



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



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

TUESDAY, JULY 1, 2025 at 6:00 PM

Chase Austin Taylor - Commissioner
Randall Allsup - Commissioner
Vicky Fern Rudy - Commissioner
Jessica Schaefer - Commissioner
Chad Nolte - Commissioner

Jerry Sonier - Commissioner
Karen Brasier - Commissioner
Hunter Schwarz - Commissioner
Angela Allen - Commissioner

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 June 3, 2025 regular meeting minutes. [25-749](#)
[June 3, 2025 Minutes](#)

4. CITIZENS' COMMUNICATIONS

This time is for citizens to address the Planning Commission on any issues or items NOT on the agenda.

5. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) SUP25-144 Public hearing and recommendation to City [25-789](#)
Council to rezone approximately 0.3 acres out of Kuehler
Addition Subdivision, New City Block 1055, Lot 9 from
C-3 (Commercial District) to C-3 SUP (Commercial
District with a Special Use Permit to allow Short Term
Rental of a Residence), currently addressed as 1070
Sanger Ave.
Applicant/Owner: Martha and Justin Dixon
[City Maps](#)
[Site Plan and Floor Plan](#)
[Subject Property Photo](#)
[Notification Map, List, and Responses](#)

6. **STAFF REPORT**

- A) Presentation and update on the City of New Braunfels [25-429](#)
Thoroughfare Plan Update.

Garry Ford, Transportation and Capital Improvements Director

7. **EXECUTIVE SESSION**

In accordance with the Open Meetings Act, Texas Government Code, Ch. 551.071, the Commission may convene in a closed session to discuss any of the items listed on this agenda. Any final action or vote on any executive session item will be taken in open session.

8. **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

7/1/2025

Agenda Item No. A)

**DRAFT - MINUTES
OF THE NEW BRAUNFELS PLANNING COMMISSION
REGULAR MEETING OF TUESDAY, JUNE 3, 2025**

1. CALL TO ORDER

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

2. ROLL CALL

The following Commissioners were present:

Angela Allen
Randall Allsup
Karen Braiser
Vicky Rudy
Hunter Schwarz
Jerry Sonier
Chase Taylor

The following Commissioners were absent:

Jessica Schaefer
Chad Nolte

3. APPROVAL OF MINUTES

A) Approval of the May 6, 2025 regular meeting minutes.

Motion by Commissioner Allsup, seconded by Commissioner Rudy, to approve the May 6, 2025 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 NOT on the agenda.

No one spoke.

5. ELECTION OF OFFICERS

A) Election of Chair.

Chair Sonier asked if there were any discussion or a motion regarding the election of Planning Commission Chair.

Motion by Commissioner Allsup, seconded by Commissioner Rudy, to elect Jerry Sonier as Planning Commission Chair. Motion carried

unanimously (7-0-0).

B) Election of Vice Chair.

Chair Sonier asked if there were any discussion or a motion regarding the election of Planning Commission Vice-Chair.

Motion by Commissioner Allen, seconded by Commissioner Rudy, to elect Chase Taylor as Planning Commission Vice-Chair. Motion carried unanimously (6-0-1) with Commissioner Taylor abstaining from the vote.

C) Discuss and consider appointments to the Workforce Housing Advisory Committee and the Citizens' Advisory Committee.

Chair Sonier asked if there were any Commissioners who wished to act as Planning Commission representative to the Workforce Housing Advisory Committee.

Brief discussion followed on the Workforce Housing Advisory Committee and the Citizens Advisory Committee.

Vice-Chair Taylor volunteered to act as the Planning Commission's representative to the Workforce Housing Advisory Committee.

Chair Sonier asked if there were any Commissioners who wished to act as Planning Commission representative to the Citizens Advisory Committee.

Commissioner Allsup volunteered to act as the Planning Commission's representative to the Citizens Advisory Committee.

Chair Sonier stated that the appointments were accepted.

6. CONSENT AGENDA

All items listed below are considered to be routine and non-controversial by the Planning Commission and will be approved by one motion. There will be no separate discussion of these items unless a Planning Commissioner or citizen so requests, in which case the item will be removed from the consent agenda and considered as part of the normal order of business.

No action was taken.

7. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) HST25-134: Public hearing and recommendation to City Council to add a local historic landmark designation and rezone approximately 0.21 acres of Lot 5, New City Block 3019 from R-2 HD (Single Family and Two-Family District with a Historic District overlay) to R-2 HD HL (Single Family and Two-Family District with Historic District and Historic Landmark overlays), currently addressed at 648 West Mill Street

Katie Totman presented the aforementioned item and recommended approval.

Chair Sonier asked if there were any questions for staff.

Brief discussion followed on historic landmark designation, historic districts, and the intent of the request.

Chair Sonier invited the applicant to speak on the item.

Samantha Smith provided a brief history of the property and elaborated on the intent of the request

Brief discussion followed regarding the historic landmark designations and the history of the property.

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 questions or a motion.

Motion by Vice-Chair Taylor, seconded by Commissioner Allsup, to recommend approval of the item to City Council. Motion carried unanimously (7-0-0).

- B) SUP25-140 Public hearing and recommendation to City Council to rezone approximately 0.6 acres out of the Frank Real Subdivision, Block 1, Lot 2, from R-2 SUP (Single Family and Two-Family District with a Special Use Permit to allow Short Term Rental) to R-3L SUP (Multifamily Low-Density District with a Special Use permit to allow

multiple dwelling units with alternative design standards), currently addressed at 846 Ewelling Ln.

Amanda Mushinski presented the aforementioned item and recommended approval.

Chair Sonier asked if there were any questions for staff.

Brief discussion followed on a recently approved special use permit on an adjacent property, the proposed unit density and conceptual site plan for the project, the type of special use permit requested, the proposed use of the property, and staff's recommendation.

Chair Sonier invited the applicant to speak on the item.

James Griffon elaborated on the intent of the request, the projects relation to adjacent property, the proposed site configuration, existing conditions of the subject property, neighboring uses, the conceptual design of the project, and development standards proposed under the requested special use permit.

Discussion followed on the scope of the request, overall unit density, traffic concerns, and parking requirements.

Wes Peoples elaborated further on the request, discussing the proposed design of the project, and addressed the Commission's concerns for traffic and parking requirements.

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 questions or a motion.

Motion by Commissioner Allsup, seconded by Commissioner Rudy, to recommend approval of the item to City Council. Motion carried (6-1-0) with Vice-Chair Taylor in opposition.

C) PZ25-0139 Public hearing and recommendation to City Council to rezone approximately 5 acres out of the John Thompson Survey 21,

Abstract 608, from C-3 (Commercial District) and APD (Agricultural/Pre-Development District) to C-1B (General Business District), currently addressed at 4001 IH 35 S.

Amanda Mushinski presented the aforementioned item and recommended approval.

Chair Sonier asked if there were any questions for staff.

No one spoke.

Chair Sonier invited the applicant to speak on the item.

James Griffon elaborated on the intent of the request, the surrounding land use, the existing and proposed zoning districts, and the conceptual site plan.

Discussion followed on the intended use of the property.

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

Mike Bacher asked questions regarding an existing access easement adjacent to the subject property.

Brief discussion followed regarding easements, and platting and zoning procedures.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further questions or a motion.

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

D) ORD25-145 Public hearing and recommendation to City Council on a proposed amendment to the City's Code of Ordinances: Chapter 144, regarding sidewalk requirements.

Mary Lovell presented the aforementioned item and recommended approval.

Chair Sonier asked if there were any questions for staff.

Discussion followed on existing sidewalk inventory within city limits, existing and proposed requirements for sidewalk installation, the language and intent of the proposed code amendment, staff's recommendation, potential revisions to include exemptions, appeal processes, parkland dedication fees, construction costs, single lot development versus neighborhood development, public improvement projects and sidewalk installation, and sidewalk requirements of other jurisdictions.

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 questions or a motion.

Motion by Vice-Chair Taylor to recommend approval of the item to City Council with the recommendation that there be exceptions or allowances made for single home development versus neighborhood development, or a waiver exemption for a single family building a primary residence on a property. Motion failed due to the lack of a second from the Commission.

Motion by Commissioner Braiser, seconded by Commissioner Allsup to recommend approval of the item as written to City Council. Motion carried (6-1-0) with Vice-Chair Taylor in opposition.

8. STAFF REPORT

- A) Land Development Ordinance status update.

Christopher Looney presented the aforementioned item.

9. EXECUTIVE SESSION

In accordance with the Open Meetings Act, Texas Government Code, Ch. 551.071, the Commission may convene in a closed session to discuss any of the items listed on this agenda. Any final action or vote on any executive session item will be taken in open session.

No action was taken.

10. ADJOURNMENT

There being no further business Chair Sonier adjourned the meeting at 7:13pm.

By: _____
COMMISSION CHAIR

Attest:

COMMISSION LIAISON

7/1/2025

Agenda Item No. A)

PRESENTER:

Applicant/Owner: Martha and Justin Dixon

SUBJECT:

SUP25-144 Public hearing and recommendation to City Council to rezone approximately 0.3 acres out of Kuehler Addition Subdivision, New City Block 1055, Lot 9 from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit to allow Short Term Rental of a Residence), currently addressed as 1070 Sanger Ave.

DEPARTMENT: Planning and Development Services**COUNCIL DISTRICTS IMPACTED:** 5**BACKGROUND INFORMATION:****Case No:** SUP25-144**Applicant/Owner:**

Martha and Justin Dixon

(830) 237-4566 | martha@50foot.com

Staff Contact:

Amanda Mushinski, AICP, CNU-A

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

The subject 0.3-acre property is located at the northwest corner of the intersection of Sanger Avenue and Kessler Street, approximately 150 feet southwest of Faust Street Bridge. It is bordered on all sides by C-3 zoning. Adjacent land uses consist of single-family and multifamily residential.

The 1930s residence comprises roughly 897 square feet with 2 bedrooms and 2 bathrooms. This rezoning application is proposed to allow the short-term rental (STR) of the existing home. Per the Zoning Ordinance, the maximum occupancy of an STR with 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.

There are currently 12 approved short term rental SUPs within one-half mile of the subject property, 5 of which are active.

COMPREHENSIVE PLAN REFERENCE:

This request 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 Market 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:

Staff recommends approval of the applicant's request 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 14 properties within 200 feet of the request. As of the date this agenda was posted, the city has received responses representing 8% in opposition.

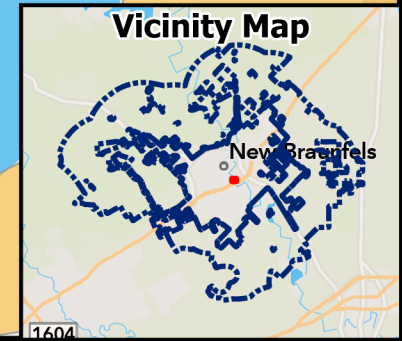
Resource Links:

- Chapter 144, Sec. 144-3.3-9 (C-3) of the City's Code of Ordinances:

https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?

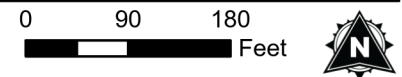
- Chapter 144, Sec. 3.6 (SUP) of the City's Code of Ordinances:
[https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?_ga=2.182121211.173111111.169111111-173111111-173111111)
- Chapter 144, Sec. 5.17 (Short-term Rental) of the City's Code of Ordinances:
[https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?_ga=2.182121211.173111111.169111111-173111111-173111111)







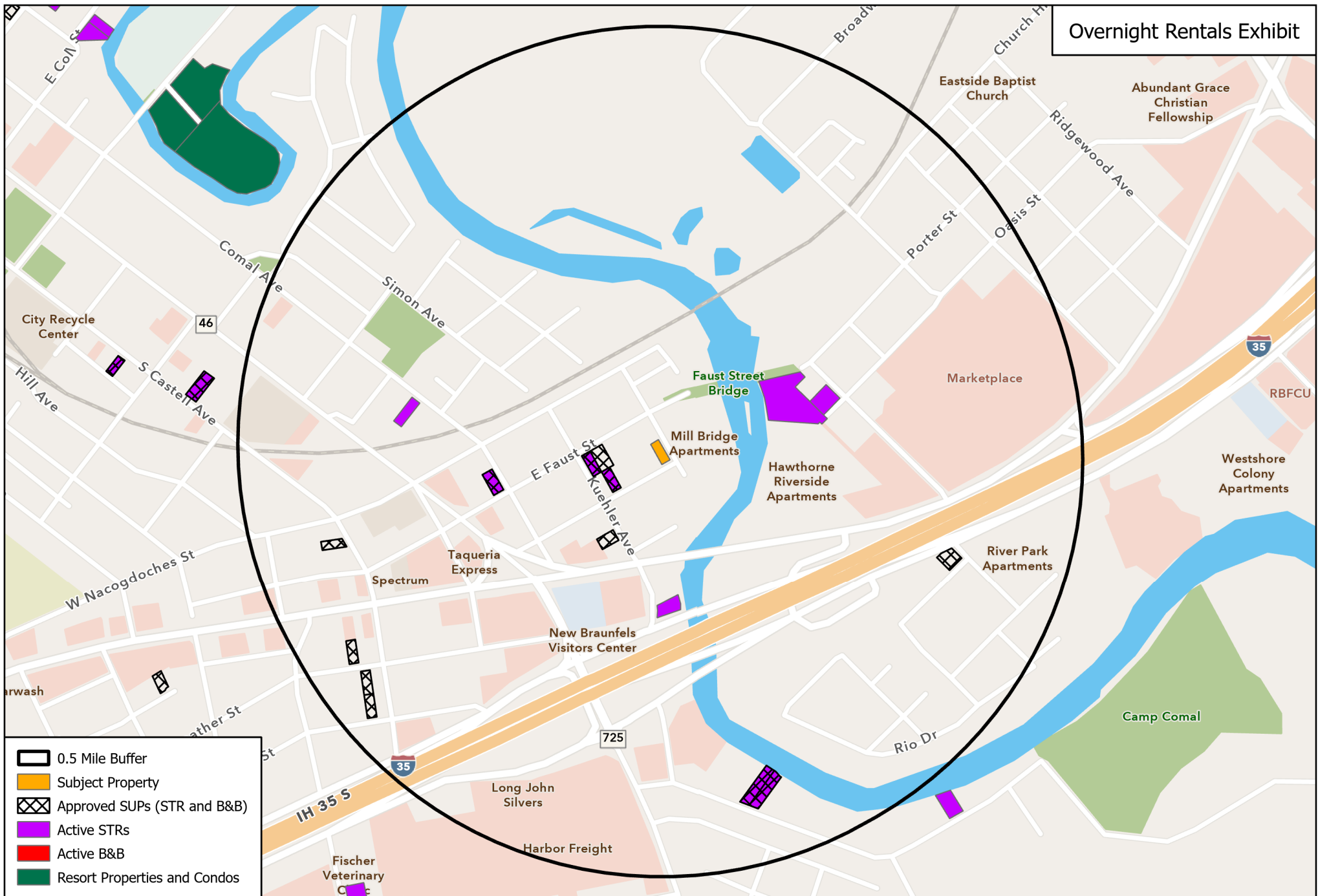
SUP25-144
1070 Sanger Ave - SUP for STR

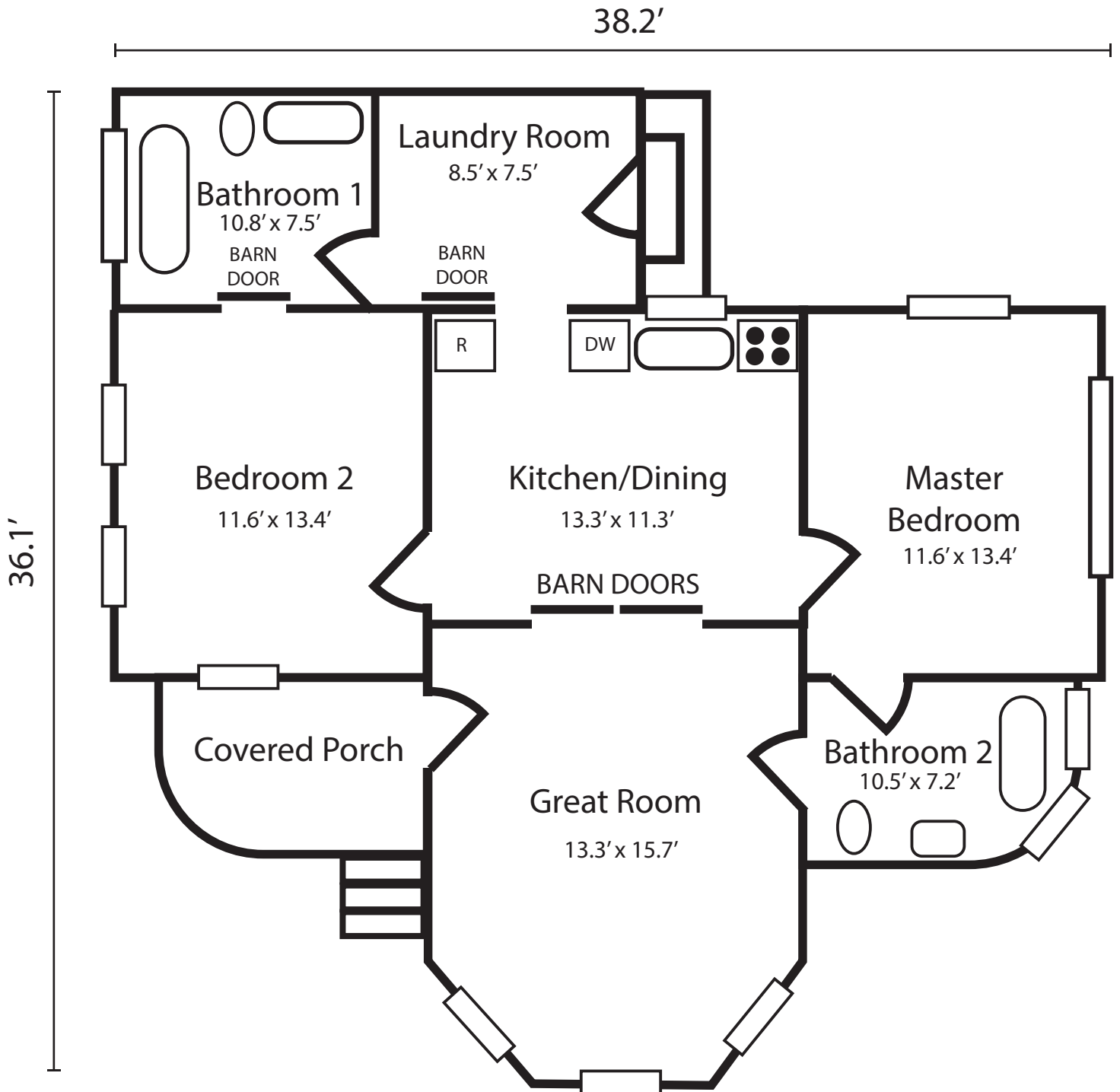


Path: P:\ZoneChange & SUPs\2025\SUP25-144 - 1070 Sanger Ave - SUP for

Source: City of New Braunfels Planning
 Date: 6/6/2025

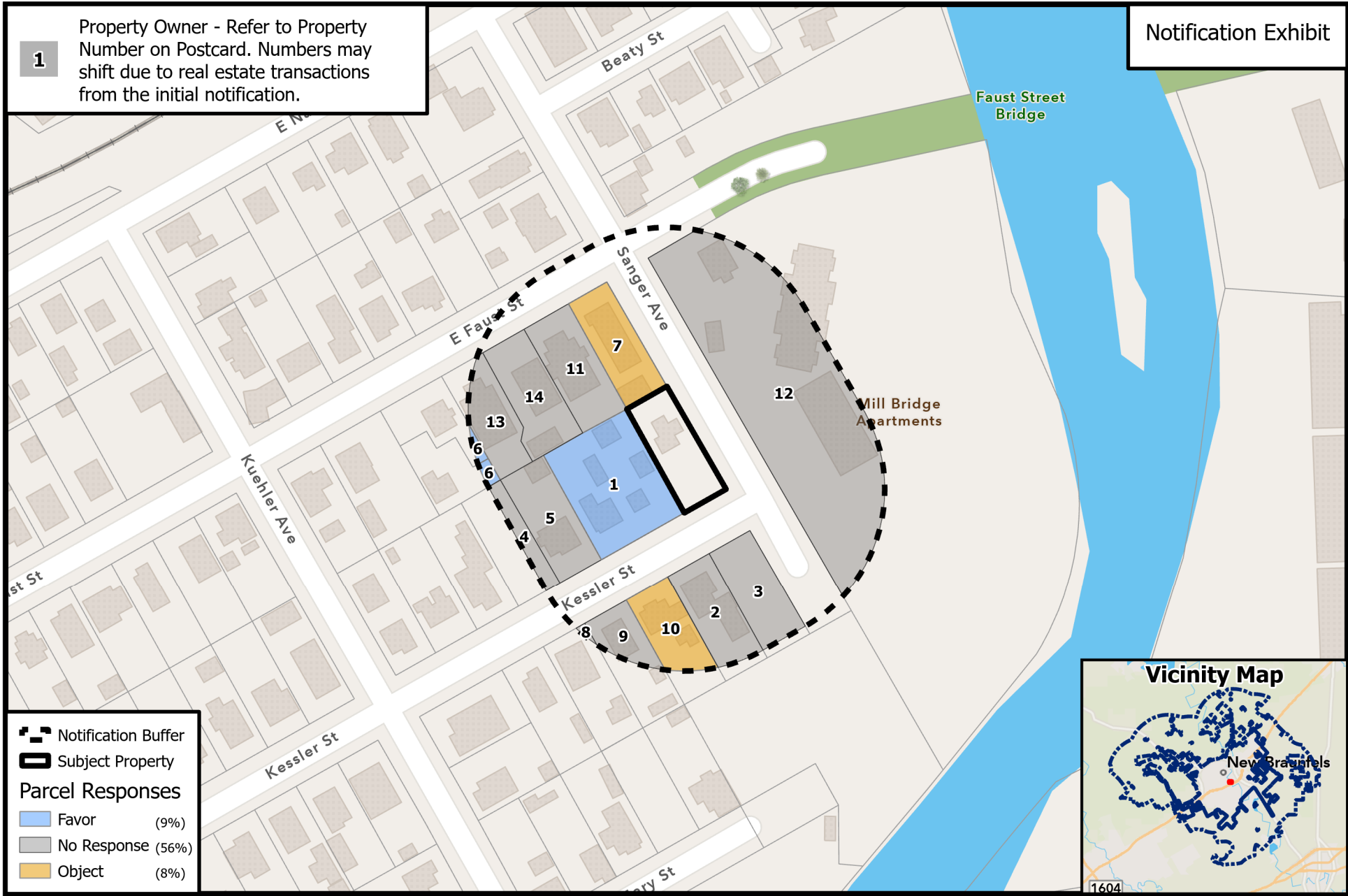
DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels officials or employees for any discrepancies, errors, or variances which may exist.







1070 Sanger Ave



PLANNING COMMISSION – July 1, 2025 – 6:00PM

City Hall Council Chambers

Applicant: Martha and Justin Dixon

Address/Location: 1070 Sanger Ave

SUP25-144

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. HAAS EWALD R & EVELYN M | 9. RICHARDS TRISTAN & JANNA K LOTT |
| 2. SCHWARZ BRUCE ALAN | 10. CRENWELGE KARL G |
| 3. BALCONES VISTA PHASE 1 LLC | 11. MATTIE SUE LLC |
| 4. NUCKELS RICHARD JOHN JR | 12. MILL BRIDGE MFAP LLC |
| 5. MAXWELL SYLVIA J | 13. FANNIE MAE LLC |
| 6. DAIGLE PROPERTY HOLDINGS LLC | 14. HARDEN CLARENCE & JILL |
| 7. BRAUNE ERWIN W & ARLYNE J | |
| 8. DAWSON WILLIAM S & ALEXANDRA R
PARKER | |

SEE MAP

HAAS EWALD R & EVELYN M

365 KESSLER ST

NEW BRAUNFELS TX 78130

Property #: 1

SUP25-144

Case Manager: AM

FAVOR ☒

OPPOSE ☐

COMMENTS



DAIGLE PROPERTY HOLDINGS LLC

922 RIVER TERRACE

NEW BRAUNFELS TX 78130

Property #: 6

SUP25-144

Case Manager: AM

COMMENTS



FAVOR



OPPOSE



This is a
GREAT thing
for our community.
Big YES in FAVOR from
350 E Faust St. &
354 E Faust St. (We should have
2 votes since we
own 2 lots!!!)

CRENWELGE KARL G

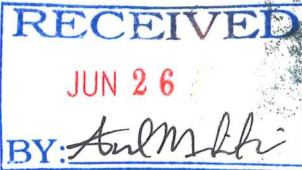
5 RIDGE DR

NEW BRAUNFELS TX 78130

Property #: 10

SUP25-144

Case Manager: AM



FAVOR ☐

OPPOSE ☒

COMMENTS

Zoning regulations exist to protect existing property owners. Changing zoning to allow short term rentals will affect the value of my property. The requestors for rezoning purchased this property in 2023 knowing the zoning of the property. They shouldn't, at their whim, be able to rezone their property affecting the values of neighboring properties.

BRAUNE ERWIN W & ARLYNE J

394 E FAUST ST

NEW BRAUNFELS TX 78130

Property #: 7

SUP25-144

Case Manager: AM



FAVOR ☐

OPPOSE ☒

COMMENTS

7/1/2025

Agenda Item No. A)

PRESENTER:

Garry Ford, Transportation and Capital Improvements Director

SUBJECT:

Presentation and update on the City of New Braunfels Thoroughfare Plan Update.

DEPARTMENT: Transportation and Capital Improvements**COUNCIL DISTRICTS IMPACTED:** All**BACKGROUND INFORMATION:**

The City of New Braunfels Thoroughfare Plan is a long-range transportation plan that identifies the location and type of roadway facilities that are needed to meet projected long-term growth within the area. The Thoroughfare Plan is not a list of construction projects but rather serves as a tool to enable the City to preserve future corridors for transportation system development.

Under the provisions of Article XI, Section 5 of the Texas Constitution and Title 7, Chapter 212 of the Texas Local Government Code, the City of New Braunfels can require that development plans and subdivision plats conform to "... the general plan of the municipality and its current and future streets ..." and "... the general plan for extension of the municipality and its roads, streets, and public highways within the municipality and its extra-territorial jurisdiction."

Requirements for right-of-way dedication and construction of street improvements apply to all subdivision of land within the City's incorporated area and its extra-territorial jurisdiction. The Thoroughfare Plan depicts proposed general right-of-way and alignments for new parkway, arterial and collector roadways and the widening and extensions of existing roadways. The actual alignments of these roadways may vary from this plan and will be determined through the subdivision development process and the preliminary engineering phase of design.

The current Thoroughfare Plan was adopted March 12, 2012. The purpose of this update is to:

- Amend thoroughfares that have been developed and established by City Council;
- Remove collector thoroughfares that are existing and do not serve long-range growth;
- Adjust thoroughfares to reflect existing and future development;
- Establish thoroughfare right-of-way in established and context sensitive areas; and
- Update existing typical street cross sections.

These are considered mostly minor changes and will be compiled in a final report. Staff will present the proposed changes for discussion and have the information available for public comment. Formal action including recommendation to City Council is expected in August 2025.

STRATEGIC PLAN REFERENCE:

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

FISCAL IMPACT:

N/A