



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



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

TUESDAY, MAY 5, 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 April 7th, 2026 Regular Meeting Minutes [26-468](#)

4. CITIZENS' COMMUNICATIONS

This time is for citizens to address the Planning Commission on any issues or items not 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) WVR26-121 Discuss and consider a waiver from [26-514](#) Section 118-45(b) of the Subdivision Platting Ordinance to allow a proposed residential lot that does not include the minimum required street frontage with the replat of Landa Park Highlands, Lots 33A, 33B and 33C.

James Ingalls, P.E.
Owner: Cory Elrod

B) SUP26-122 Public hearing and recommendation to City [26-507](#) Council requested by Paul Paniagua of approximately 0.3 of an acre out of the City Block Subdivision 3007, Lot 4, from C-2 (General Business District) to C-2 SUP

(General Business District with a Special Use Permit to allow a Short-Term Rental of a Residence), currently addressed at 1258 West San Antonio Street.

Applicant/Owner: Paul Paniagua

- C) SUP26-104 Public hearing and recommendation to City [26-506](#) Council requested by Maria Chavez of approximately 0.2 of an acre out of the City Block Subdivision 1072, Lot 10, from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit to allow a Short-Term Rental of a Residence), currently addressed at 284 Perryman Street.

Applicant/Owner: Maria Chavez

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

5/5/2026

Agenda Item No. A)

**FINAL - MINUTES
OF THE NEW BRAUNFELS PLANNING COMMISSION
REGULAR MEETING OF TUESDAY, APRIL 7, 2026**

1. CALL TO ORDER

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

2. ROLL CALL

The following Commissioners were present:

Commissioner Allsup
Commissioner Brasier
Commissioner Henry
Commissioner Nolte
Commissioner Rudy
Commissioner Schaefer
Chair Sonier

The following Commissioners were absent:

Commissioner Allen
Vice-Chair Taylor

3. APPROVAL OF MINUTES

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

Motion by Commissioner Rudy, seconded by Commissioner Nolte to approve the March 3, 2026 regular meeting minutes. Motion carried unanimously (7-0-0).

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.

No one spoke.

5. INDIVIDUAL ITEMS FOR CONSIDERATION

A) PZ26-0043 Public hearing and recommendation to City Council to rezone approximately 1.5 acres out of the Baystone Subdivision, Lots 1 and 2, at the request of John Holler, from R-2 AH (Single-Family and Two-Family Airport Hazard Overlay District) and R-2 AH SUP

(Single-Family and Two-Family Airport Hazard Overlay District with a Special Use Permit for Multifamily Use) to C-1A AH (Neighborhood Business Airport Hazard Overlay District), currently addressed at 222 and 224 Alves Lane.

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. There were none.

Chair Sonier invited the applicant to speak on the item.

Applicant/ Owner John Holler elaborated on the request discussing the benefit of the rezoning and the design of the proposed assisted living facility.

Discussion followed on the construction and design of new buildings on the two parcels, connection of the duplexes, number of beds, plans for parking and traffic concerns.

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

3 individuals spoke in opposition of the item.

1 individual 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.

Discussion followed on the traffic concerns.

Motion by Commissioner Alsup, seconded by Commissioner Rudy, to recommend approval of the item to City Council. Motion carried unanimously (7-0-0).

B) SUP26-061 Public hearing and recommendation to City Council, requested by Nicolas Vargas, to rezone approximately 0.25 of an acre out of the City Block Subdivision 1073, Lot 11, from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit to

allow for a Short-Term Rental of a Residence), currently addressed at 182 Perryman Street.

Amanda Mushinski 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 nearby Special Use Permits granted for short-term rentals.

Chair Sonier invited the applicant to speak on the item.

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

0 individuals spoke in favor of the item.

0 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.

Motion by Commissioner Nolte, seconded by Commissioner Braiser, to recommend approval of the item to City Council. Motion carried unanimously (7-0-0).

C) SUP26-069 Public hearing and recommendation to City Council, requested by Monica Mason, on behalf of Brett Baer, to rezone approximately 0.2 of an acre out of the City Block Subdivision 5068, Lot 5, from R-3 (Multifamily District) to R-3 SUP (Multifamily District with a Special Use Permit to allow a Short-Term Rental of a Residence), currently addressed at 226 North Liberty Avenue.

Amanda Mushinski 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 other short-term rentals in the area.

Chair Sonier invited the applicant to speak on the item.

Monica Mason elaborated on the request discussing the concerns for single-family homes, and updating the house.

0 individuals spoke in favor of the item.

0 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.

Motion by Commissioner Henry, seconded by Commissioner Nolte, to recommend approval of the item to City Council. Motion carried unanimously (7-0-0).

6. EXECUTIVE SESSION

Did not convene and no action was taken.

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 and no action was taken.

7. ADJOURNMENT

There being no further business Chair Sonier adjourned the meeting at 6:28 pm.

By: _____
Commission Chair

Attest:

Commission Liaison

5/5/2026

Agenda Item No. A)

PRESENTER:

James Ingalls, P.E.
Owner: Cory Elrod

SUBJECT:

WVR26-121 Discuss and consider a waiver from Section 118-45(b) of the Subdivision Platting Ordinance to allow a proposed residential lot that does not include the minimum required street frontage with the replat of Landa Park Highlands, Lots 33A, 33B and 33C.

DEPARTMENT: Neighborhood and Community Planning

COUNCIL DISTRICTS IMPACTED: 3

BACKGROUND INFORMATION:

WVR26-121

Applicant:

James Ingalls, P.E.
(830) 358-7127 jamesingalls@ink-civil.com

Owner:

Cory Elrod cory@legacycommercialre.com

Staff Contact:

Dana Moses
(830) 221-4054 dmoses@newbraunfels.gov

A subdivision titled Landa Park Highlands Lots 33A, 33B and 33C was recorded in December of 2010 and consists of three residential lots situated on approximately 3.4 acres on the north side of Lakeview Boulevard and west of Lakeview Circle. Two of the lots were created without frontage along a public street. A platted shared access easement is included on the plat to guarantee access to Lots 33B and 33C.

ISSUE:

The applicant is proposing a replat of the subdivision to create a fourth residential lot (Lot 33D) with no street frontage. Section 118-45(b) of the Subdivision Platting Ordinance requires that all lots front onto a dedicated public street.

As an alternative to the requirement for street frontage, the applicant is proposing a realignment of the platted access easement that will guarantee owners access to their property.

Waiver criteria are provided below in Commission Findings.

Commission Findings:

The adopted Subdivision Platting Ordinance indicates the Planning Commission shall not approve/recommend

-
- approval of a waiver unless it makes findings based upon the evidence presented to it in each specific case that:
1. Granting the waiver will not be detrimental to the public safety, health or welfare, and will not be injurious to other property or to the owners of other property, and the waiver will not prevent the orderly subdivision of other property in the vicinity.
 2. Because of the particular physical surroundings, shape and/or topographical conditions of the specific property involved, a particular hardship to the property owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; or an alternate design will generally achieve the same result or intent as the standards and regulations prescribed herein; and
 3. The waiver will not in any manner vary the provisions of the Zoning Ordinance or other ordinance(s) of the City.

COMPREHENSIVE PLAN REFERENCE:

- **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 3.16:** Review and revise regulations that inadvertently inhibit creative housing options
- **Action 3.19:** Improve walkability and connectivity
- **Action 7.3:** Prioritize connecting infrastructure gaps.
- **Action 7.7:** Ensure development codes include safety and congestion relief as an intent

STRATEGIC PLAN REFERENCE:

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

- **Community Identity:** Adopt the new Land Development Ordinance that implements goals of our residents identified in Envision New Braunfels, including but not limited to protecting historic structures, preserving and increasing green space and tree canopy, protecting natural resources, and safeguarding the character, integrity, and stability of neighborhoods.
- **Economic Mobility:** Continue to develop a series of policies and programs to encourage the construction of different housing types, such as accessory dwelling units, to increase the diversity of the housing supply, especially in areas of the community that are undergoing changes to current development patterns and where demand is outpacing supply.

FISCAL IMPACT:

N/A

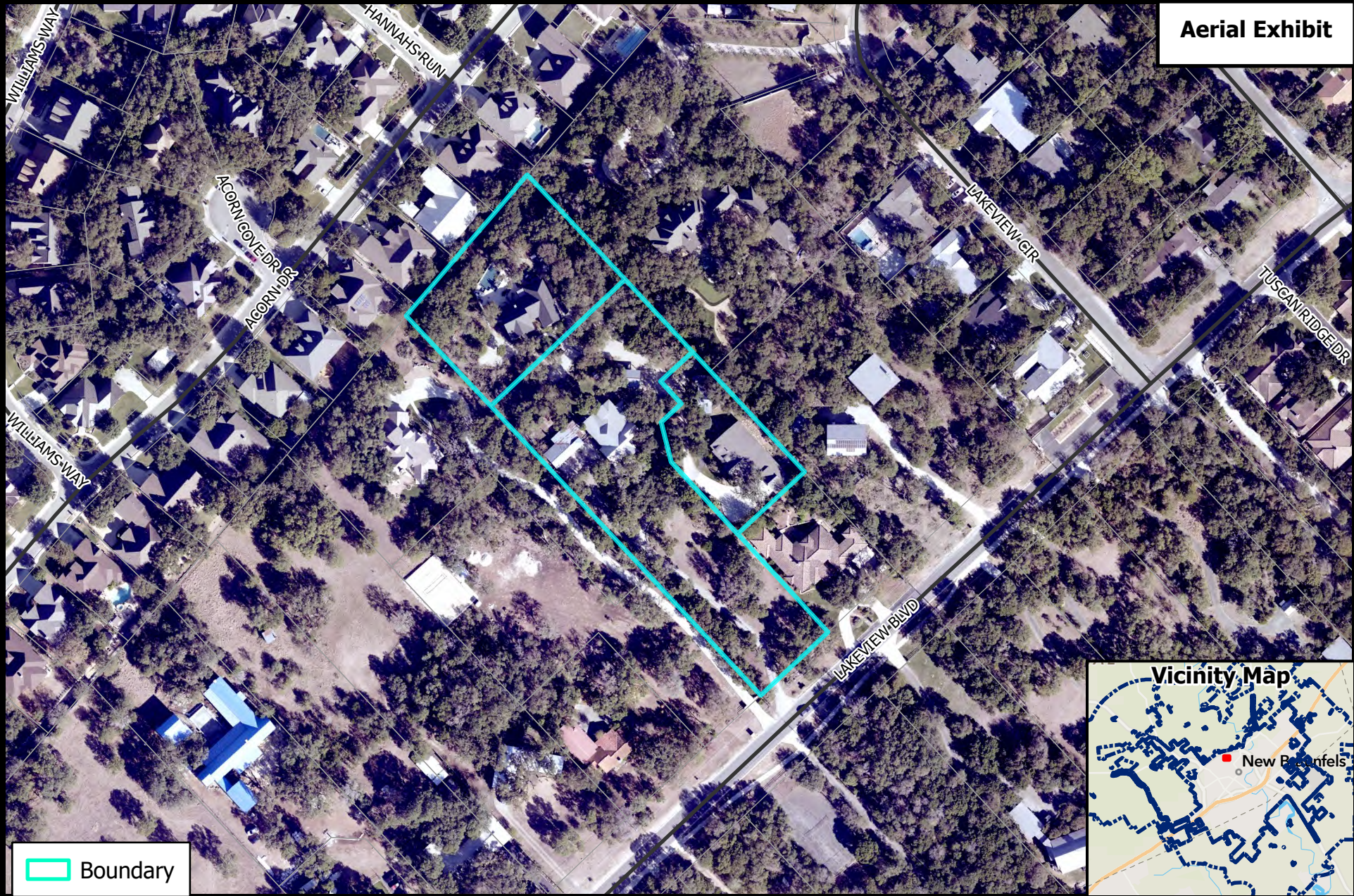
RECOMMENDATION:

Staff recommends approval of the requested waiver as the shared access easement is consistent with prior approvals and would not negatively impact surrounding properties or infrastructure.

Resource Links:

Chapter 144, Sec. 118-11 (Waivers) of the City’s Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOOR_CH118SUPL_ARTIINGE_S118-11WA

Aerial Exhibit



**WVR26-121
Plat Waiver**



Path: L:\Employees - Planning\Colton Barker\GIS\GIS

Source: City of New Braunfels Planning
Date: 4/20/2026

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. 10 officials or employees for any discrepancies, errors, or variances which may exist.



April 23, 2026

Planning Department
City of New Braunfels
550 Landa Street.
New Braunfels, TX 78130

Replat of Landa Park Highlands – Waiver Request Letter

The intent of this letter is to request a shared access easement for Lot 33D and a waiver from Section 118-45(b) of the City of New Braunfels Code of Ordinances.

Section 118-45(b) states that “each lot on a subdivision plat shall front onto a dedicated, improved public street unless platted as an approved private street subdivision in accordance with this chapter.” This requirement establishes the standard from which this waiver is being requested, as Lot 33D is proposed to be served via a shared access easement rather than direct frontage on a public street.

This replat is located on the south side of Lakeview Blvd, just south of the intersection of Lakeview Blvd and Lakeview Circle. The property currently contains three (3) existing residential homes on Lots 33A-R, 33B-R, and 33C-R. The proposed replat will create one (1) additional lot, Lot 33D, for a total of four (4) lots.

A shared access easement has already been approved for Lots 33A-R, 33B-R, and 33C-R, and this request extends the same concept to Lot 33D with an access configuration consistent with the previously approved waiver. The owner of Lot 33B-R is creating Lot 33D so his daughter may build a home adjacent to him. This request maintains consistency with the previously approved access arrangements.

If you need additional information or have any questions, please do not hesitate to contact us.

Sincerely,

A handwritten signature in blue ink, appearing to read "James Ingalls", is written over a light blue horizontal line.

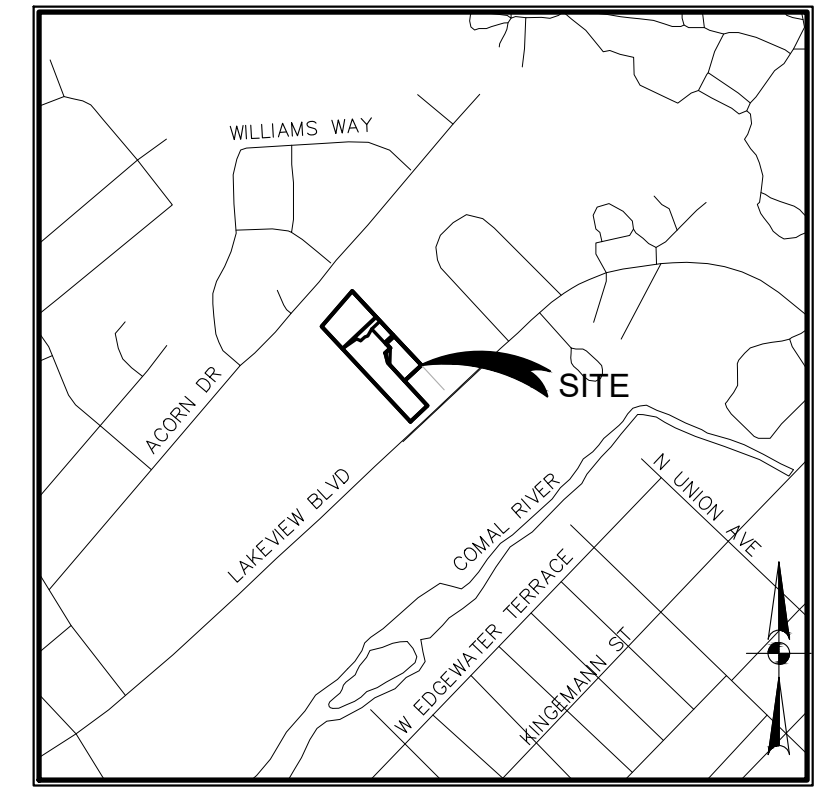
James Ingalls, P.E.



495, 499, and 503 Lakeview Blvd

RE-PLAT ESTABLISHING LANDA PARK HIGHLANDS RE-PLAT

ESTABLISHING LOT 33A-R, 33B-R, 33C-R AND 33D, CONTAINING 3.352 ACRES OF LAND, ALL BEING OUT OF TRACT 33, LANDA PARK HIGHLANDS, RECORDED IN VOL. 64, PG. 619 OF THE DEED OF RECORDS OF COMAL COUNTY, TEXAS, BEING A CALLED TRACT 1 AND TRACT 2 AS DESCRIBED IN DOC. #200006031110 OF THE DEED OF RECORDS OF COMAL COUNTY, TEXAS



LOCATION MAP
SCALE: 1"=1,000'

NOTES:

- ALL LOTS WITHIN THE SUBDIVISION WILL BE SERVED BY A PUBLIC WATER SUPPLY AND SANITARY SEWER OWNED BY NEW BRAUNFELS UTILITIES. ELECTRICITY WILL BE PROVIDED BY NEW BRAUNFELS UTILITIES. TELEPHONE SERVICE FOR THE SUBDIVISION WILL BE PROVIDED BY AT&T COMMUNICATIONS AND/OR TIME WARNER.
- THIS PROPERTY LIES IN THE CITY OF NEW BRAUNFELS.
- 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.
- LANDA PARK HIGHLANDS RE-PLAT, DOES FALL WITHIN THE CITY LIMITS OF THE CITY OF NEW BRAUNFELS.
- THE PROPOSED USE OF THE SUBDIVISION IS FOR SINGLE FAMILY RESIDENTIAL.
- LANDA PARK HIGHLANDS RE-PLAT, ESTABLISHING A TOTAL OF 4 LOTS, WITH 4 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.
- THE SUBDIVISION IS ZONED R-2 (SINGLE FAMILY & TWO FAMILY DISTRICT)
- SHARED ACCESS EASEMENT FOR LOT 33A-R, LOT 33B-R, LOT 33C-R AND LOT 33D
- THIS SUBDIVISION PLAT DOES NOT REMOVE, AMEND OR ALTER ANY RESTRICTIONS PLACED ON THE PROPERTY BY LANDA PARK HIGHLANDS AS RECORDED IN VOLUME 9, PAGE 126 IN THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.
- PARKLAND IN-LIEU FEE AND PARK DEVELOPMENT FEE: LOT 33A-R EXEMPT FOR TWO EXISTING DWELLING UNITS. LOT 33B-R AND LOT 33C-R EXEMPT FOR 1 EXISTING DWELLING UNIT. A DWELLING UNIT ON NEW LOT 33D WILL REQUIRE AN ADDITIONAL FEE OF \$2,038.
- ACCESS TO THIS SUBDIVISION FROM OAKWOOD ESTATES SUBDIVISION IS PROHIBITED.
- THIS PLAT REFLECTS THE INTENT TO BUILD ONE DWELLING UNIT ON NEW LOT 33D AND NO DWELLING UNITS FOR LOTS 33A-R, 33B-R OR 33C-R. FUTURE DWELLING UNITS ARE SUBJECT TO CITY ORDINANCE REGARDING PARKLAND DEDICATION AND DEVELOPMENT. IT IS THE RESPONSIBILITY OF THE OWNER OF DESCRIBED PARCELS TO CONTACT THE CITY OF NEW BRAUNFELS TO DISCUSS CONSTRUCTION OF DWELLING UNITS NOT ADDRESSED AT TIME OF PLAT.
- 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 48091C0435G, 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.
- THIS PROPERTY IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

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.

STATE OF TEXAS
COUNTY OF COMAL

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE LANDA PARK HIGHLANDS RE-PLAT 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:
CORY ELROD
503 LAKEVIEW BLVD
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: _____.

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
 - U.E. = UTILITY EASEMENT
 - OPRCCT = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
 - = 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

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

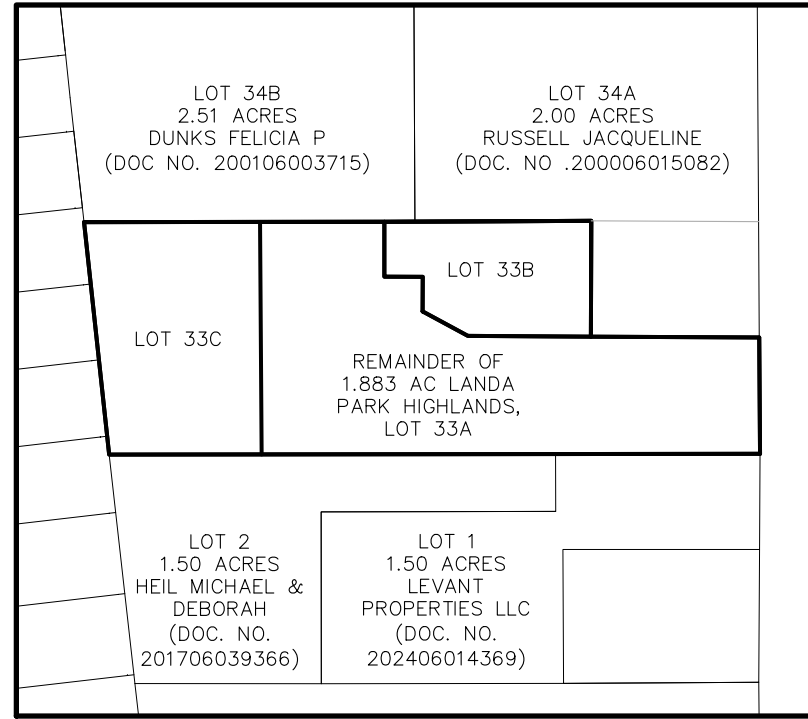
DEPUTY

Drawing Name: C:\Users\JONATHAN\OneDrive\Documents\137660\LANDA PARK HIGHLANDS RE-PLAT.dwg User: jonathangullen Apr 10, 2026 - 12:22pm

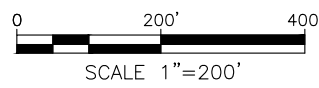
RE-PLAT ESTABLISHING

LANDA PARK HIGHLANDS RE-PLAT

ESTABLISHING LOT 33A-R, 33B-R, 33C-R AND 33D, CONTAINING 3.352 ACRES OF LAND, ALL BEING OUT OF TRACT 33, LANDA PARK HIGHLANDS, RECORDED IN VOL. 64, PG. 619 OF THE DEED OF RECORDS OF COMAL COUNTY, TEXAS, BEING A CALLED TRACT 1 AND TRACT 2 AS DESCRIBED IN DOC. #200006031110 OF THE DEED OF RECORDS OF COMAL COUNTY, TEXAS



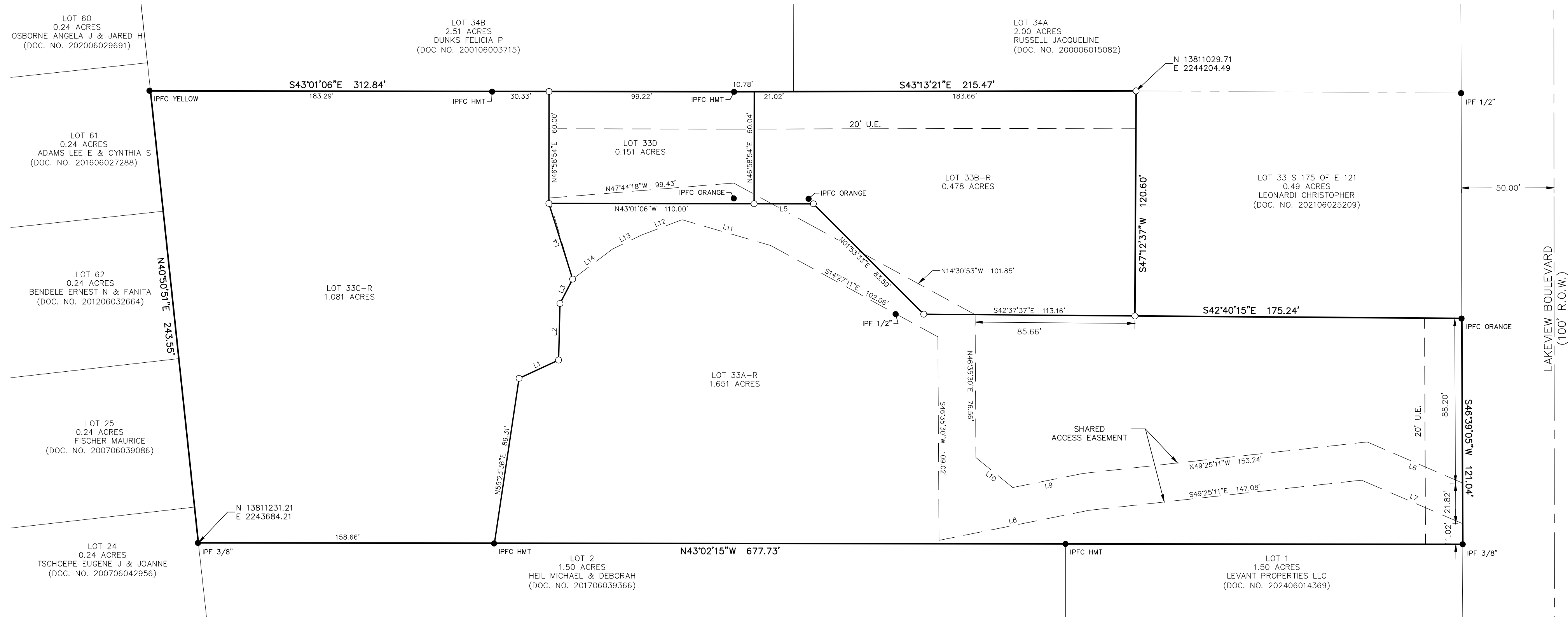
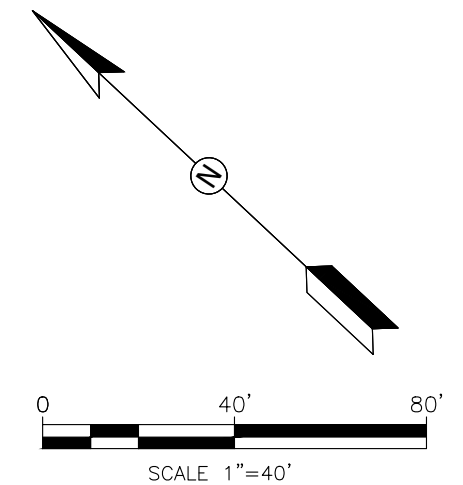
SITE MAP



PURPOSE FOR REPLAT:

THE PURPOSE OF THIS REPLAT IS: TO SUBDIVIDE LANDA PARK HIGHLANDS LOT 33A, 33B, 33C, A 3.352 ACRE TRACT OF LAND INTO FOUR (4) LOTS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	23.37'	S67°56'04"E
L2	30.29'	N48°17'33"E
L3	14.76'	N74°24'04"E
L4	42.51'	N29°23'50"E
L5	31.84'	N42°56'57"W
L6	55.64'	N19°48'32"W
L7	59.07'	S19°48'32"E
L8	81.86'	S54°25'05"E
L9	38.47'	N54°25'05"W
L10	25.44'	N03°54'47"W
L11	49.52'	S26°54'06"E
L12	23.08'	S63°46'25"E
L13	17.31'	S68°48'37"E
L14	26.83'	S80°06'54"E



- LEGEND:
- = RIGHT-OF-WAY
 - - - = UTILITY EASEMENT
 - - - = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
 - = 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

5/5/2026

Agenda Item No. B)

PRESENTER:

Applicant/Owner: Paul Paniagua

SUBJECT:

SUP26-122 Public hearing and recommendation to City Council requested by Paul Paniagua of approximately 0.3 of an acre out of the City Block Subdivision 3007, Lot 4, from C-2 (General Business District) to C-2 SUP (General Business District with a Special Use Permit to allow a Short-Term Rental of a Residence), currently addressed at 1258 West San Antonio Street.

DEPARTMENT: Neighborhood and Community Planning

COUNCIL DISTRICTS IMPACTED: 1

BACKGROUND INFORMATION:

Case No: SUP26-122

Applicant:

Paul Paniagua

(210)643-6096 | paniagua.paul@gmail.com

Staff Contact:

Amanda Mushinski, AICP, CNU-A

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

The subject property comprises approximately 0.3 of an acre on the northwest side of West San Antonio Street, approximately one block southwest of the intersection with South Walnut Avenue. It is bordered by R-2 and C-2 zoning. Adjacent land uses include commercial and residential.

The 1930s residence is roughly 1141 square feet with 2 bedrooms and 2 bathrooms. The applicant requesting this rezoning to allow the short-term rental (STR) of the existing home. Per the Zoning Ordinance, the maximum occupancy of an STR with a total of 2 bedrooms and 2 bathrooms is 6 occupants, and the minimum off-street parking is 2 spaces. If approved, the applicant will be required to provide a paved driveway with two paved parking spaces.

ISSUE:

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 to apply the Special Use Permit overlay is consistent with the following actions from Envision New Braunfels:

- **Action 1.3:** Encourage balanced and fiscally responsible land-use patterns.
- **Action 1.14:** Ensure regulations do not unintentionally inhibit the provisions of a variety of flexible and innovative lodging options and attractions.

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

STRATEGIC PLAN REFERENCE:

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

- Incentivize mixed-use developments and redevelopments in targeted locations to create a built environment with integrated housing, commercial centers, and opportunities for improved connectivity.

FISCAL IMPACT:

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.
- Mix of uses (residential and short-term rental) developed on a single parcel of land increases revenue to cover costs of services.
- If approved, the property will be subject to local and state hotel occupancy tax (HOT).

RECOMMENDATION:

Approval with 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.
3. A paved driveway with two paved parking spaces must be available for use prior to the issuance of a Short-Term Rental Permit.

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 18 properties within 200 feet of the request. As of the date this agenda was posted, the city has received 3 responses.

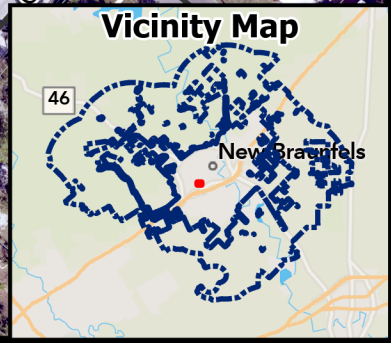
Resource Links:

- 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. 3.6 (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?

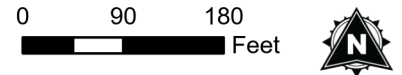
Aerial Exhibit

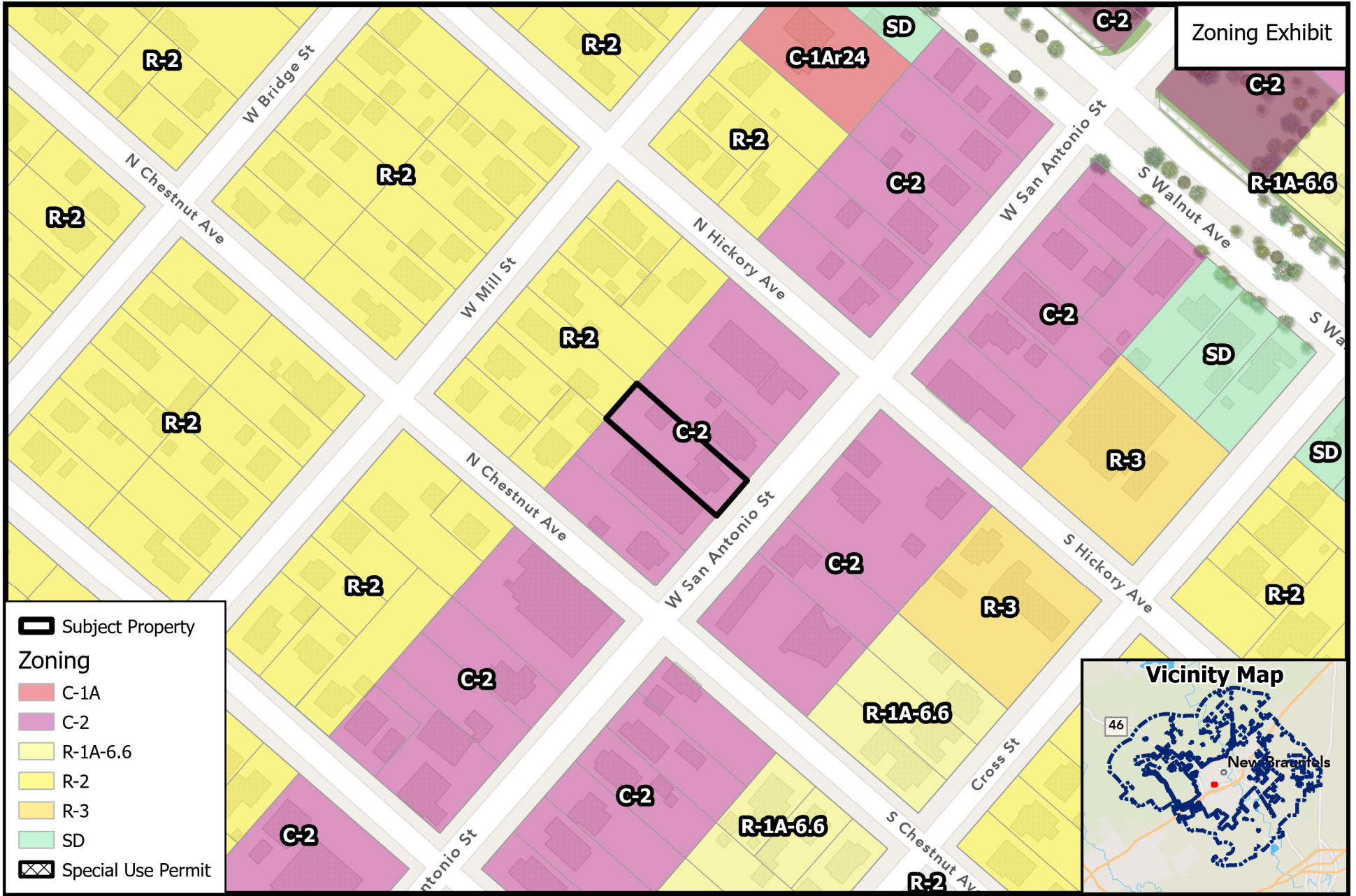


 Subject Property



SUP26-122
1258 W San Antonio

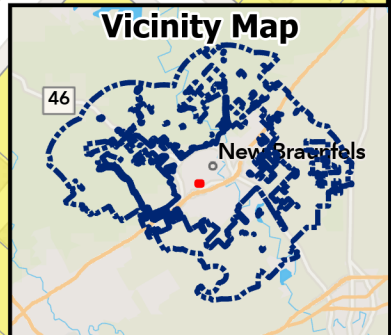




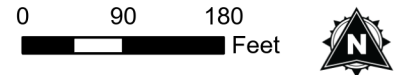
Subject Property

Zoning

- C-1A
- C-2
- R-1A-6.6
- R-2
- R-3
- SD
- Special Use Permit



SUP26-122
1258 W San Antonio





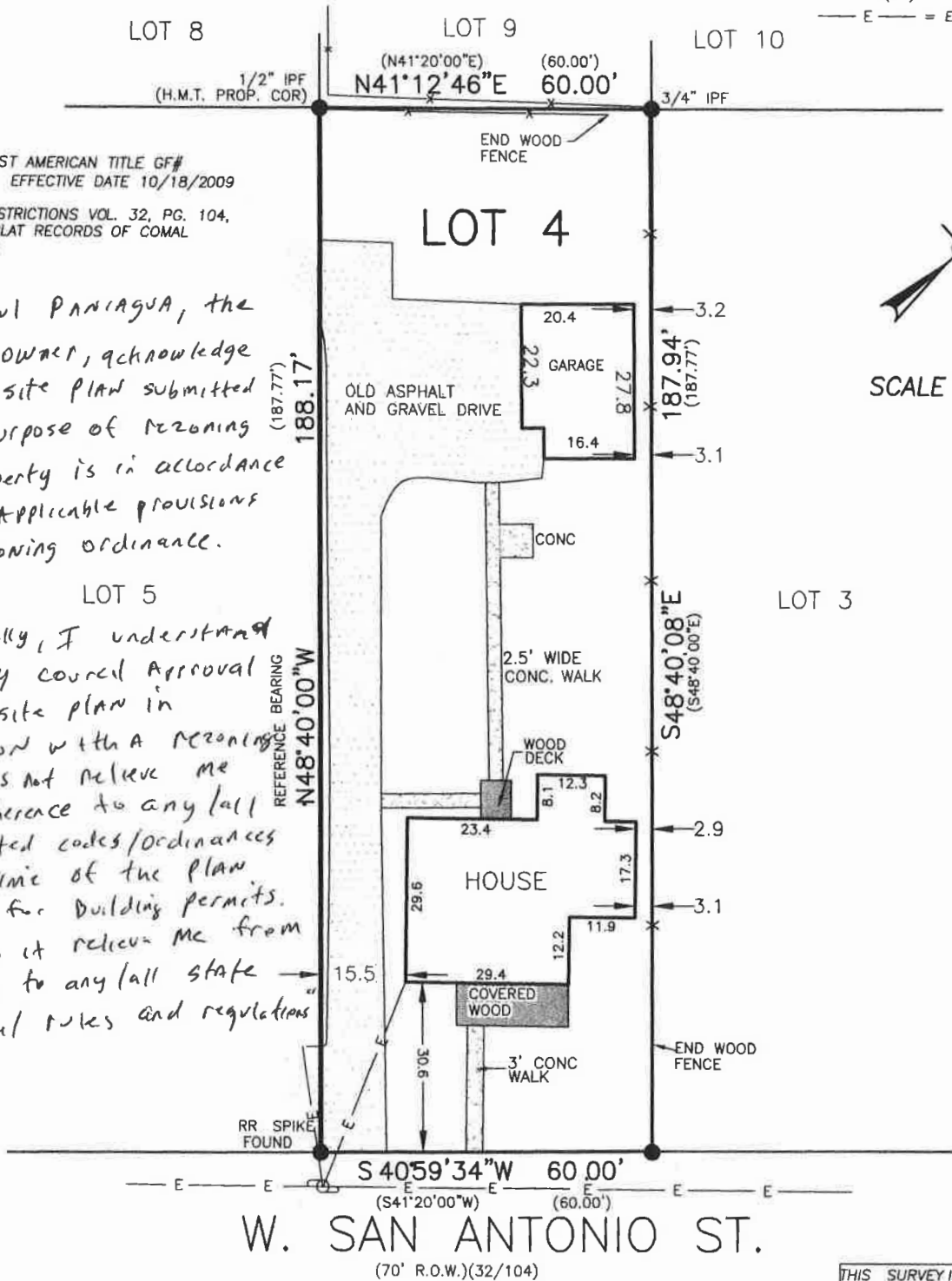
Path: L:\Boards and Commissions\ZoneChange & SUPs\2026\SUP26-122 - 1258 W San Antonio -

Source: City of New Braunfels Planning
 Date: 4/16/2026

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.

BEING LOT 4, BLOCK 35, NEW CITY BLOCK 3007, SOUTHWEST NEW BRAUNFELS, CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 32, PG. 104, OF THE DEED RECORDS OF COMAL COUNTY, TEXAS

- LEGEND:**
 = POWER POLE
 = FOUND 1/2" IRON PIN FOUND UNLESS OTHERWISE NOTED
 R.O.W. = RIGHT-OF-WAY
 () = PLAT CALLS (32/104)
 — E — = ELECTRIC LINE



HI Paul Paniagua, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the zoning ordinance.

LOT 5

Additionally, I understand that City Council Approval of this site plan in conjunction with a rezoning case does not relieve me from adherence to any all City-Adopted codes/ordinances at the time of the plan submittal for building permits. Nor does it relieve me from adherence to any all state or Federal rules and regulations

SCALE 1"=30'

HMT
 ENGINEERING & SURVEYING
 HOLLMIG • MOELLER • THORNHILL

410 N. SEGUIN AVE.
 NEW BRAUNFELS,
 TEXAS, 78130
 www.HMTNB.com
 PH:(830)625-8555
 FAX:(830)625-8556

1258 W. SAN ANTONIO ST.
 NEW BRAUNFELS, TEXAS



STATE OF TEXAS
 COUNTY OF COMAL

THIS SURVEY IS CERTIFIED TO:
 PABLO PANIAGUA, SENTE MORTGAGE
 AND FIRST AMERICAN TITLE

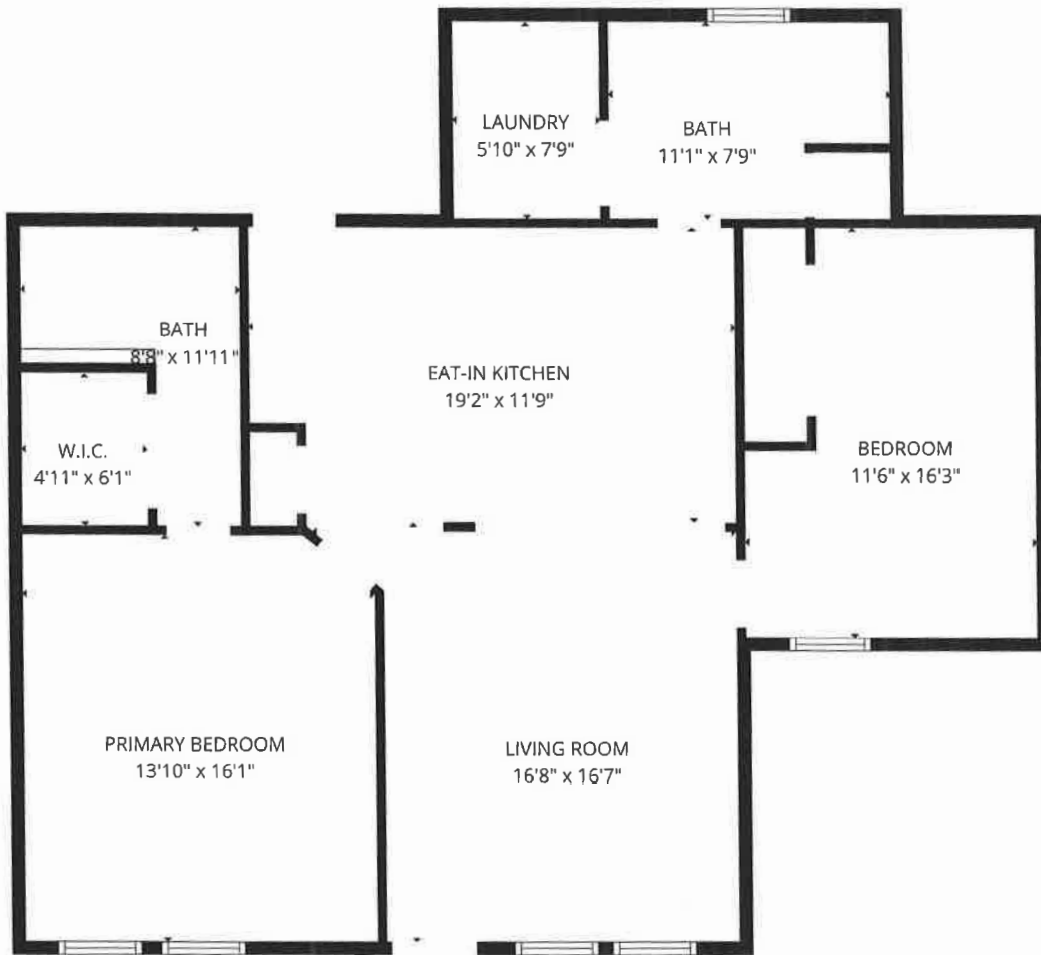
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN AND ALL OBSERVABLE EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES ARE SHOWN

THIS 21ST DAY OF JANUARY 2009

Thor Thornhill
 THOR THORNHILL

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6177

ASB010



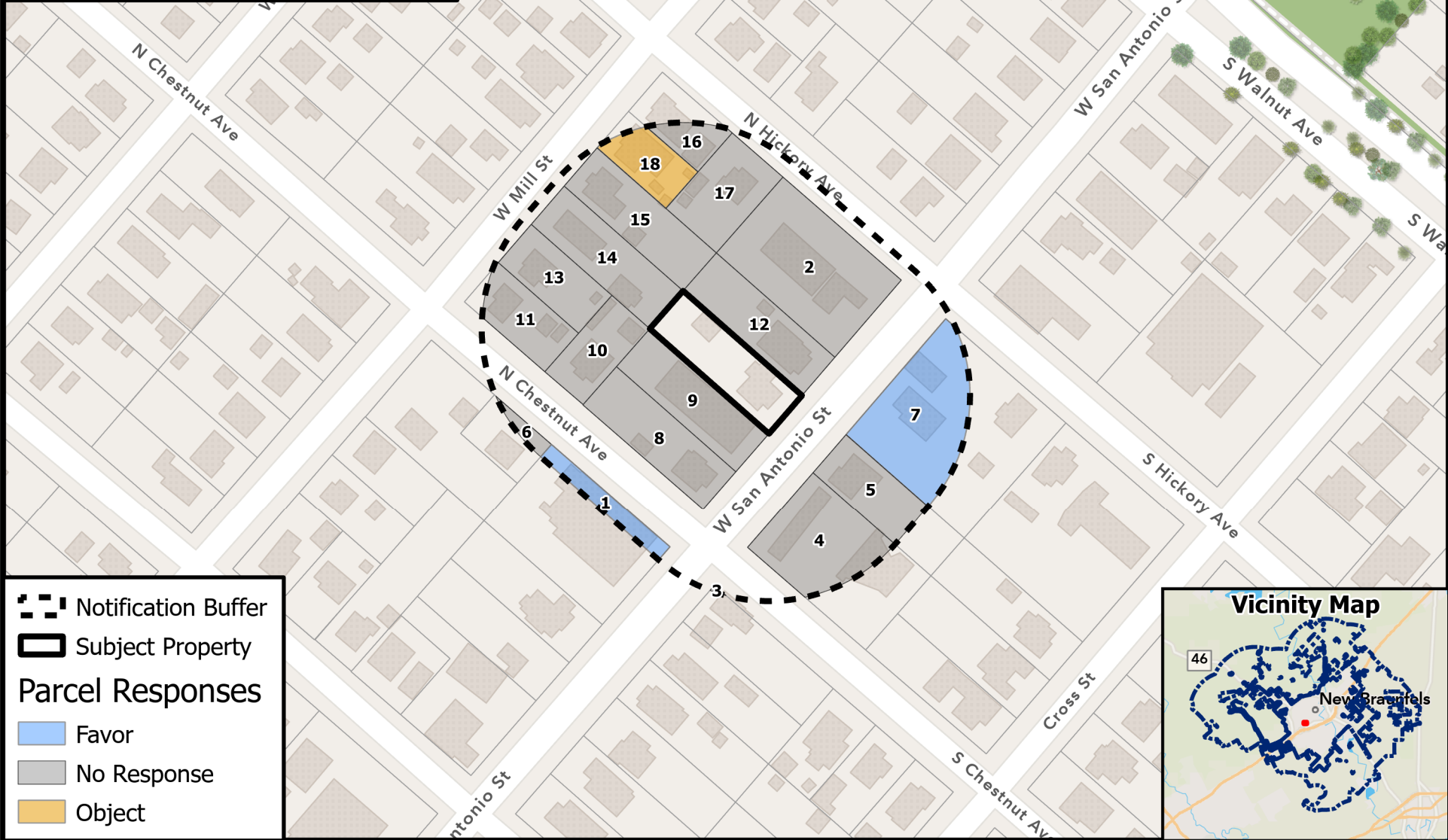
FLOOR PLAN PREPARED BY ARCHITECTS AND MEASUREMENTS OBTAINED FROM VISUAL INSPECTION.



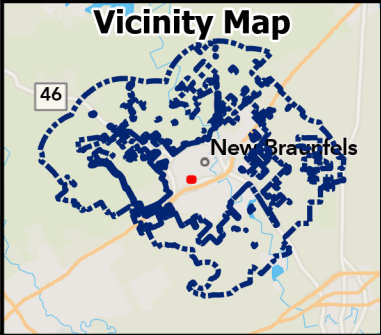
1258 W San Antonio St

1

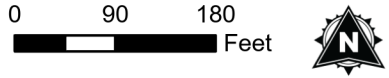
Property Owner - Refer to Property Number on Postcard. Numbers may shift due to real estate transactions from the initial notification.



Notification Buffer
 Subject Property
Parcel Responses
 Favor
 No Response
 Object



SUP26-122
1258 W San Antonio



PLANNING COMMISSION – May 5, 2026 – 6:00PM

City Hall Council Chambers

Applicant: Paul Paniagua

Address/Location: 1258 W SAN ANTONIO ST

SUP26-122

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. HERNANDEZ MANUELA ET AL | 10. SANNIPOLI WAYNE |
| 2. HERNANDEZ ARMANDO J & HILDA | 11. LEYVA AIDE E |
| 3. DOLEV URI | 12. 412 LIVE OAK LLC |
| 4. 1289 SAN ANTONIO ST LLC | 13. HMF VENTURES LLC |
| 5. OLSON JOSEPH ET AL | 14. WHITE BASIL J |
| 6. OLVERA JUAN L & PERFECTA L | 15. MASSIE KAYLA |
| 7. OAKWOOD BAPTIST CHURCH | 16. MORRIS PATRICIA R |
| 8. BAESE BRADLEY M | 17. GORMAN CAROLINE |
| 9. BAESE BRADLEY M & JENNIE F | 18. HERRERA ELIZA Y |

SEE MAP

OAKWOOD BAPTIST CHURCH

2154 LOOP 337

NEW BRAUNFELS TX 78130

Property #: 7

SUP26-122

Case Manager: AM

FAVOR

OPPOSE

COMMENTS

RECEIVED
APR 28
BY: *Adm*

HERNANDEZ MANUELA ET AL

1304 W SAN ANTONIO ST

NEW BRAUNFELS TX 78130

Property #: 1

SUP26-122

Case Manager: AM

FAVOR

OPPOSE

COMMENTS

RECEIVED
APR 28
BY: *Adm*

HERRERA ELIZA Y

1223 W MILL ST

NEW BRAUNFELS TX 78130

Property #: 18

SUP26-122

Case Manager: AM

COMMENTS

RECEIVED
APR 28
BY: *Adm*

FAVOR

OPPOSE

NO

5/5/2026

Agenda Item No. C)

PRESENTER:

Applicant/Owner: Maria Chavez

SUBJECT:

SUP26-104 Public hearing and recommendation to City Council requested by Maria Chavez of approximately 0.2 of an acre out of the City Block Subdivision 1072, Lot 10, from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit to allow a Short-Term Rental of a Residence), currently addressed at 284 Perryman Street.

DEPARTMENT: Neighborhood and Community Planning

COUNCIL DISTRICTS IMPACTED: 5

BACKGROUND INFORMATION:

Case No: SUP26-104

Applicant/Owner:

Maria Chavez

(210) 875-4068 | MariArchavez14@gmail.com

Staff Contact:

Amanda Mushinski, AICP, CNU-A

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

The subject property comprises approximately 9,000 square feet on the northwest side of Perryman Street, approximately one block north of the intersection of McQueeney Road and the IH 35 South Access. It is bordered by C-3 and M-1 zoning; surrounding land uses include a parking lot, a lumber yard, a church, and a residence.

The 1950s residence on the subject site is roughly 1012 square feet with 2 bedrooms and 1 bathroom. This rezoning is requested to allow the short-term rental (STR) of the existing home. Per the Zoning Ordinance, the maximum occupancy of a STR with a total of 2 bedrooms and 1 bathroom is 5 occupants, and the minimum off-street parking is 2 spaces. There is sufficient room to meet the minimum parking requirements.

ISSUE:

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. There are multiple properties with approved special use permit overlays for short term rentals near the subject property.

COMPREHENSIVE PLAN REFERENCE:

The proposed rezoning to apply the Special Use Permit is consistent with the following actions from Envision New Braunfels:

- **Action 1.3:** Encourage balanced and fiscally responsible land-use patterns.
- **Action 1.14:** Ensure regulations do not unintentionally inhibit the provisions of a variety of flexible and innovative lodging options and attractions.

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

STRATEGIC PLAN REFERENCE:

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

- Incentivize mixed-use developments and redevelopments in targeted locations to create a built environment with integrated housing, commercial centers, and opportunities for improved connectivity.

FISCAL IMPACT:

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.
- Mix of uses (residential and short-term rental) developed on a single parcel of land increases revenue to cover costs of services.
- If approved, the property will be subject to local and state hotel occupancy tax (HOT).

RECOMMENDATION:

Approval with 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.

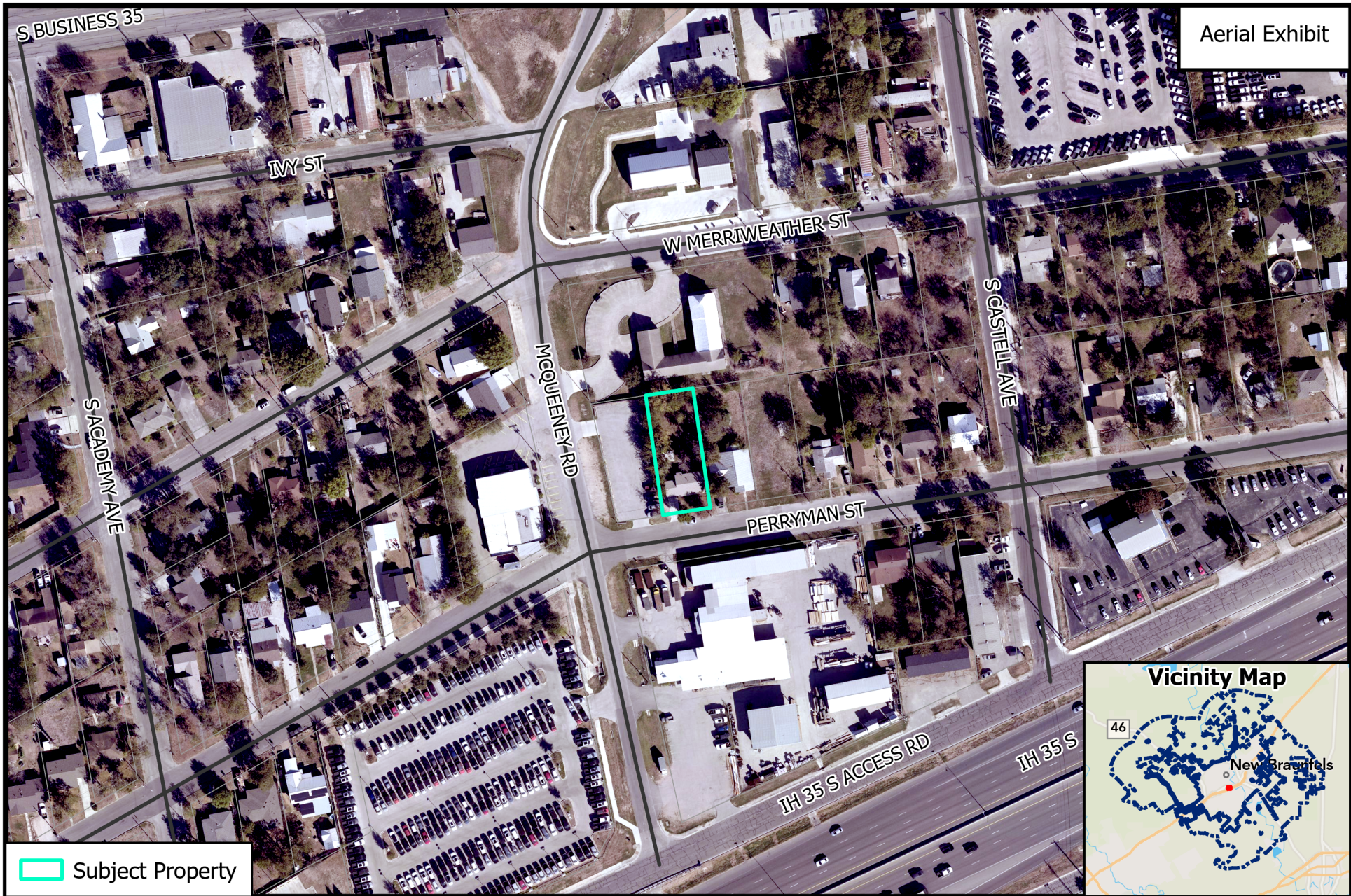
Mailed notification as required by state statute:

Public hearing notices were sent to owners of 11 properties within 200 feet of the request. As of the date this agenda was posted, the city has received no responses.

Resource Links:

- Chapter 144, Sec. 3.3-9 (C-3) of the City’s Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?

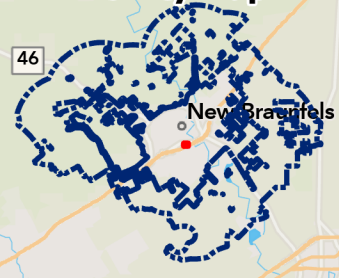
-
-
- Chapter 144, Sec. 3.6 (SUP) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
 - Chapter 144, Sec. 5.17 (Short-term Rental) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?



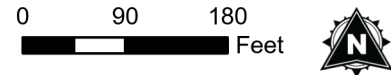
Aerial Exhibit

Subject Property

Vicinity Map



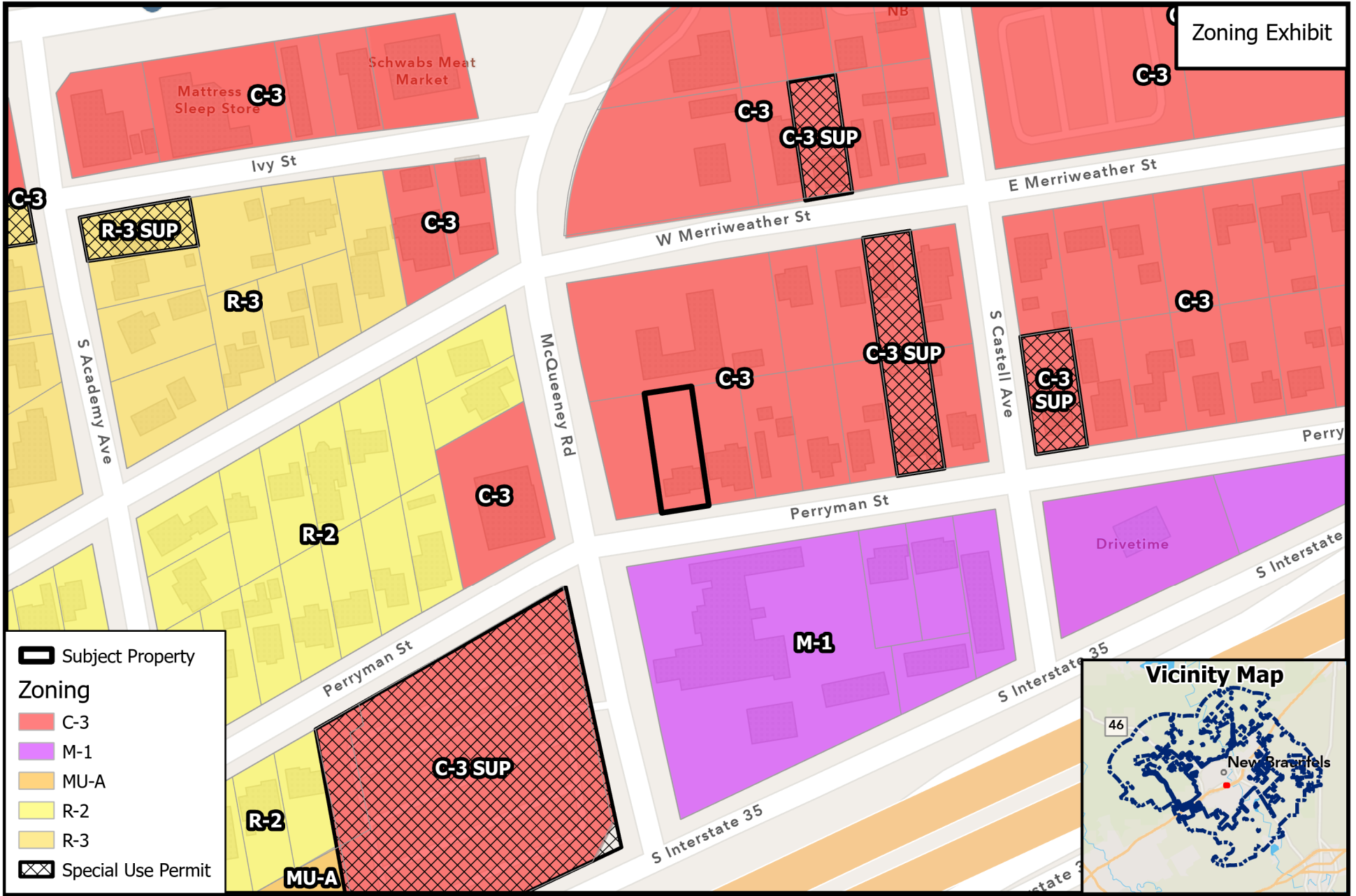
SUP26-104
284 Perryman St - SUP for STR



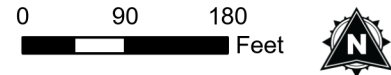
Path: L:\Boards and Commissions\ZoneChange & SUPs\2026\SUP26-104 - 284 Perryman St - SUP

Source: City of New Braunfels Planning
 Date: 4/16/2026

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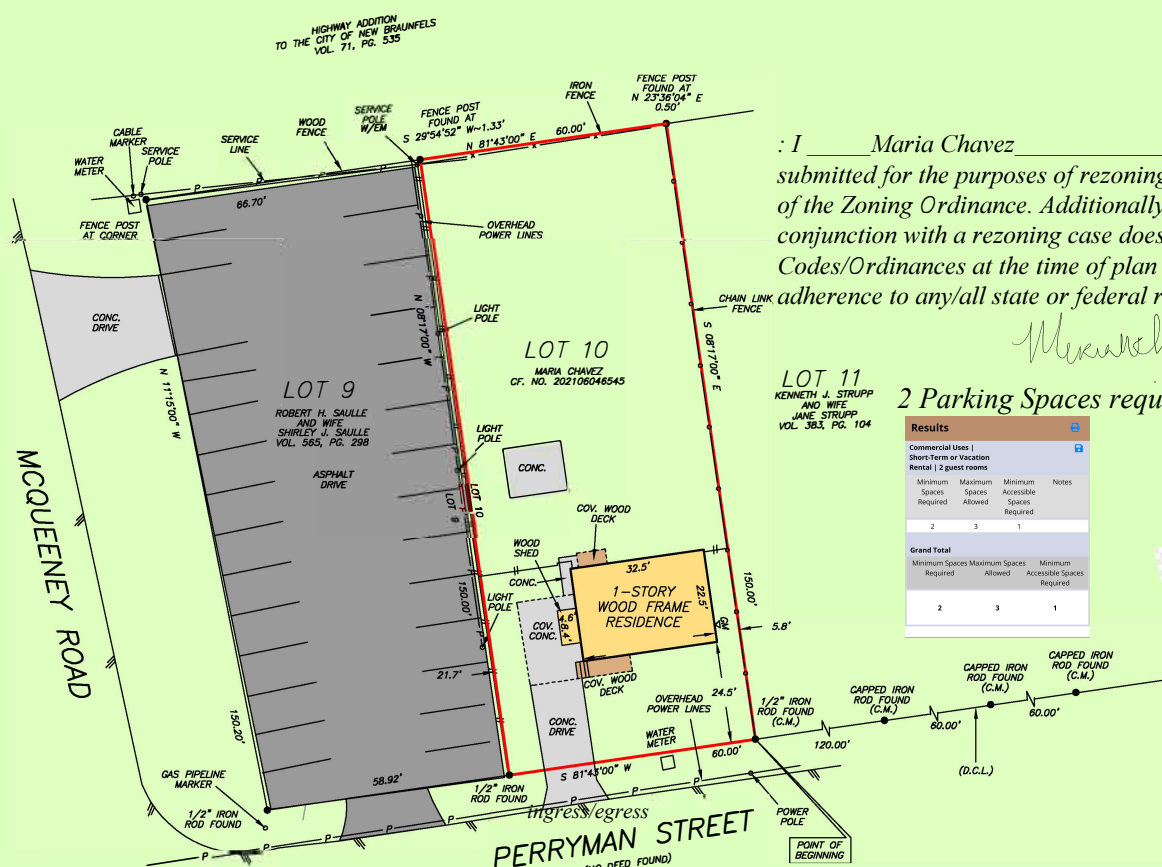
SUP26-104
284 Perryman St - SUP for STR



Path: L:\Boards and Commissions\ZoneChange & SUPs\2026\SUP26-104 - 284 Perryman St - SUP

Source: City of New Braunfels Planning
 Date: 4/16/2026

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ADDRESS: 284 PERRYMAN STREET
 NEW BRAUNFELS, TEXAS 78130
 ORDERED BY: PYPYR OLSON

**0.2066 ACRE
 LOT 10
 NEW CITY BLOCK 1072**
 AN UNRECORDED SUBDIVISION IN THE CITY
 OF NEW BRAUNFELS
 COMAL COUNTY, TEXAS
 (SEE ATTACHED METES AND BOUNDS DESCRIPTION)

I, Maria Chavez, the property owner, acknowledge that this site plan submitted for the purposes of rezoning this property is in accordance with all applicable provisions of the Zoning Ordinance. Additionally, I understand that City Council approval of this site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes/Ordinances at the time of plan submittal for building permits. Nor does it relieve me from adherence to any/all state or federal rules and regulations.

Maria Chavez

2 Parking Spaces required

Results			
Commercial Uses Short-Term or Vacation Rental 2 guest rooms			
Minimum Spaces Required	Maximum Spaces Allowed	Minimum Accessible Spaces Required	Notes
2	3	1	
Grand Total			
Minimum Spaces Required	Maximum Spaces Allowed	Minimum Accessible Spaces Required	
2	3	1	

north arrow



NOTE: THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT. OTHER EASEMENTS AND/OR BUILDING LINES MAY AFFECT THIS TRACT.
 NOTE: LOWER COLORADO RIVER AUTHORITY EASEMENT PER VOL. 114, PG. 623.

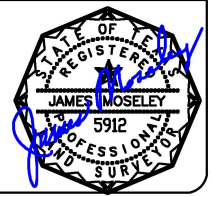


THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48091C 0455 F
 MAP REVISION: 09/02/2009
 ZONE X-SHADED
 BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
 RECORD BEARINGS: CF NO. 202108046545

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAN 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.



JAMES E. MOSELEY
 PROFESSIONAL LAND SURVEYOR
 NO. 5912
 JOB NO. SA2023-02103
 MAY 15, 2023

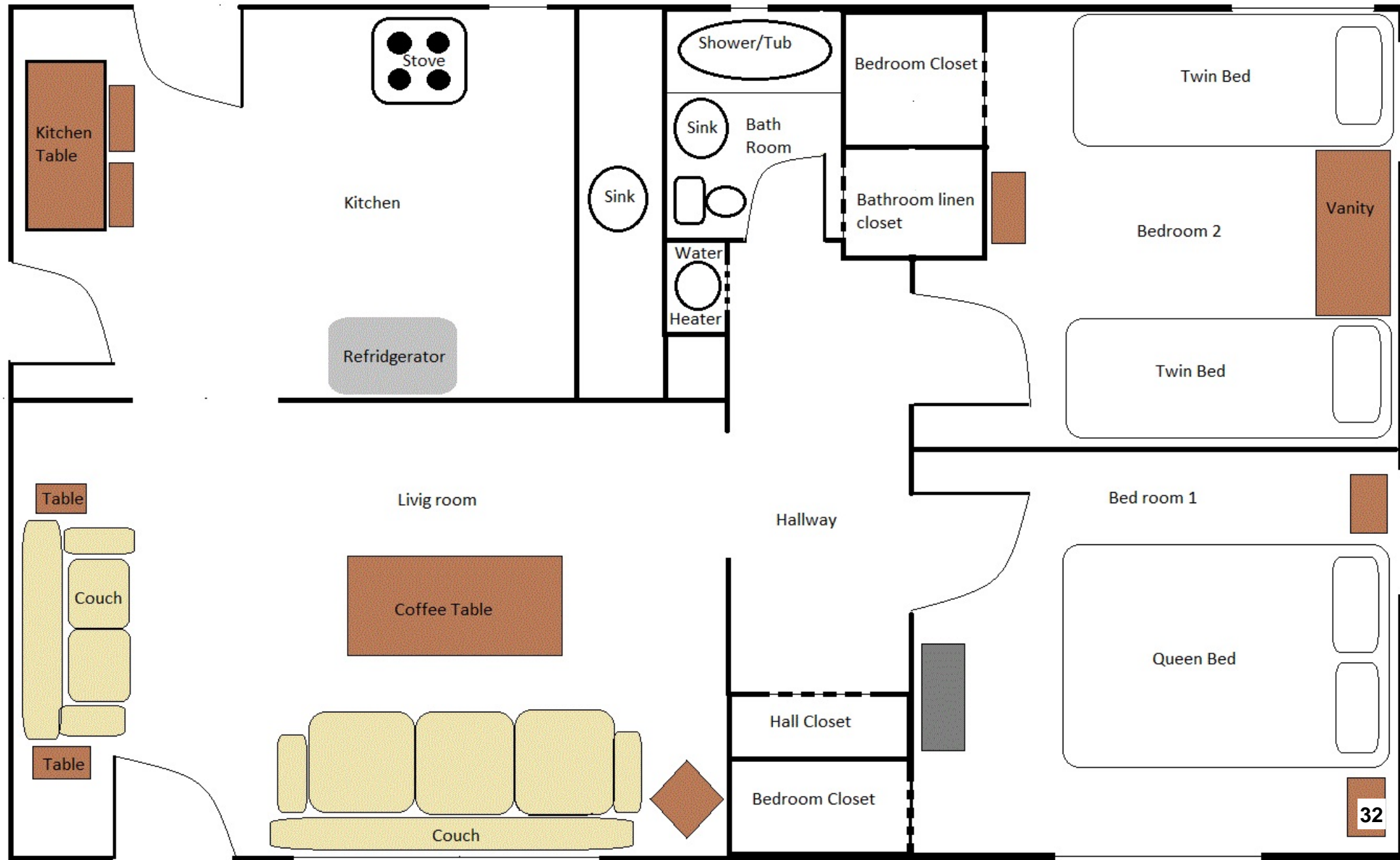
Driveway measurements
 47 ft long x 13.5 ft wide.

each parking space in 9ft wide and 20 ft long
 2 parking spaces on driveway to enter at
 Perryman Street - ingress/egress



PRECISION
 surveyors

1-800-LANDSURVEY
 www.precisionsurveyors.com
 281-496-1586 FAX 281-496-1867 210-829-4941 FAX 210-829-1555
 980 THIRDAWEELE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217
 FIRM NO. 10063700

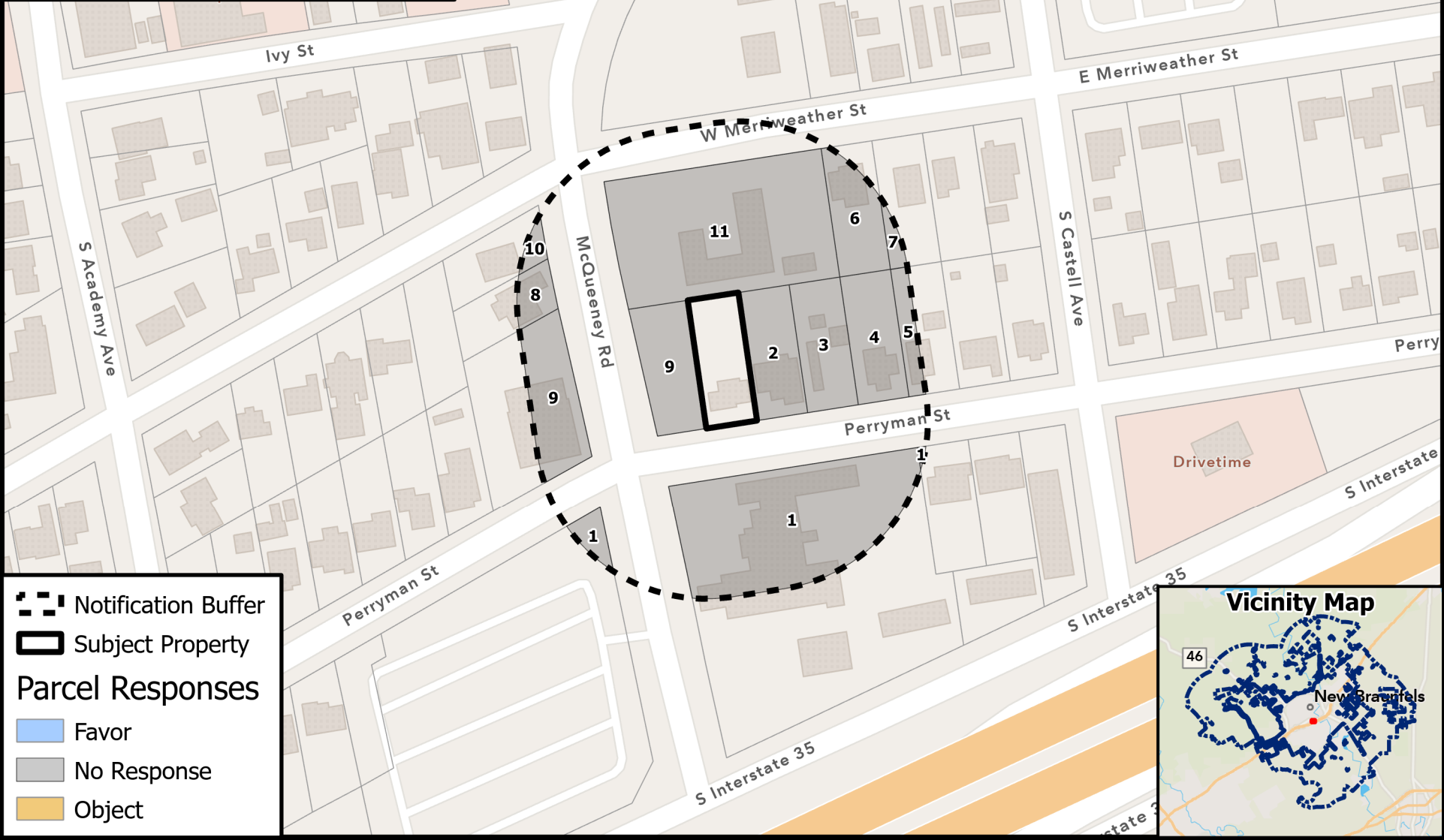




284 Perryman St

Notification Exhibit

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



Notification Buffer
 Notification Buffer

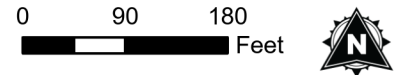
Subject Property
 Subject Property

Parcel Responses

- Favor
- No Response
- Object



SUP26-104
284 Perryman St - SUP for STR



PLANNING COMMISSION – May 5, 2026 – 6:00PM

City Hall Council Chambers

Applicant: Maria Chavez

Address/Location: 284 PERRYMAN ST

SUP26-104

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. KAHLIG ENTERPRISES INC | 8. MARTINEZ JOSE S & ALMA |
| 2. STRUPP KENNETH J | 9. ALLEN HOLLY R |
| 3. HEIMER & PREUSSER INC | 10. LEON JEFFREY M |
| 4. ARNALL CHRISTOPHER D | 11. IGLESIA BAUTISTA HOSANNA DE N B |
| 5. SILVAS SELIA | 12. KAHLIG ENTERPRISES INC |
| 6. KAHLIG FAMILY LVNG TRST 12-26-2021 | |
| 7. BARRERA ANDY A S | |

SEE MAP