

**DRAFT - MINUTES  
OF THE NEW BRAUNFELS PLANNING COMMISSION  
REGULAR MEETING OF TUESDAY, MARCH 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 Will Henry**

**Commissioner Chad Nolte**

**Commissioner Vicky Rudy**

**Commissioner Jessica Schaefer**

**Vice-Chair Chase Taylor**

**Chair Jerry Sonier**

**3. APPROVAL OF MINUTES**

A) Approval of the February 3, 2026 regular meeting minutes.

**Motion by Commissioner Nolte, seconded by Commissioner Allsup, to approve the February 3, 2026 regular meeting minutes. Motion carried unanimously (9-0-0).**

**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.*

**The following individual spoke at this time: Julie King**

**5. INDIVIDUAL ITEMS FOR CONSIDERATION**

A) 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.

**Matthew Eckmann introduced the aforementioned item and recommended approval with the conditions listed in the staff report.**

**Chair Sonier asked if there were any questions for staff.**

**There were no questions for staff.**

**Chair Sonier invited the applicant to speak on the item.**

**No one spoke.**

**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 Commissioner Allsup, seconded by Commissioner Rudy, to recommend approval of the item to City Council the item. Motion carried unanimously (9-0-0).**

B) 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.

**Commissioner Nolte recused himself and left the dias at 6:09pm.**

**Mary Lovell introduced the aforementioned item and recommended approval with the conditions listed in the staff report.**

**Chair Sonier asked if there were any questions for staff.**

**Discussion followed on staff recommended conditions of approval,**

proximity of the subject property to nearby residences, proposed height allowances, and the height of existing buildings in the area.

Chair Sonier invited the applicant to speak on the item.

Ashley Farrimond elaborated on the request by providing additional context of the project and a brief history of the property. She went on to discuss the intent of the request, proposed screening and development standards, and the proposed use of the property.

Brief discussion followed on the proposed land use.

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.

Brief discussion followed on proximity of short-term rentals to the subject property.

Chair Sonier reopened the public hearing.

One individual spoke in opposition of the item.

Ashley Farrimond offered to elaborate more on the request with the individual following the meeting.

Chair Sonier closed the public hearing.

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

Brief discussion followed on the proposed residential buffering.

Motion by Commissioner Schaefer, seconded by Commissioner Allsup, to recommend approval of the item to City Council with staff recommendations. Motion carried (6-2-0) with Commissioner Allen and

**Vice-Chair Taylor in opposition.**

**Commissioner Nolte returned to the dais at 6:28pm.**

C) 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.

**Dana Moses introduced the aforementioned item and recommended approval with the conditions listed in the staff report.**

**Chair Sonier asked if there were any questions for staff.**

**Discussion followed on platting authority and procedure, the proposed subdivision, and available utilities.**

**Chair Sonier invited the applicant to speak on the item.**

**Richard Hillyer stated he was present for questions.**

**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 Rudy, to approve the item. Motion carried unanimously (9-0-0).**

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

**Amanda Mushinski introduced the aforementioned item and**

**recommended denial.**

**Chair Sonier asked if there were any questions for staff.**

**Discussion followed on land use of the area, proximity of existing short-term rentals, and the intent of the request.**

**Chair Sonier invited the applicant to speak on the item.**

**Tarrah Stewart elaborated on the request discussing the intent, and surrounding land uses.**

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

**Two individuals 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 the proposed base rezoning, and the existing land use and zoning of the area.**

**Motion by Commissioner Rudy, seconded by Commissioner Nolte, to recommend denial of the item to City Council. Motion carried unanimously (9-0-0).**

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

**Amanda Mushinski introduced the aforementioned item and recommended approval.**

**Chair Sonier asked if there were any questions for staff.**

**Discussion followed on the existing use of the property, and height limitations due to proximity to the airport.**

**Chair Sonier invited the applicant to speak on the item.**

**Henry Espinoza elaborated on the request discussing the intent of the request and the proposed use.**

**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 to City Council. Motion carried unanimously (9-0-0).**

**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.

**Did not convene to executive session and no action was taken.**

**7. ADJOURNMENT**

Chair Sonier introduced new Commissioner Will Henry to the Commission.

There being no further business Chair Sonier adjourned the meeting at 6:51pm.

**By:** \_\_\_\_\_  
COMMISSION CHAIR

**Attest:**

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COMMISSION LIAISON