



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



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

TUESDAY, DECEMBER 2, 2025 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
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 November 5, 2025 regular meeting [25-1434](#)
minutes.

4. CITIZENS' COMMUNICATIONS

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

5. BRIEFINGS

A) Update on the Land Development Ordinance [25-1469](#)
Christopher J. Looney, AICP, Planning Director

B) Update on Envision New Braunfels [25-1474](#)
Christopher J. Looney, AICP, Planning Director

6. INDIVIDUAL ITEMS FOR CONSIDERATION

A) WVR25-405 Discuss and consider a waiver from [25-1471](#)
Section 118-49(a) of the Subdivision Platting Ordinance
to allow the Perron Business Park to not construct a
sidewalk along the property's Loop 337 frontage.

Applicant: Julianna Kernahan

Owner: Michael Mazzola

B) SUP25-397 Public hearing and recommendation to City [25-1410](#)
Council, at the request of TBA Douglas (Austen Keithly),

on behalf of Julie Aniol Turner, to rezone 70.198 acres consisting of Lots 1A and 1B, out of the Resubdivision Plat of Lot One, River Gardens, from R-2 SUP (Single-Family and Two-Family District with a Special Use Permit allowing a facility for disabled persons) to MU-A SUP (Low Intensity Mixed Use District with a Special Use Permit to allow residential and light commercial development with alternative development standards), currently addressed as 740 & 750 Rusk Street.

Applicant: TBA Douglas (Austen Keithly)

Owner: Julie Aniol Turner

- C) PZ25-0394 Public hearing and recommendation to City Council, at the request of Ashley Farrimond of Killen, Griffin & Farrimond, PLLC, on behalf of Brandy Worley, to rezone approximately 6 acres out of Billie and Ed Miles Subdivision Unit 2, Block 1, Lots 1A, 1B, and 2, from C-1A (Neighborhood Commercial District) and R-3 SUP (Multifamily District with a Special Use Permit to allow bed and breakfast and retail) to C-4A (Resort Commercial District), currently addressed at 830, 832, and 870 Gruene Road [25-1461](#)

Applicant: Killen, Griffin & Farrimond, PLLC

Owner: Brandy Worley

- D) SUP25-377 Public hearing and recommendation to City Council, at the request of Chad Fletcher, to rezone approximately 0.2 of an acre out of the Baus Addition Subdivision, Block D, East part of Lots 1 & 2, 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 at 385 West Faust Street [25-1453](#)

Applicant/Owner: Chad Fletcher

- E) SUP25-375 Public hearing and recommendation to City Council, at the request of Phong Tien Nguyen, to rezone approximately 0.7 of an acre out of the A M Esnaurizar Survey, Abstract 1, from C-3 AH (Commercial, Airport Hazard Overlay District) to C-3 AH SUP (Commercial, Airport Hazard Overlay District with a Special Use Permit to allow Short Term Rental of a residence), currently addressed at 1092 State Highway 46 South [25-1466](#)

Applicant/Owner: Phong Tien Nguyen

- F) SUP25-388 Public hearing and recommendation to City [25-1455](#) Council, at the request of Simms Samonte, on behalf of RBHP Texas, LLC, to rezone approximately 0.18 of an acre out of City Block 5103 Subdivision, West portion of Lot 23, from R-2 (Single-Family and Two-Family District) to C-O SUP (Commercial Office District with a Special Use Permit to allow Short Term Rental of a residence), currently addressed at 160 East Klingemann Street.

Applicant: Simms Samonte

Owner: RBHP Texas, LLC

7. **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.

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.