

**DRAFT - MINUTES
OF THE NEW BRAUNFELS PLANNING COMMISSION
REGULAR MEETING OF TUESDAY, MAY 5, 2026**

1. CALL TO ORDER

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

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

The following Commissioners were present:

Chair Sonier

Vice-Chair Taylor

Commissioner Nolte

Commissioner Rudy

Commissioner Allsup

Commissioner Allen

Commissioner Henry

Commissioner Brasier

Present 8 - Chad Nolte, Angela Allen, Jerry Sonier, Randall Allsup, Vicky Rudy, Karen Brasier, Will Henry, and Chase Taylor

Absent 1 - Jessica Schaefer

3. APPROVAL OF MINUTES

Present 8 - Chad Nolte, Angela Allen, Jerry Sonier, Randall Allsup, Vicky Rudy, Karen Brasier, Will Henry, and Chase Taylor

Absent 1 - Jessica Schaefer

A) Approval of April 7th, 2026 Regular Meeting Minutes

Motion by Commissioner Allsup, seconded by Commissioner Henry, to approve the April 7th, 2026 Regular Meeting Minutes. Motion carried unanimously (8-0-0).

Absent:

Schaefer

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.

No individuals spoke.

5. INDIVIDUAL ITEMS FOR CONSIDERATION

A) 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.

Commissioner Henry recused and left the Council Chambers at 6:02 pm.

Dana Moses introduced the aforementioned item and recommended approval.

Discussion followed on the hardship considerations, as well as the current and proposed configuration

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Chair Sonier invited the applicant to speak on the item.

James Ingalls elaborated on the request, discussing the intent of the requested waiver and uses currently permitted under the property's zoning designation.

Discussion followed on approval from the neighboring properties and the shared access for the lots via the current driveway.

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 Vice Chair Taylor to approve the item. Motion carries unanimously (7-0-0).

Absent:

Schaefer

B) 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.

Commissioner Henry returned to the Council Chambers at 6:12 pm.

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 the written objection, the property's proximity to other short term rentals in the area, staff's recommendation, prior approvals, and the uses currently permitted under the property's zoning designation.

Chair Sonier invited the applicant to speak on the item.

Paul Paniagua firstly notified the Commission and staff about a fraudulent email he received, then thanked the Commission for consideration of his Special Use Permit request.

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

Absent:

Schaefer

C) 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.

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. There were none.

Chair Sonier invited the applicant to speak on the item.

Agent Piper Olsen elaborated on the request discussing the intent of the request, property location, and the improvements already made to the property.

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

Absent:

Schaefer

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 and no action was taken.

7. ADJOURNMENT

By: _____
ACTING COMMISSION CHAIR

Attest:

COMMISSION LIAISON

There being no further business Chair Sonier adjourned the meeting at 6:27 pm.