

Draft Minutes for the 7/7/2026 Planning Commission Regular Meeting

A) SUP26-173 Public hearing and recommendation to City Council, requested by Elevate Permit Group, on behalf of Jeremy Coburn, to rezone approximately 0.3 of an acre out of City Block 5092, southwest part of Lot 29, from R-2 (Single-Family and Two-Family District) to MU-A SUP (Low Intensity Mixed Use District with a Special Use Permit to allow Short Term Rental of a residence), currently addressed at 256 East Austin Street.

Amanda Mushinski introduced the aforementioned item and recommended denial.

Chair Sonier asked if there were any questions for staff.

Discussion followed on the recommended denial and previously denied mid-block cases.

Chair Sonier invited the applicant to speak on the item.

Jeremy Coburn, owner, elaborated on the request discussing the community need, compatibility with the current neighborhood, guest limits, and parking accessibility.

Discussion followed on the residential objection, and the decision to pick the MU-A zoning.

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

2 individuals spoke in favor of the item.

0 individuals spoke in opposition of the item.

Chair Sonier closed the public hearing.

Tuesday, July 7, 2026 New Braunfels Planning Commission Regular Meeting

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

Discussion followed on closest short term rental to the property, and the merits of MU-A vs the CO zoning districts.

Motion by Commissioner Taylor, seconded by Commissioner Henry to recommend the item for approval to rezone the property to CO instead of the requested MU-A with staff recommendations. Motion carries (6-1-0).

Opposed:

Mathis

Absent:

Allsup, and Rudy