



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



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

**TUESDAY, JUNE 4, 2024 at 6:00 PM**

**AGENDA**

**1. CALL TO ORDER**

**REQUEST ALL PHONES AND OTHER DEVICES BE TURNED OFF, EXCEPT EMERGENCY ON-CALL PERSONNEL.**

**2. ROLL CALL**

**3. APPROVAL OF MINUTES**

A) Approval of the May 7, 2024 Regular Meeting Minutes. [24-707](#)

**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 address, discuss or take action on any items not on the agenda. In addition to this venue, citizens may also email any comments to [planning@newbraunfels.gov](mailto:planning@newbraunfels.gov). Emailed comments will be distributed to the Planning Commission.*

**5. ELECTION OF OFFICERS**

A) Election of Chair.

B) Election of Vice Chair.

C) Recommendation for approval to the Workforce Housing Advisory Committee.

D) Recommendation for approval to the Citizens Advisory Committee.

**6. INDIVIDUAL ITEMS FOR CONSIDERATION**

A) ORD24-161 Public hearing and recommendation to City Council regarding an ordinance amendment to Chapter 66 Historic Preservation, Section 66-60, Certificate of alteration for demolition. [24-661](#)

Katie Totman, CNU-A, Historic Preservation Officer

B) SUP24-145 Public hearing and recommendation to City Council to rezone approximately 0.22 acres out of Kuehler Addition Subdivision, Lot 6R from C-3 (Commercial District) to C-3 SUP (Commercial District) [24-724](#)

with Special Use Permit for Short-Term Rental of a Residence), currently addressed at 374 & 384 E Faust St.

Applicant/Owner: Clarence & Jilly Harden

- C) SUP24-154 Public hearing and recommendation to City Council to rezone approximately 0.18 acres out of City Block 5026, South 130 feet of Lot 6, from R-2 (Single-Family and Two-Family District) to C-O SUP (Commercial Office District with a Special Use Permit for Short-Term Rental of a Residence), currently addressed at 465 E Mather St. [24-728](#)

Applicant/Owner: Diego Arroyo

- D) SUP24-151 Public hearing and recommendation to City Council to rezone approximately 0.13 acres out of City Block 1038, Lot 2, from C-2 (General Business District) to C-2 SUP General Business District with a Special Use Permit for Short-Term Rental of a Residence), currently addressed at 168 Hampe St. [24-733](#)

Applicant/Owner: Jose J Duran

- E) SUP24-144 Public hearing and recommendation to City Council to rezone 0.14 acres out of City Block 5102, Lot 9 & 10, from M-1 (Light Industrial District) to M-1 SUP (Light Industrial District with a Special Use Permit for Short-Term Rental of a Residence), currently addressed at 852 N Houston Ave. [24-698](#)

Applicant: Stone Oak Capital, LLC

Owner: Jessica Bachus

- F) SUP24-157 Public hearing and recommendation to City Council to rezone 0.12 acres out of City Block 2016, North 56 feet of Lot 38, from C-2 (General Business District) to C-2 SUP (General Business District with a Special Use Permit for Short-Term Rental of a Residence), currently addressed at 444 North Market Avenue [24-699](#)

Applicant/Owner: Savannah Zipp

## 7. ADJOURNMENT

### CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall.

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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.