applicant:**

James Ingalls

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

Owner:

Richard Hillyer

(713) 254-2459 | rdhillyer@hotmail.com

Staff Contact:

Dana Moses

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

The subdivision of City Block 1019 is on the northwest side of the intersection of Lindheimer Street and Guada Coma Drive. The subdivision is within the city limits and is zoned R-1A-6-6, Single Family Residential District. The original plat was recorded in the 1920's.

ISSUE:

The requested replat is a portion of the City Block 1019 Subdivision for Lot E & FA and is a total of 0.892 acres, to subdivide into two lots. The proposed land use for the newly created lots is single family residential.

The purpose of the replat is to subdivide City Block 1019 Lot E & FA into two lots.

Drainage:

The Transportation and Construction Services Department reviewed project drainage with the Letter of Certification process as required by Section 118-51(e)r of the Subdivision Platting Ordinance and in accordance with the requirements of Chapter 143 Municipal Drainage Utility Systems and the Drainage and Erosion Control Design Manual. Drainage improvements are not required to be constructed with this subdivision.

Utilities:

Water and wastewater facilities will be provided by NBU.

Transportation Plan:

The proposed replat is in compliance with the City's Thoroughfare Plan. The project is not proposing new streets and will take access from existing roadways.

Hike and Bike:

The plat is in compliance with the City's Hike and Bike Trails Plan. There are no bike lanes or off-street paths indicated on the plan along the subject property.

Sidewalks:

Six (6) foot wide sidewalks will be required to be constructed by the developer or homeowner per city standards at the time of lot development or redevelopment per city standards along Lindheimer Street and Guada Coma Drive.

Roadway Impact Fees:

The subdivision is in Roadway Impact Fee Service Area 2. The Impact Fees will be collected at the time of building permit as indicated in the then current fee schedule for the intended use.

Parkland Dedication and Development:

This subdivision is subject to the City's 2018 Parkland Dedication and Development Ordinance. The addition of one residential lot requires payment of parkland dedication and development fees for an expected single-family dwelling.

Notification:

Public notices were sent to owners of 19 properties within 200 feet of the subject property. The city has received five responses in favor to the request.

COMPREHENSIVE PLAN REFERENCE:

Action 1.6: Incentivize infill development and redevelopment to take advantage of existing infrastructure.

Action 3.19: Improve walkability across town to attract younger generations seeking pedestrian connections.

Action 6.4: Consider how each new development project impacts the transportation system and ensure appropriate mitigation is implemented.

Action 7.21: Ensure there is connected multi-modal access to all public facilities and from all parts of town.

Action 7.4 Strengthen sidewalk requirements in the City's codes

Action 7.8: Enhance pedestrian quality of the City by limiting the realm of the automobile

STRATEGIC PLAN REFERENCE:

Economic Mobility Enhanced Connectivity Community Identity

Organizational Excellence Community Well-Being N/A

- **Enhanced Connectivity:** Assess vehicle, pedestrian and bicycle network connectivity and develop baseline connectivity rating
- **Community Identity:** Allocate resources and recurring funding dedicated to community wide beautification and streetscape enhancement.

FISCAL IMPACT:

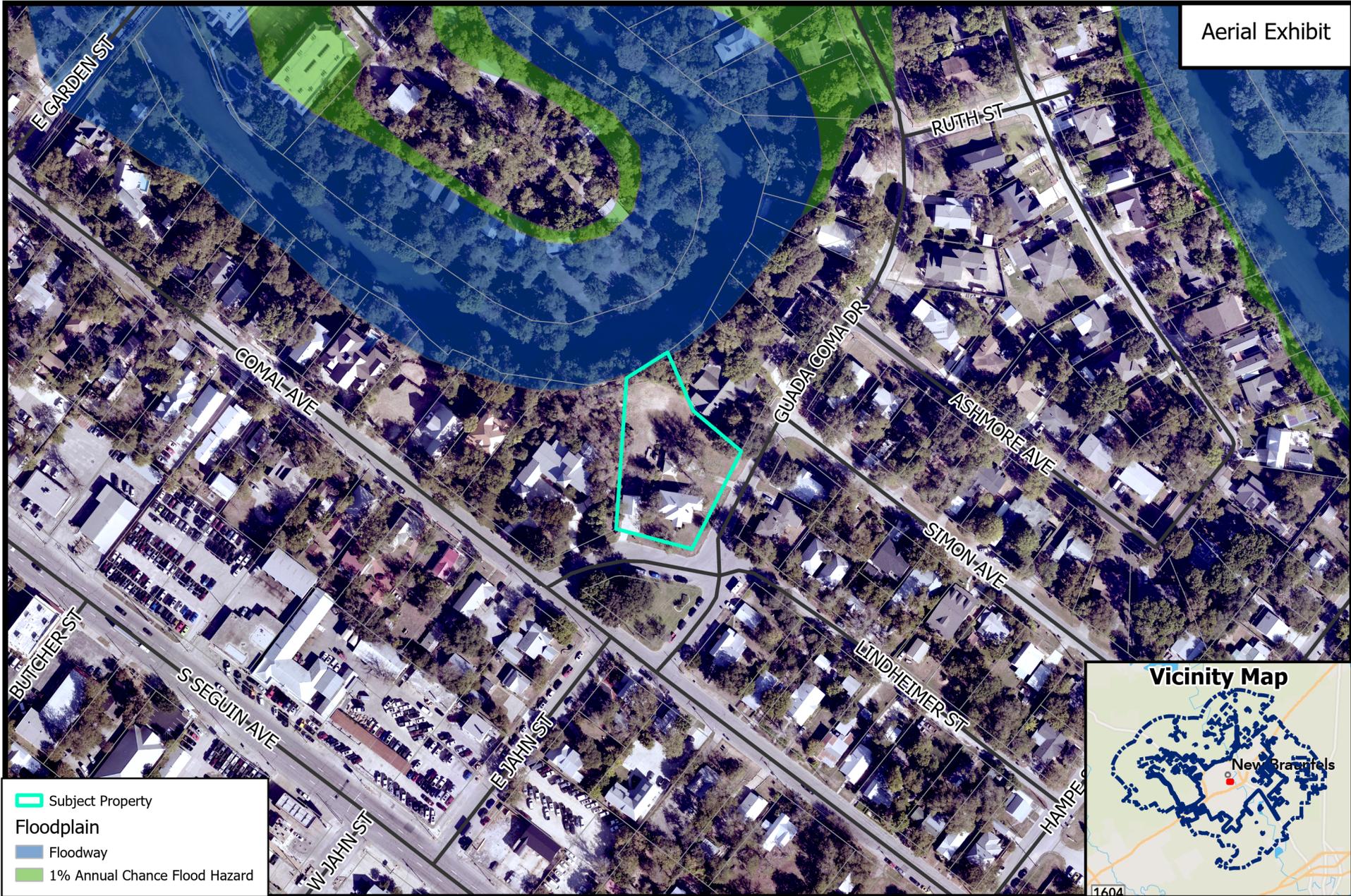
The additional residential lot will increase the taxable value of the subject property.

RECOMMENDATION:

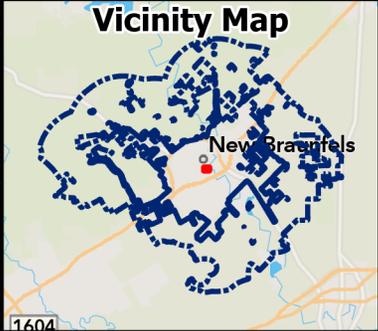
To meet the requirements of the Subdivision Platting Ordinance and other adopted codes, the applicant's proposed final plat must comply with the conditions noted below. Staff recommends approval of the applicant's proposed final plat with the following Conditions of Approval:

1. Correct lot 'A' to read 'Lot FA'. This is the correct lot name according to the property's legal description (NBCO 118-29(b)(2)).
2. Add a sidewalk note that states four foot wide sidewalks will be installed along the development side of property frontage that is proposing new development side on Guada Coma Drive and Lindheimer Street (NBCO 144-5.31(a)).
3. Confirm if addition line bearing measurements should be included in the line table (NBCO 118-29(b)(2)).
4. Add r-o-w and centerline dimensions on surrounding streets (NBCO 118-29(b)(2)).
5. State and label the grid state plane coordinates (two decimal places) that are the farthest from each other on two corners of the outer boundary. (Ord. 118-21.c).
6. Change all the bearings and distances of the outer boundary to a clockwise rotation. (Ord. 118-21.c)
7. An updated final digital plat must be submitted when proceeding with recordation the format must be in:
 - a. NAD 1983 State Plane Texas South Central FIPS 4204 (US Survey feet).
 - b. Grid-scale.
 - c. All x-referenced files must not be in blocks.
 - d. Dwg format 2018 version or earlier.

GIS Comment-(Contact me if you need help resolving these issues, Phone: 830-221-4309, Email: Jatovar@newbraunfels.gov <<mailto:Jatovar@newbraunfels.gov>>)



▭ Subject Property
▭ Floodway
▭ 1% Annual Chance Flood Hazard



**REP26-041
Residential Replat**



RE-PLAT ESTABLISHING

REPLAT OF CITY BLOCK 1019 LOT- E & FA

ESTABLISHING LOT E-R1 AND E-R2 AND BEING A REMAINDER OF LOT E (TRACT 1) NCB1019, AND ALL OF A 0.121 OF AN ACRE TRACT OF LAND (TRACT 2) NCB1019, CITY OF NEW BRAUNFELS AS CONVEYED IN DOCUMENT NO. 202506003839 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY TEXAS, AND DESCRIBED IN DOCUMENT NO. 201706047706 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY TEXAS.

STATE OF TEXAS
COUNTY OF COMAL

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE REPLAT OF CITY BLOCK 1019 LOT E & FA TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER:
RICHARD HILLYER
393 GUADA COMA
NEW BRAUNFELS, TX 78130

STATE OF TEXAS
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____DAY OF _____, 20____

BY _____

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF COMAL

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE REPLAT OF CITY BLOCK 1019 LOT E & FA TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER:
DONNA A JOHNSON
BOX 909
ABILENE, TX 79604

STATE OF TEXAS
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____DAY OF _____, 20____

BY _____

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, DREW A. MAWYER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

DREW A. MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348
D.A. MAWYER LAND SURVEYING, INC.
5151 W. SH46
NEW BRAUNFELS, TEXAS 78132
FIRM #10191500



LEGEND:
R.O.W. = RIGHT-OF-WAY
OPRCCT = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
O = 1/2" IRON PIN SET WITH CAP STAMPED "DAM #5348 PROP. COR."
● = IRON PIN FOUND

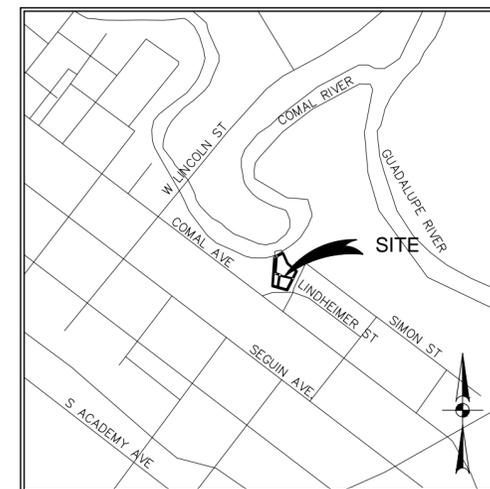
2021 W SH46, STE 105
NEW BRAUNFELS, TX. 78132
PH: 830-358-7127 ink-civil.com
TBPE FIRM F-13351

NOTES:

- ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WATER, SEWER, AND ELECTRIC SERVICE BY NEW BRAUNFELS UTILITIES.
- THE SUBDIVISION IS WITHIN THE NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT.
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE IN GRID BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983. DISTANCES SHOWN HEREON ARE SURFACE USING COMBINED SCALE FACTOR OF 1.00015.
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND MARKERS WILL BE SET WITH 1/2" IRON PIN WITH PLASTIC CAP STAMPED "DAM #5348 PROP. COR." IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- CITY BLOCK 1019 LOT E & FA, DOES FALL WITHIN THE CITY LIMITS OF THE CITY OF NEW BRAUNFELS.
- THE PROPOSED USE OF THE SUBDIVISION IS FOR SINGLE FAMILY RESIDENTIAL.
- CITY BLOCK 1019 LOT E & FA, ESTABLISHING A TOTAL OF 2 LOTS, WITH 2 BEING BUILDABLE.
- THIS SUBDIVISION IS SUBJECT TO THE 2018 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR 1 DWELLING UNIT PER BUILDABLE LOT WITH A MAXIMUM OF 2 BUILDABLE LOTS. AT SUCH TIME THAT ADDITIONAL DWELLING UNITS ARE CONSTRUCTED; THE OWNER OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH DWELLING UNIT.
- NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASES THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF NEW BRAUNFELS AND GUADALUPE COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- THE ELEVATION OF THE LOWEST FLOOR SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORMWATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO STORMWATER CONVEYANCE STRUCTURES MUST HAVE A FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE A PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE GARAGE AND SHALL PREVENT WATER FROM LEAVING THE STREET.
- NO STRUCTURES IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER AND SEWER SYSTEM WHICH HAS BEEN APPROVED BY NEW BRAUNFELS UTILITIES.
- NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE EXISTING SPECIAL FLOOD HAZARD ZONE A, 100-YEAR FLOOD BOUNDARY, AS DEFINED BY THE GUADALUPE COUNTY, TEXAS COMMUNITY PANEL NUMBER 48091C0455G, REVISED MAY 08, 2024 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- EACH LOT OWNER SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH OF THE SEWER SERVICE STUB OUT AND DETERMINING THE MINIMUM SERVICEABLE FINISH FLOOR ELEVATION.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS, AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- NO PORTION OF THIS PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- 1' CONTOURS ARE SOURCED FROM THE CITY OF NEW BRAUNFELS LIDAR GIS DATABASE AND ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1988.

NEW BRAUNFELS UTILITIES NOTES:

- MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT, MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW BRAUNFELS UTILITIES, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF THE CITY OF NEW BRAUNFELS OR ANY OTHER GOVERNING BODY. THE PROPERTY OWNER MUST OBTAIN, IN ADVANCE, WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT, OR ANY PART OF IT.
- UTILITIES WILL POSSESS A 5' WIDE SERVICE EASEMENT TO THE BUILDING STRUCTURE ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING AND SERVICE.
- UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
- EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER'S/DEVELOPER'S EXPENSE.
- DO NOT COMBINE ANY NEW UTILITY EASEMENTS (U.E.) WITH DRAINAGE EASEMENTS (D.E.) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (U.E.) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.
- LOT DESIGNATED AS LOT E & FA-R1 WILL ONLY BE SERVED BY NBU UPON COMPLETION OF BOTH NBU-APPROVED WATER AND WASTEWATER SERVICE LATERALS CAPABLE OF CONVEYING THE DEVELOPMENT'S DEMAND BY THE LOT OWNER.



LOCATION MAP

SCALE: 1"=1,000'

APPROVED THIS THE ____ DAY OF _____, 20____ BY THE PLANNING COMMISSION OF THE CITY OF NEW BRAUNFELS, TEXAS.

CHAIRMAN _____

APPROVED FOR ACCEPTANCE

DATE _____ PLANNING DIRECTOR _____

DATE _____ CITY ENGINEER _____

STATE OF TEXAS
COUNTY OF COMAL

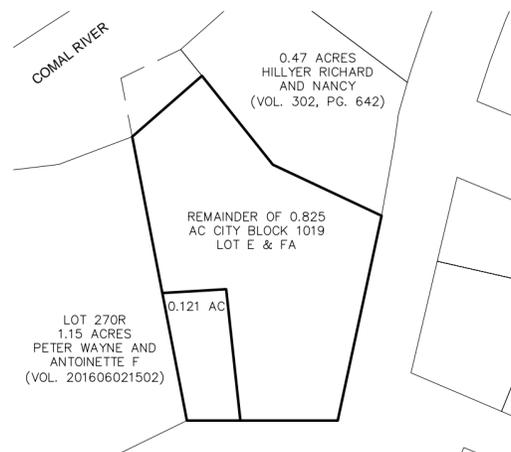
I, _____ DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOC# _____ OF COMAL COUNTY ON THE ____ DAY OF _____, 20____, AT _____ M. WITNESS MY HAND OFFICIAL SEAL, THIS THE ____ DAY OF _____, A.D. 20____.

COUNTY CLERK, COMAL COUNTY, TEXAS

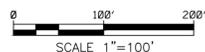
DEPUTY _____

REPLAT OF CITY BLOCK 1019 LOT - E & FA

RE-PLAT ESTABLISHING
ESTABLISHING LOT E-R1 AND E-R2 AND BEING A REMAINDER OF LOT E (TRACT 1) NCB 1019, AND ALL OF A 0.121 OF AN ACRE TRACT OF LAND (TRACT 2) NCB 1019, CITY OF NEW BRAUNFELS AS CONVEYED IN DOCUMENT NO. 202506003839 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY TEXAS, AND DESCRIBED IN DOCUMENT NO. 201706047706 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY TEXAS.

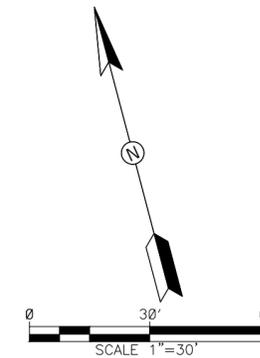
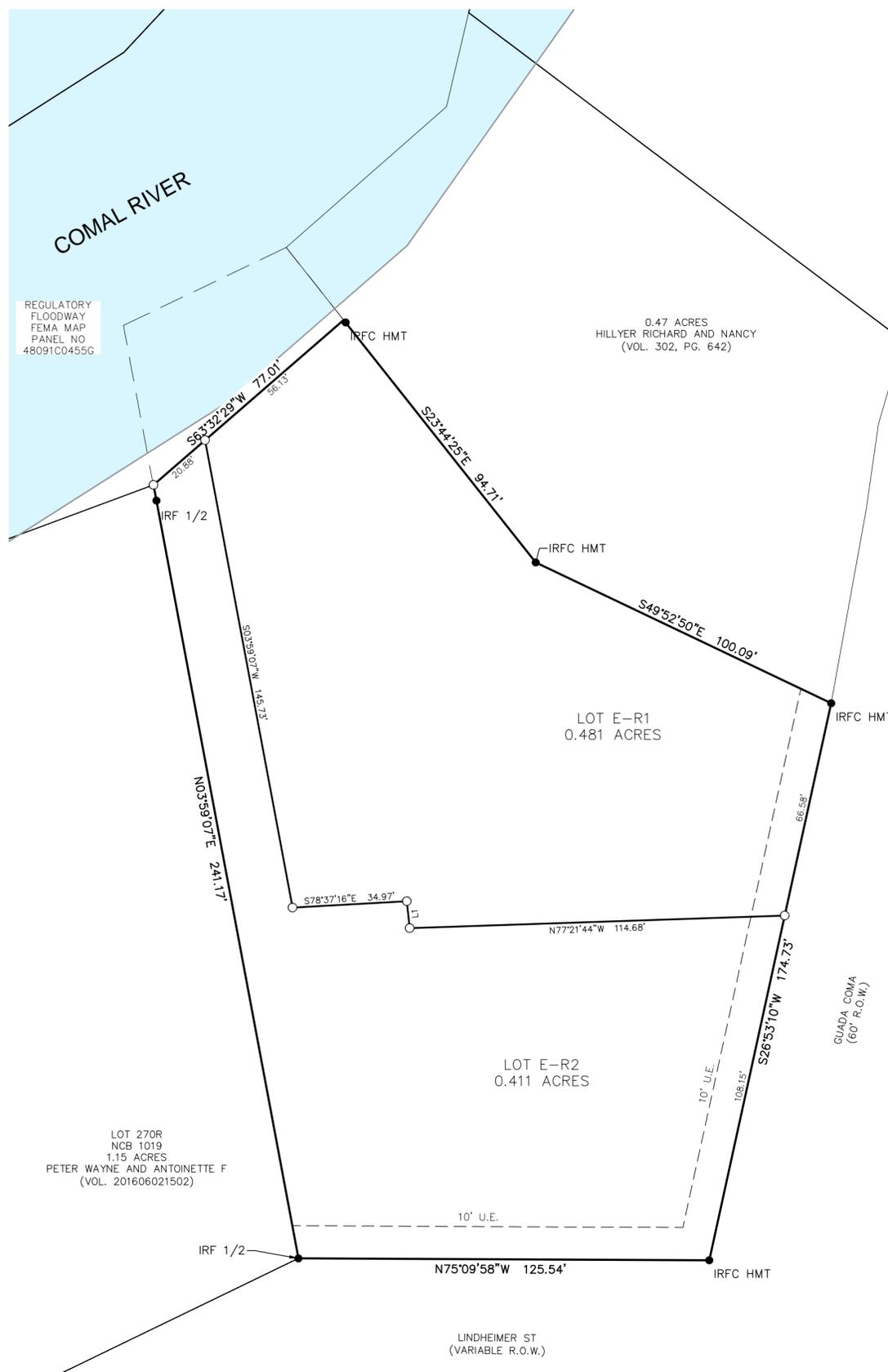


SITE MAP



PURPOSE FOR REPLAT:

THE PURPOSE OF THIS REPLAT IS:
TO SUBDIVIDE CITY BLOCK 1019 LOT E & A 0.121 ACRE TRACT OF LAND INTO TWO (2) LOTS.



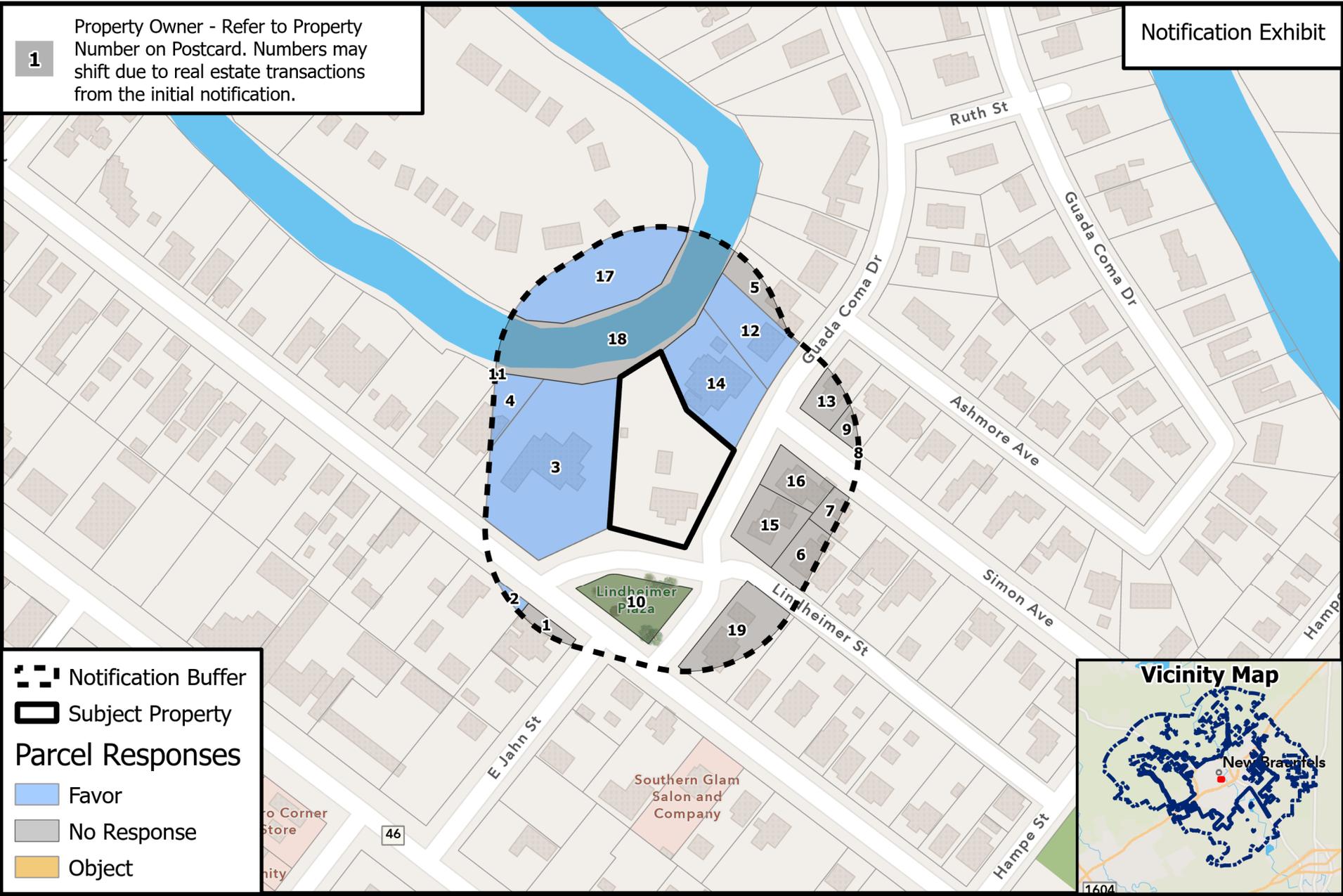
LINE TABLE		
LINE	LENGTH	BEARING
L1	8.30'	S08°37'41"W



2021 W SH46, STE 105
NEW BRAUNFELS, TX. 78132
PH: 830-358-7127 ink-civil.com
TBPE FIRM F-13351

- LEGEND:**
- = RIGHT-OF-WAY
 - OPRCCT = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
 - = 1/2" IRON PIN SET WITH CAP STAMPED "DAM #5348 PROP. COR."
 - = IRON PIN FOUND

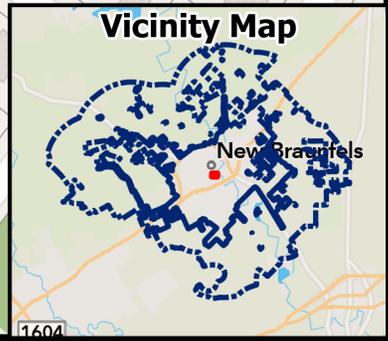
1 Property Owner - Refer to Property Number on Postcard. Numbers may shift due to real estate transactions from the initial notification.



Notification Buffer
Subject Property

Parcel Responses

- Favor
- No Response
- Object



REP26-041
Residential Replat



PLANNING COMMISSION – MARCH 3, 2026 – 6:00PM

City Hall Council Chambers

Applicant: James Ingalls

Address/Location: 599 Comal Avenue

PROPOSED REPLAT – CASE #REP26-041

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. MINKS MARIE E | 10. SANDERS PATTI K |
| 2. S & S PROPERTIES | 11. HENSLEY LARRY W & CYNDY M |
| 3. PETERS WAYNE H & ANTOINETTE F | 12. TALLEY AUSTIN & KIMBERLY |
| 4. MCCARTY R ANDREW LVNG TRST | 13. HILLYER RICHARD D & NANCY |
| 5. VALENTINE CLAUDIA C | 14. HARDEN JIM III & JILL |
| 6. KEB ENTERPRISES LLC | 15. SIMMONS SCOTT E |
| 7. SANCHEZ JANEY P | 16. OTHER PLACE THE LLC |
| 8. DAVIS JENNIFER | 17. COLORADO RIVER LAND TRUST INC |
| 9. SONLITNER JO ANN PPROPERTY OWNER | 18. FOWLER TIFFANY A & JOHN R JR |
| | 19. PROPERTY OWNER |

SEE MAP

S & S PROPERTIES

550 COMAL AVE

NEW BRAUNFELS TX 78130

Property #: 2

REP26-041

Case Manager: DM

COMMENTS

FAVOR

OPPOSE



PETERS WAYNE H & ANTOINETTE F
575 COMAL AVE
NEW BRAUNFELS TX 78130
Property #: 3
REP26-041
Case Manager: DM

FAVOR

OPPOSE

COMMENTS

MCCARTY R ANDREW LVNG TRST 7-13-2023

555 COMAL AVE

NEW BRAUNFELS TX 78130

Property #: 4

REP26-041

Case Manager: DM

FAVOR

OPPOSE

COMMENTS

In favor replat
lot from 1 to 2
properties.

RAMcarty

HENSLEY LARRY W & CYNDY M
427 GUADA COMA
NEW BRAUNFELS TX 78130

Property #: 12

REP26-041

Case Manager: DM

COMMENTS

FAVOR

OPPOSE

OTHER PLACE THE LLC
635 HUNTERS CREEK DR
NEW BRAUNFELS TX 78132
Property #: 17
REP26-041
Case Manager: DM

FAVOR

COMMENTS

OPPOSE

3/3/2026

Agenda Item No. D)

PRESENTER:

Applicant: Tarrah Stewart

Owner: Allen & Jillian Beck

SUBJECT:

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.

DEPARTMENT: Neighborhood and Community Planning**COUNCIL DISTRICTS IMPACTED:** 1**BACKGROUND INFORMATION:****Case No:** SUP26-013**Applicant:**

Tarrah Stewart

(830) 660-8131 | tarrah_stewart@yahoo.com

Owner:

Allen & Jillian Beck

(254) 462-8186 | Allen.m.beck@gmail.com

Staff Contact:

Amanda Mushinski, AICP, CNU-A

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

The subject property is approximately 0.2 of an acre on the southeast side of Jackson Street and approximately 1 block north of Business 35/Elliot Knox Boulevard. The subject property is bordered by R-2 and C-3 zoning districts and adjacent land uses consist of residences.

The 1920s residence on the subject site comprises roughly 1226 square feet with 3 bedrooms and 2 bathrooms. Per the Zoning Ordinance, the maximum occupancy of an STR with a total of 3 bedrooms and 2 bathrooms is 8 occupants, and the minimum off-street parking is 3 spaces. There is sufficient room to meet the minimum parking requirements.

ISSUE:

R-2 is intended to preserve low-density residential neighborhoods by accommodating detached single-family and duplex dwellings while maintaining compatible development patterns and neighborhood character. Short-Term Rentals (STRs) are not permitted by right or by Special Use Permit within residential zoning districts such as R-2. To seek an SUP for an STR, a property must be rezoned to a non-residential district. To meet that procedural requirement, the applicant is requesting to rezone from R-2 to C-O (Commercial Office District) and

concurrently apply for a Special Use Permit (SUP) to allow the short-term rental use of the existing single-family home.

C-O was selected because it is the least intensive mixed-use zoning district that allows both 1) the continued use of the existing residence as a single-family dwelling and 2) the potential operation of a short-term rental with SUP approval. The C-O district also allows for multifamily residential, office and additional low-intensity nonresidential uses. The surrounding area is primarily developed with single-family homes. Rezoning the property to a mixed-use district would introduce a broader range of potential uses than what currently exists in the neighborhood.

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.

COMPREHENSIVE PLAN REFERENCE:

The proposed rezoning is not consistent with the following actions from Envision New Braunfels:

- **Action 1.3:** Encourage balanced and fiscally responsible land-use patterns.
- **Action 3.3:** Balance commercial centers with stable neighborhoods.
- **Action 3.17:** Enact policies that dis-incentivize incompatible commercial encroachment into neighborhoods that whittle away at the edges, while still allowing for neighborhood scale commercial within walking distance of homes.

Future Land Use Plan: The subject property is located within the New Braunfels Sub Area, near existing Civic and Market Centers.

STRATEGIC PLAN REFERENCE:

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

The proposed rezoning does not represent a targeted mixed-use redevelopment or contribute to integrated housing and commercial opportunities identified in the plan. Instead, it would introduce opportunity for some non-residential uses within an established residential neighborhood, outside of designated mixed-use or employment focus areas. Additionally, the conversion of an existing single-family home to a short-term rental at this location would not support the Strategic Plan’s goal of increasing affordable housing options or advancing community connectivity improvements.

FISCAL IMPACT:

As noted in the Comprehensive Plan and Strategic Plan consistency review above, the proposed rezoning would introduce opportunities for nonresidential uses within a predominantly residential area without contributing to a broader mixed-use or redevelopment objective. The proposed rezoning request is not in alignment with the recommendations and strategies of the Land Use Fiscal Analysis. While the property could generate limited revenue through local and state hotel occupancy taxes (HOT) if operated as a short-term rental, the request would not result in a mix of uses or development intensity that increases fiscal productivity. The existing single-family home would remain in residential use, and the change in zoning would not further the Land Use Fiscal Analysis goal of encouraging diverse, revenue-positive development patterns within targeted growth areas.

RECOMMENDATION:

Denial. The requested zoning change would introduce the potential for nonresidential uses within a

predominantly residential area and allow for higher intensity uses such as multifamily or office development that are not consistent with the surrounding neighborhood character or the intent of the Comprehensive Plan and Strategic Plan. The request does not support the Land Use Fiscal Analysis objectives related to mixed-use or fiscally productive development patterns and may set a precedent for similar commercial rezonings within established residential neighborhoods.

If approved, staff recommends 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.

Code of Ordinances Sec. 144-2.1 *Changes and Zoning Amendments*:

(b) *Considerations for approving or denying a zoning change.* In making a determination regarding a requested zoning change, the planning commission and the city council shall consider the following factors:

- (1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the city as a whole;
- (2) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area;
- (3) How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved;
- (4) Any other factors that will substantially affect the public health, safety, morals, or general welfare; and
- (5) Whether the request is consistent with the comprehensive plan.

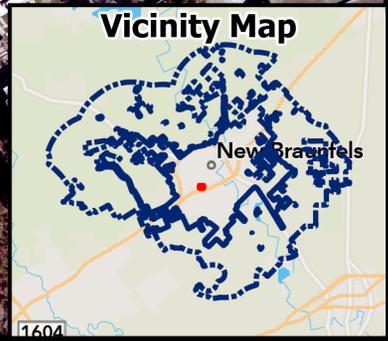
Mailed notification as required by state statute:

Public hearing notices were sent to owners of 14 properties within 200 feet of the request. As of the date this agenda was posted, zero responses had been received by the City.

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. 3.4-17 (C-O) 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?

Aerial Exhibit



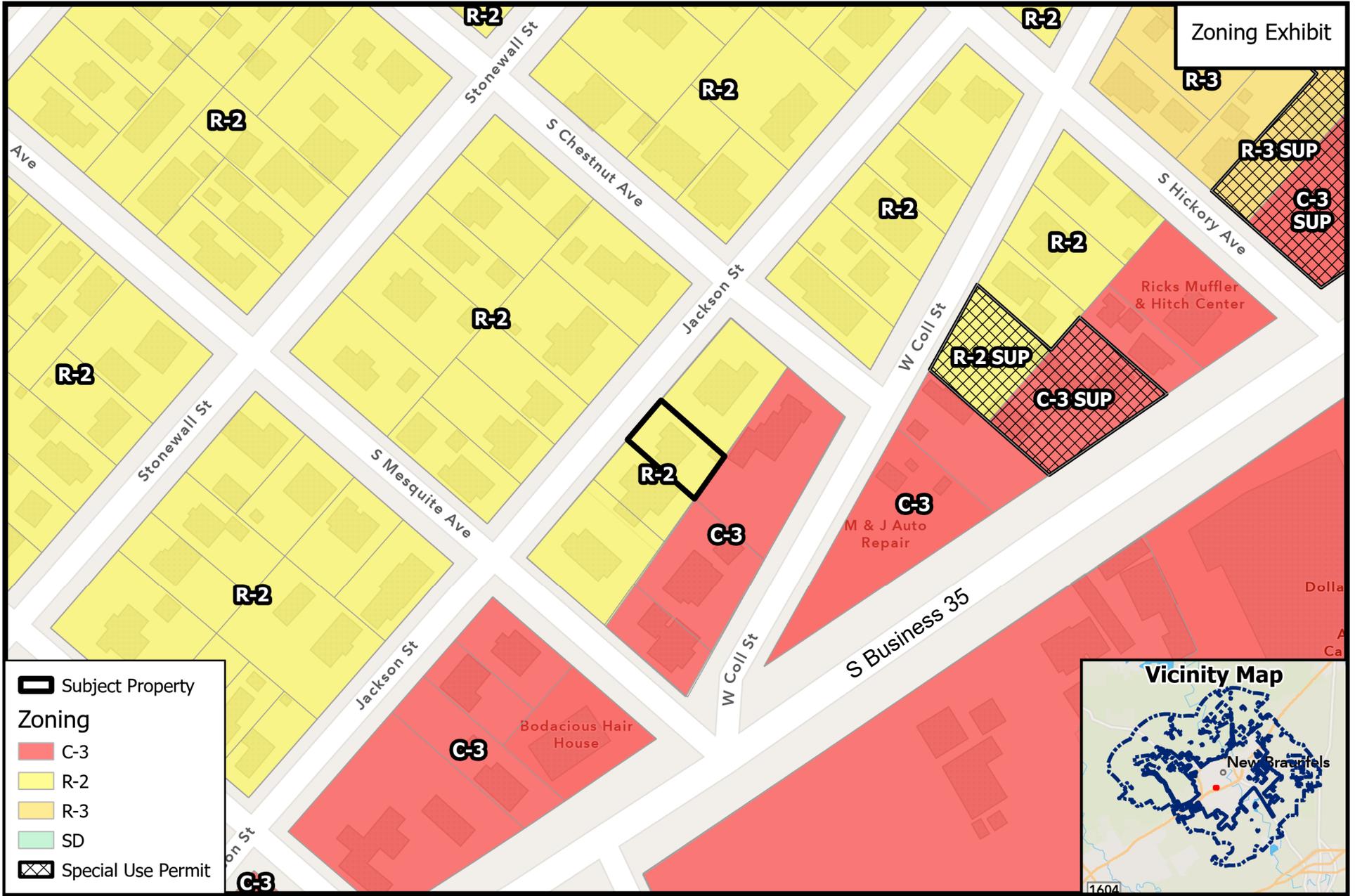
SUP26-013
1329 Jackson St - R-2 to C-O SUP for STR



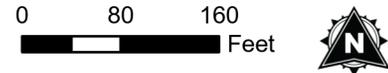
Path: L:\Boards and Commissions\ZoneChange & SUPs\2026\SUP26-013 - 1329 Jackson St - R-2

Source: City of New Braunfels Planning
Date: 2/10/2026

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.



SUP26-013
1329 Jackson St - R-2 to C-O SUP for STR



Land Use	Existing	Proposed
	R-2	CO
Accessory building/structure (see section 144-5.4)	P	P
Accessory dwelling (one accessory dwelling per lot)	P	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		
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		P
Antique shop		P
Appliance repair		
Archery range		
Armed services recruiting center		P
Art dealer/gallery		P
Artist or artisans studio		P
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)		P
Bank, savings and loan, or credit union		P
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
Battery charging station		
Bed and breakfast inn (see section 144-5.6)		P

Land Use	Existing	Proposed
	R-2	CO
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		P
Book binding		
Book store		P
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		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		
Cleaning, pressing and dyeing (non-explosive fluids used)		
Clinic (dental)		P
Clinic (emergency care)		P
Clinic (medical)		P
Club (private)		
Coffee shop		P
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	Proposed
	R-2	CO
Community home (see definition)	P	P
Computer and electronic sales		
Computer repair		
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		
Convenience store without gas sales		
Cotton ginning or baling works		
Country club (private)	P	
Credit agency		P
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)		P
Drapery shop/blind shop		
Driving range		
Drug store/pharmacy		
Duplex/two-family/duplex condominiums	P	P
Electrical generating plant		
Electrical repair shop		
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		
Fairground		
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)		
Florist		
Flour mills, feed mills, and grain processing		
Food or grocery store with gasoline sales		
Food or grocery store without gasoline sales		

Land Use	Existing	Proposed
	R-2	CO
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		P
Gas manufacture		
Gas or oil wells		
Golf course (public or private)	P	P
Golf course (miniature)		
Government building or use with no outside storage (outside storage allowed in M-2 and M-2A)	P	P
Grain elevator		
Greenhouse (commercial)		
Handicraft shop		
Hardware store		
Hay, grain, and/or feed sales (wholesale)		
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	
Home repair and yard equipment retail and rental outlets		
Hospice		P
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)		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	CO
Laundry/washateria (self-serve)		
Lawnmower sales and/or repair		
Leather products manufacturing		
Light manufacturing		
Limousine/taxi service		
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		
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)		P
Museum		
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	CO
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	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)		
Parking structure/public garage		
Pawn shop		
Personal services		P
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		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)		
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
Recycling kiosk		
Refreshment/beverage stand		
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		P
Restaurant/prepared food sales		
Restaurant with drive-through service		

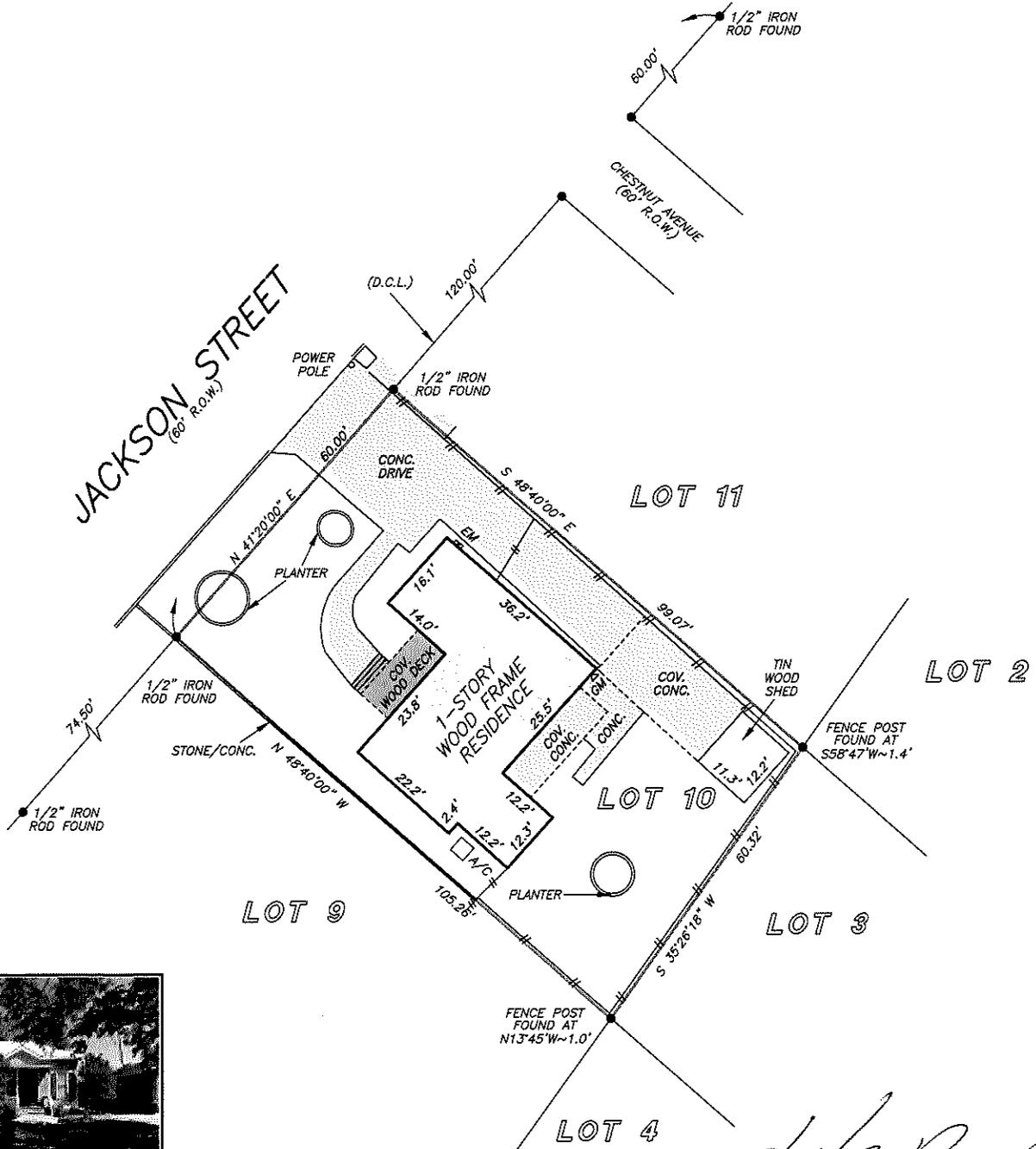
Land Use	Existing	Proposed
	R-2	CO
Retail store and shopping center without drive-through service (50,000 sq. ft. bldg. or less)		
Retail store and shopping center with drive-through service (50,000 sq. ft. bldg. or less)		
Retail store and shopping center (more than 50,000 sq. ft. bldg.)		
Retirement home/home for the aged		P
Rock crushers and rock quarries		
Rodeo grounds		
RV park		
RV/travel trailer sales		
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		
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	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)		
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.)		
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		P
Telephone exchange buildings (office only)		P
Tennis court (commercial)		P
Theater (non-motion picture; live drama)		
Tire sales (outdoors)		
Tool rental		
Townhouse (attached)		P
Transfer station (refuse/pick-up)		
Travel agency		P

Land Use	Existing	Proposed
	R-2	CO
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		
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
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		P

GF NO. 2515098-NBF INDEPENDENCE TITLE
 ADDRESS: 1329 JACKSON STREET
 NEW BRAUNFELS, TEXAS 78130
 BORROWER: ALLEN BECK AND
 JILLIAN COLLUM BECK

LOT 10 NEW CITY BLOCK 4045 HILL CREST ADDITION

SITUATED IN THE CITY OF NEW BRAUNFELS
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN VOLUME 57, PAGES 11-13, DEED RECORDS
 OF COMAL COUNTY, TEXAS



James P. Walkoviak

THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAIN AS PER FIRM
 PANEL NO. 48091C 0435 G
 MAP REVISION: 05/08/2024
 ZONE X
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.
 INACCURACIES OF FEMA MAPS PREVENT EXACT
 DETERMINATION WITHOUT DETAILED FIELD STUDY

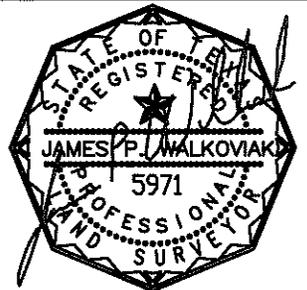
A SUBSURFACE INVESTIGATION
 WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
 RECORD BEARING: VOL. 57, PGS. 11-13, C.C.D.R.

DRAWN BY: RC

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND, THAT THIS PLAT CORRECTLY
 REPRESENTS THE FACTS FOUND AT THE
 TIME OF SURVEY AND THAT THERE ARE NO
 ENCROACHMENTS APPARENT ON THE GROUND,
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS
 CERTIFIED FOR THIS TRANSACTION ONLY AND
 ABSTRACTING PROVIDED IN THE ABOVE
 REFERENCED TITLE COMMITMENT WAS RELIED
 UPON IN PREPARATION OF THIS SURVEY.

JAMES P. WALKOVIAK
 PROFESSIONAL LAND SURVEYOR
 NO. 5971
 JOB NO. SA2025-01604
 MAY 19, 2025



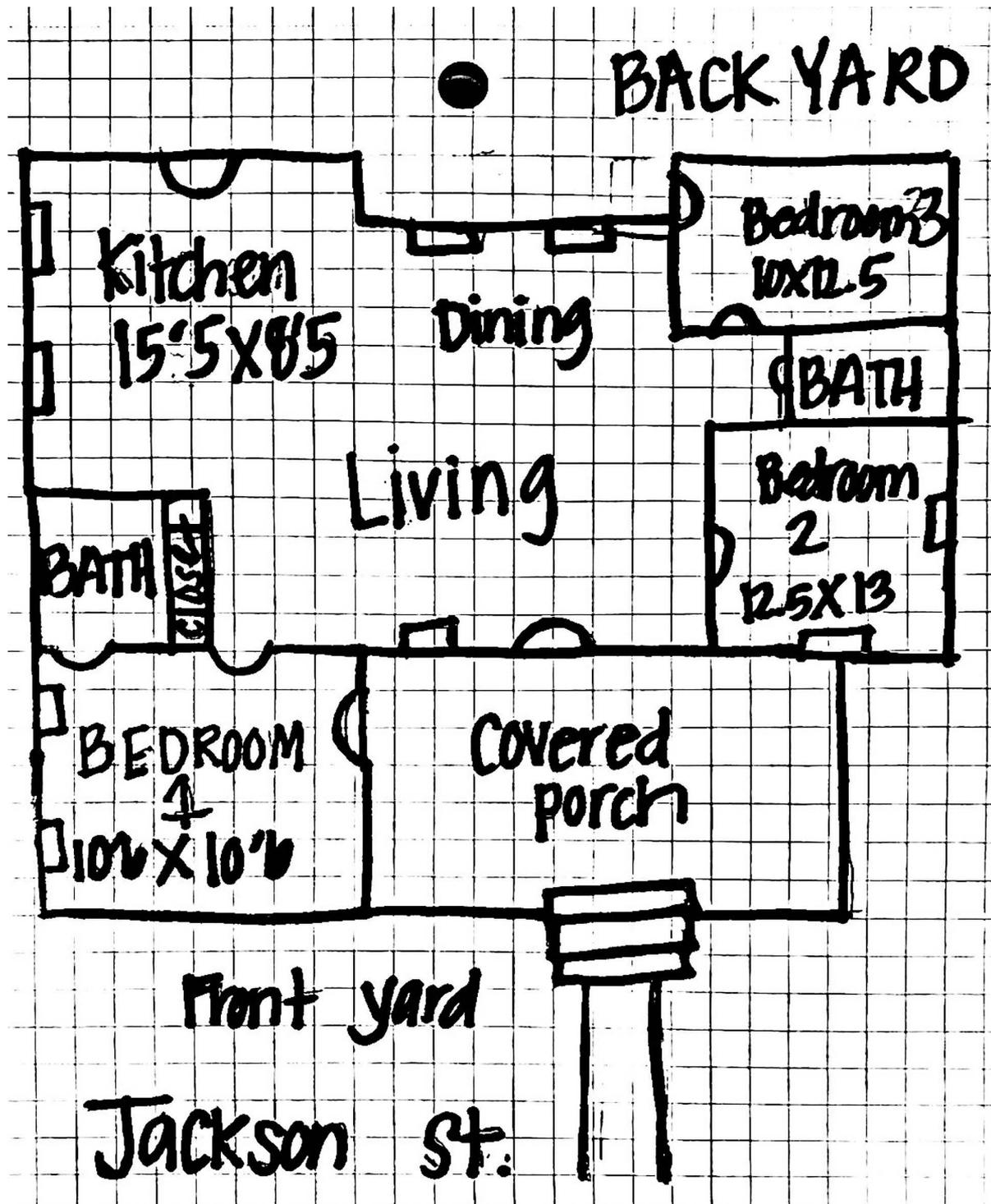
NICOLE CANTU
 830-629-8100



PRECISION
 surveyors

1-800-LANDSURVEY
 www.precisionsurveyors.com

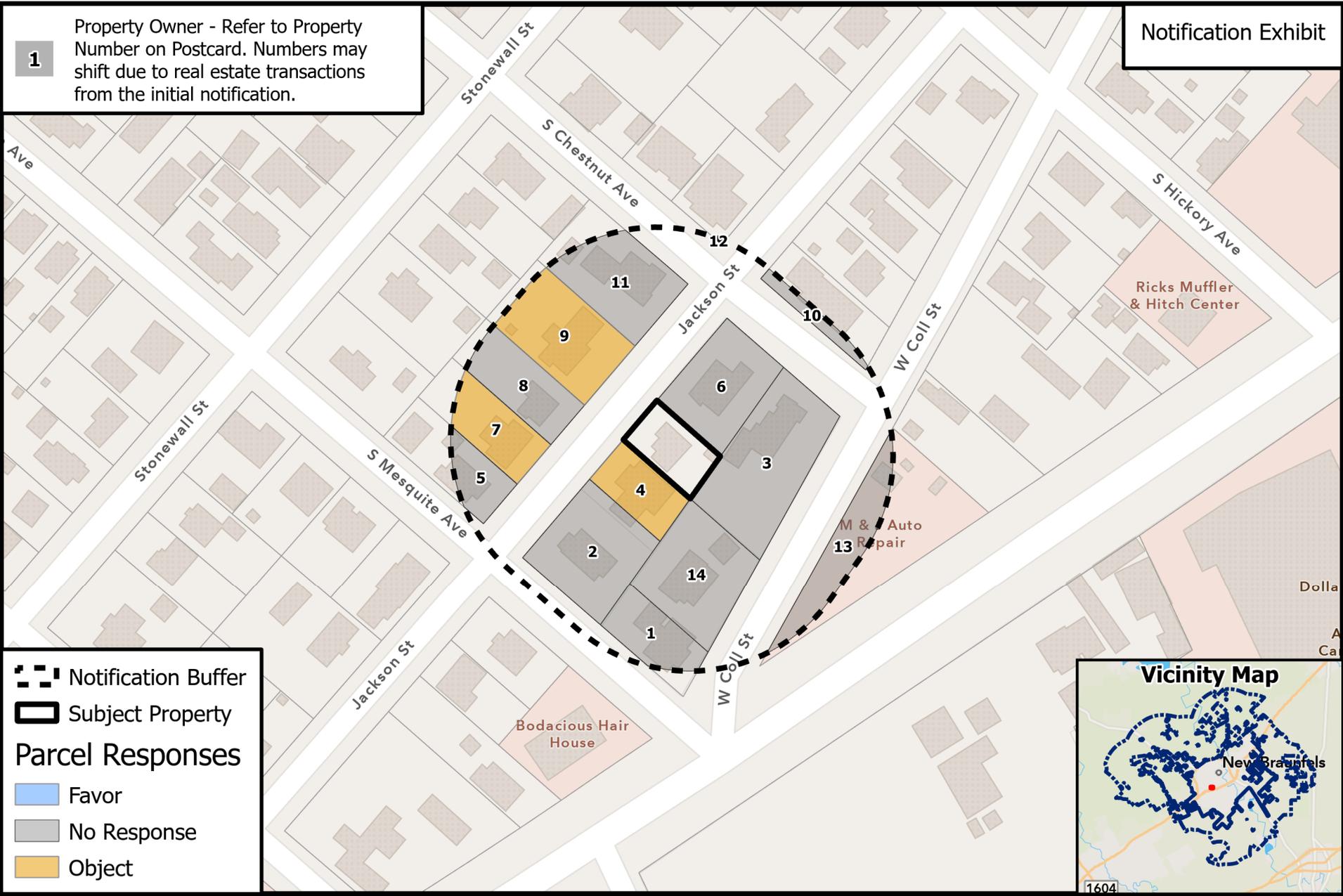
281-496-1586 FAX 281-496-1867 210-829-4941 FAX 210-829-1555
 950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217
 FIRM NO. 10063700





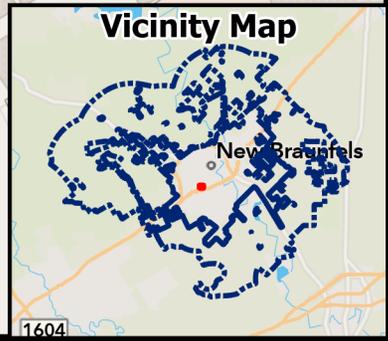
1329 Jackson St

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

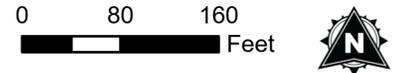


Parcel Responses

- Notification Buffer
- Subject Property
- Favor
- No Response
- Object



SUP26-013
1329 Jackson St - R-2 to C-O SUP for STR



PLANNING COMMISSION – March 3, 2026 – 6:00PM

City Hall Council Chambers

Applicant: Tarrah Stewart

Address/Location: 1329 Jackson St

SUP26-013

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. MADDEN JOSHUA D ET AL | 9. SHARP AMY N |
| 2. GONZALES GOENTJE & PRECILIANO DIAZ | 10. SHARON PETERS REAL ESTATE INC |
| 3. BECK JILLIAN C | 11. WEINBERG DAVID WILLIAM TRUST 2004 |
| 4. ROBINSON ROBERT JOSEPH | 12. JOHNSON MARK |
| 5. GRIFFIN ANNA L | 13. ADAMS RANDAL H |
| 6. KING MICHAEL W & DEBORAH | 14. JOHNSTON ANDREW D & LORINA |
| 7. RODRIGUEZ PEDRO G & ESPERANZA | |
| 8. HEIMER-SAGALYN MARY C | |

SEE MAP

RÓDRIGUEZ PEDRO G & ESPERANZA

1374 JACKSON ST

NEW BRAUNFELS TX 78130

Property #: 7

SUP26-013

Case Manager: AM

FAVOR

OPPOSE

COMMENTS

RECEIVED
FEB 20
BY: *AM*

SHARP AMY N

1328 JACKSON ST

NEW BRAUNFELS TX 78130

Property #: 9

SUP26-013

Case Manager: AM

FAVOR

OPPOSE

COMMENTS

From Live Oak to Walnut
and San Antonio to Elliott
Knox, there are no STRs.
This is a historic neighbor-
hood that needs to be
preserved.

RECEIVED
FEB 20
BY: *AM*

ROBINSON ROBERT JOSEPH

1347 JACKSON ST

NEW BRAUNFELS TX 78130

Property #: 4

SUP26-013

Case Manager: AM

COMMENTS

FAVOR

OPPOSE

RECEIVED
FEB 20
BY: *AM*

3/3/2026

Agenda Item No. E)

PRESENTER:

Applicant/Owner: Henry Espinoza

SUBJECT:

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.

DEPARTMENT: Neighborhood and Community Planning**COUNCIL DISTRICTS IMPACTED:** 2**BACKGROUND INFORMATION:****Case No:** PZ26-0023**Applicant/Owner:**

Henry Espinoza

(210)777-2112 | hleatx@gmail.com

Staff Contact:

Amanda Mushinski, AICP, CNU-A

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

The subject property is approximately 2.3 acres on the southwest side of Saur Lane, an existing principle arterial, and southwest of the New Braunfels National Airport. It is bordered by APD AH, R-3L AH, M-1 SUP AH AL zoning districts. Adjacent land uses consist of the New Braunfels National Airport, residences, and undeveloped land.

ISSUE:

The submitted application indicates that the proposed zoning change is intended to allow for light industrial development.

Traffic Impact Analysis (TIA): Per adopted ordinance, if a TIA is required, it will be conducted at the Subdivision Platting and/or Building Permit stage, as applicable.

Drainage: Per adopted ordinance, if a drainage study is required, it will be conducted with the Public Infrastructure Construction Plan approval process and/or Building Permit stage, as applicable.

Barbarosa Road / Saur Lane Road Widening: The Barbarosa Road and Saur Lane Road Widening Project, located between FM 1101 and Saur Lane, is currently in final design with right-of-way acquisition underway. The roadway is proposed to be expanded to a four-lane major urban collector with continuous bicycle and pedestrian facilities. This planned improvement will enhance access, circulation, and transportation capacity.

COMPREHENSIVE PLAN REFERENCE:

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

- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
- **Action 1.6:** Incentivize infill development and redevelopment to take advantage of existing infrastructure.
- **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 a healthy jobs/ housing balance.
- **Action 3.3:** Balance commercial centers with stable neighborhoods.
- **Action 6.2:** Protect the airport from incompatible land use encroachment.

Future Land Use Plan: The subject property is located within the Oak Creek Subarea, near a proposed Employment Center and a proposed 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.
- **Economic Mobility:** 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.

AIRPORT MASTER PLAN COMPATIBILITY ANALYSIS REFERENCE:

- The proposed M-1A zoning district is consistent with the policies and intent of the New Braunfels Regional Airport Master Plan.
- The Master Plan emphasizes the importance of protecting the airport from incompatible land uses and avoiding encroachment that could negatively impact current or future airport operations.
- Light industrial uses, such as those allowed in M-1A zoning, are generally considered compatible with airport environments due to their lower sensitivity to noise and limited concentrations of people that may be impacted by nearby airport activity.
- The Master Plan notes that surrounding land use decisions beyond the airport boundary can directly affect the airport's long term viability and expansion potential.
- M-1A zoning supports employment-oriented development while minimizing land use conflicts with airport operations and is therefore consistent with the Master Plan's goal of preserving the airport and supporting its continued operation and economic contribution to the community.

FISCAL IMPACT:

The proposed rezoning request is in alignment with the following recommendations and strategies of the Land Use Fiscal Analysis:

- Infill projects that add people and buildings in areas with existing infrastructure increase tax revenue without significant impacts on services and infrastructure costs and distribute cost burdens across more property owners. An increase in development opportunities from rezoning will allow net positive revenue per acre.

RECOMMENDATION:

Approval. M-1A allows light industrial uses that are consistent with Envision New Braunfels, the Strategic Plan, the Land Use Fiscal Analysis and the Airport Master Plan. In addition, the Barbarosa Road / Saur Lane Road Widening Project will improve roadway capacity and access in the area, further supporting the proposed rezoning request.

Code of Ordinances Sec. 144-2.1 *Changes and Zoning Amendments:*

(b) *Considerations for approving or denying a zoning change.* In making a determination regarding a requested zoning change, the planning commission and the city council shall consider the following factors:

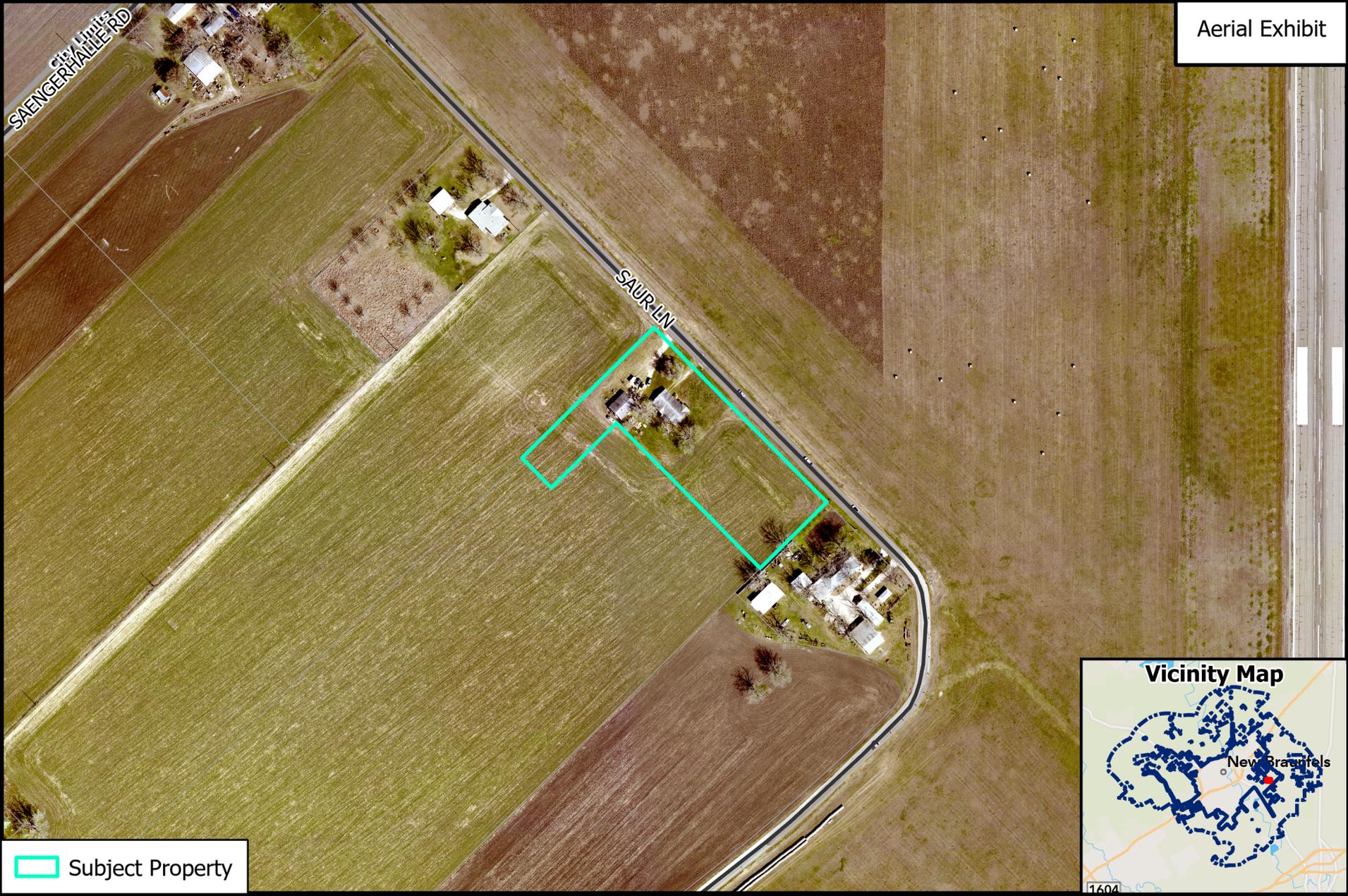
- (1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the city as a whole;
- (2) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area;
- (3) How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved;
- (4) Any other factors that will substantially affect the public health, safety, morals, or general welfare; and
- (5) Whether the request is consistent with the comprehensive plan.

Mailed notification as required by state statute:

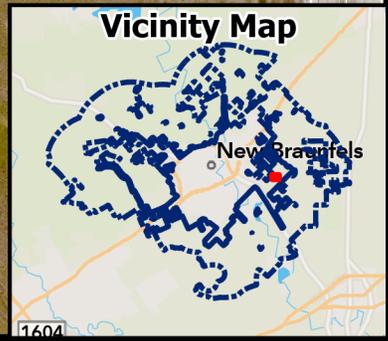
Public hearing notices were sent to 3 owners of property within 200 feet of the request. As of the date this agenda was posted, zero written responses had been received by the City.

Resource Links:

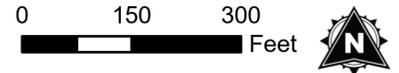
- Chapter 144, Sec. 3.3-2 (R-2) of the City’s Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 144, Sec. 3.4-18 (M-1A) of the City’s Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 144, Sec. 5.20 (AH) of the City’s Code Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?

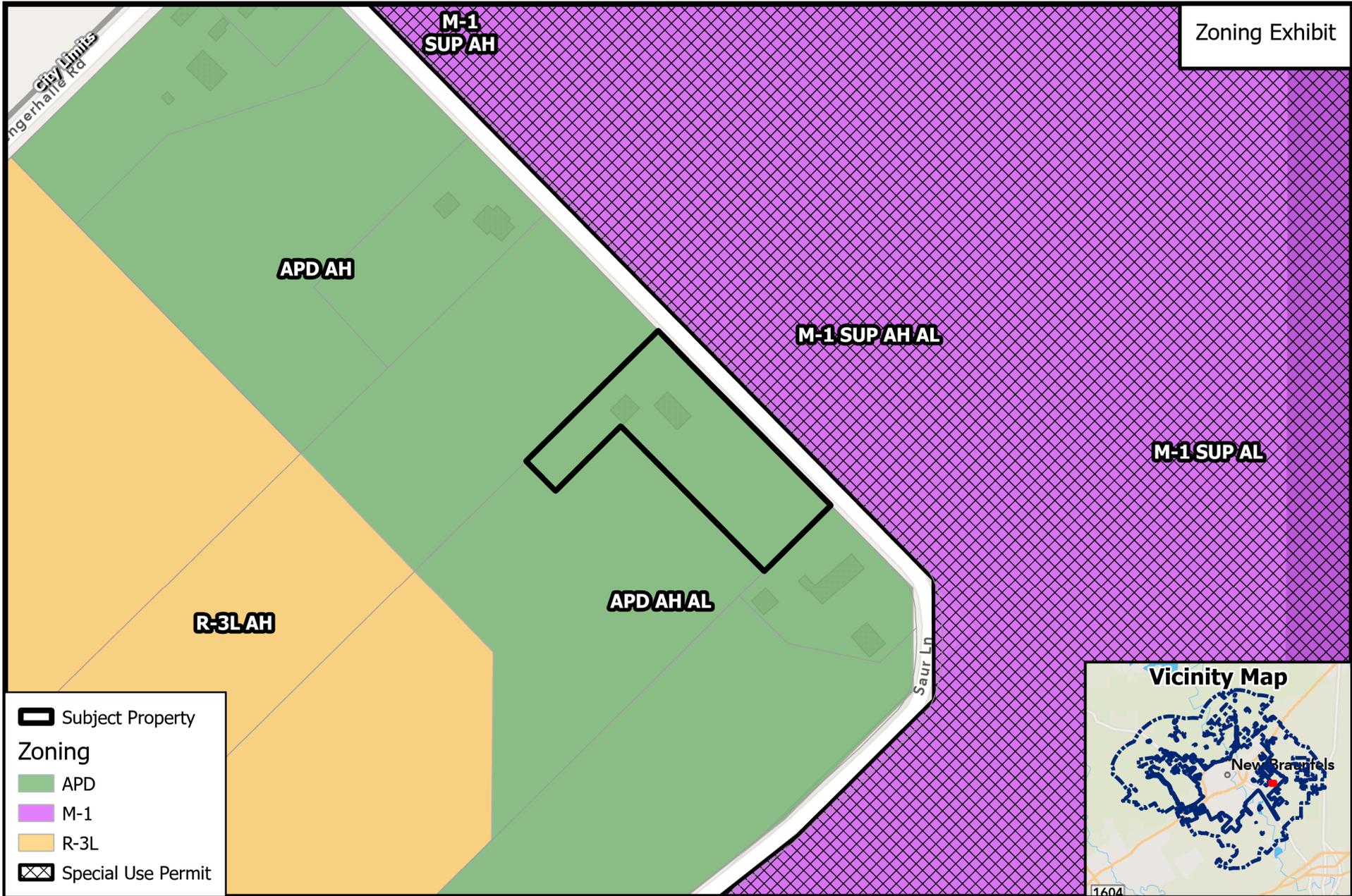


 Subject Property



PZ26-0023
1756 Suar Ln - APD AH to M-1A AH

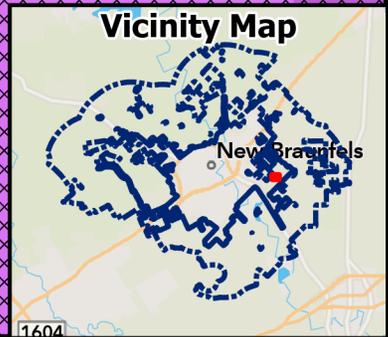




Subject Property
 Subject Property

Zoning

- APD
- M-1
- R-3L
- Special Use Permit



PZ26-0023
1756 Suar Ln - APD AH to M-1A AH



Land Use	Existing	Proposed
	APD	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
	APD	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

Land Use	Existing	Proposed
	APD	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		
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	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	P	
Food or grocery store with gasoline sales		P
Food or grocery store without gasoline sales		P

Land Use	Existing	Proposed
	APD	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	P	
Greenhouse (commercial)		P
Handicraft shop		P
Hardware store		P
Hay, grain, and/or feed sales (wholesale)	P	
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
	APD	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	P	
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
	APD	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
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

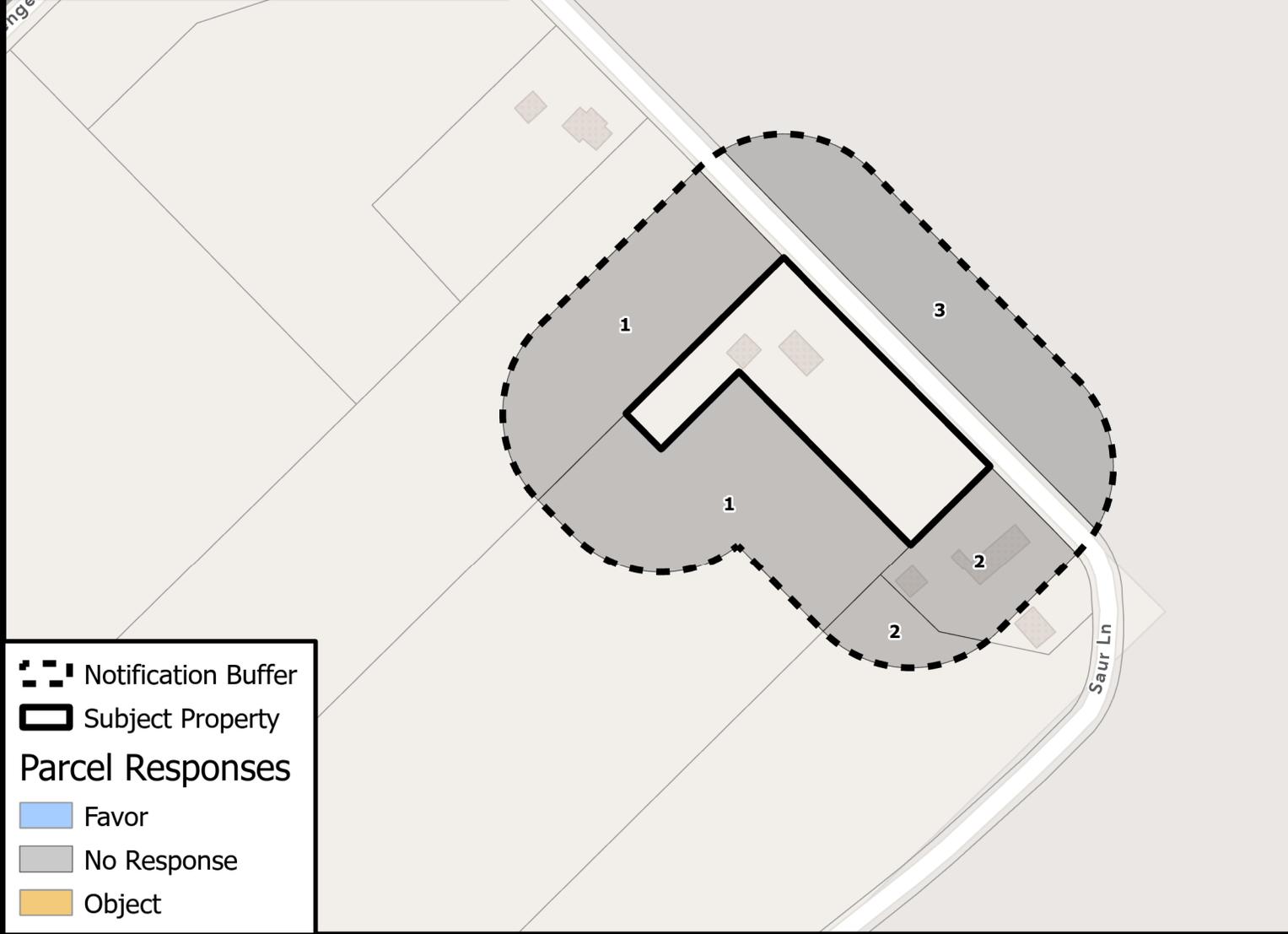
Land Use	Existing	Proposed
	APD	M-1A
Retail store and shopping center without drive-through service (50,000 sq. ft. bldg. or less)		P
Retail store and shopping center with drive-through service (50,000 sq. ft. bldg. or less)		P
Retail store and shopping center (more than 50,000 sq. ft. bldg.)		P
Retirement home/home for the aged		
Rock crushers and rock quarries		
Rodeo grounds	P	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)	P	
Stables (private, accessory use) (see chapter 6)	P	
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
	APD	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		



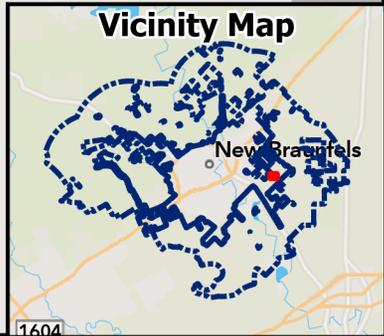
1752 & 1756 Saur Ln

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



Parcel Responses

-  Notification Buffer
-  Subject Property
-  Favor
-  No Response
-  Object



PZ26-0023
1756 Saur Ln - APD AH to M-1A AH



PLANNING COMMISSION – March 3, 2026 – 6:00PM

City Hall Council Chambers

Applicant: Henry Espinoza

Address/Location: 1752 & 1756 Saur Ln

PZ26-0023

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. ROCKSPRING SAUR LLC
2. TIMMERMANN GERALD N
3. NEW BRAUNFELS CITY OF

SEE MAP