



**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.

[November 5, 2025 Meeting 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 Section [25-1471](#)
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

[Aerial Exhibit](#)

[TxDOT correspondence](#)

[Photos of Subject Property](#)

[Perron Business Park Plat](#)

- 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

[City Maps](#)

[Applicant Attachments](#)

[Districts Comparison Table](#)

[Subject Property Photos](#)

[Notification Map, List & Responses](#)

- C) PZ25-0394 Public hearing and recommendation to City [25-1461](#)
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

Applicant: Killen, Griffin & Farrimond, PLLC

Owner: Brandy Worley

[City Maps](#)

[Districts Comparison Table](#)

[Subject Property Photos](#)

[Notification Map, List, and Responses](#)

- D) SUP25-377 Public hearing and recommendation to City [25-1453](#)
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

Applicant/Owner: Chad Fletcher

[City Maps](#)

[Site Plan & Floor Plan](#)

[Subject Property Photos](#)

[Notification Map, List, & Responses](#)

- E) SUP25-375 Public hearing and recommendation to City [25-1466](#)
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

Applicant/Owner: Phong Tien Nguyen

[City Maps](#)

[Site Plan & Floor Plan](#)

[Subject Property Photo](#)

[Notification Map, List, and Responses](#)

- 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

[City Maps](#)

[Site Plan & Floor Plans](#)

[Subject Property Photo](#)

[Notification Map, List & Responses](#)

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.



Planning Commission Agenda Item Report

550 Landa Street
New Braunfels, TX

12/2/2025

Agenda Item No. A)

**DRAFT - MINUTES
OF THE NEW BRAUNFELS PLANNING COMMISSION
REGULAR MEETING OF WEDNESDAY, NOVEMBER 5, 2025**

1. CALL TO ORDER

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

2. ROLL CALL

The following Commissioners were present:

Commissioner Angela Allen
Commissioner Randall Allsup
Commissioner Karen Braiser
Commissioner Chad Nolte
Commissioner Vicky Rudy
Commissioner Jessica Schaefer
Vice-Chair Chase Taylor
Chair Jerry Sonier

The following Commissioners were absent:

Commissioner Hunter Schwarz

3. APPROVAL OF MINUTES

A) Approval of the October 8, 2025 regular meeting minutes.

Motion by Commissioner Nolte, seconded by Commissioner Allsup, to approve the October 8, 2025 regular meeting minutes. Motion carried unanimously (8-0-0).

4. CITIZENS' COMMUNICATIONS

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

No individuals spoke.

5. 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.

A) Approval of the Planning Commission 2026 Calendar

Wednesday, November 5, 2025 New Braunfels Planning Commission Regular Meeting

Motion by Commissioner Nolte, seconded by Commissioner Allsup to approve the consent agenda. Motion carried unanimously (8-0-0).

6. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) ORD25-373 Public hearing and recommendation to City Council regarding an amendment to Chapter 144 Zoning, Subsection 2.1, to align public notices, protests, and sign requirements with new state statute

Dana Moses introduced the aforementioned item.

Chair Sonier asked if there were any questions for staff.

No one spoke.

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 discussion or motion to be made.

Motion by Commissioner Allsup, seconded by Commissioner Nolte, to recommend approval of the item to City Council. Motion carried unanimously (8-0-0).

- B) ORD25-380 Public hearing and consideration of an amendment to the City's Code of Ordinances: Chapter 144-5.3, regarding fences.

Amanda Mushinski introduced the aforementioned item.

Chair Sonier asked if there were any questions for staff.

Brief discussion followed on permitting and inspection procedures for fences.

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 discussion or motion to be made.

Motion by Commissioner Allsup, seconded by Commissioner Nolte, to recommend approval of the item to City Council. Motion carried unanimously (8-0-0).

- C) SUP25-368 Public hearing and recommendation to City Council, at the request of Toni and Joe Rios to rezone approximately 0.2 of an acre out of the Buena Vista Addition Subdivision, Block 3, Greater Part of Lot 8, from C-3 (Commercial District) to C-3 SUP (Commercial District with Special Use Permit to allow Short Term Rental of a residence), currently addressed at 265 School Avenue

Amanda Mushinski introduced the aforementioned item.

Chair Sonier asked if there were any questions for staff.

Brief discussion followed on responses received from neighboring property owners.

Chair Sonier invited the applicant to speak on the item.

No one spoke.

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 discussion or motion to be made.

Motion by Vice-Chair Taylor, seconded by Commissioner Nolte, to recommend approval of the item with staff recommendations to City Council.

Brief discussion followed on short-term rental activity in the area.

Earlier motion by Vice-Chair Taylor, seconded by Commissioner Nolte, to recommend approval of the item with staff recommendations to City Council carried unanimously (8-0-0).

D) SUP25-367 Public hearing and recommendation to City Council, at the request of Daniel Morales, to rezone approximately 0.2 of an acre out of City Block 5044 Subdivision, South portion of Lot A, from R-2 (Single-Family and Two-Family District) to C-O SUP (Commercial Office District with Special Use Permit to allow Short Term Rental of a residence), currently addressed at 215 Dittlinger Street

Amanda Mushinski introduced the aforementioned item.

Chair Sonier asked if there were any questions for staff.

Discussion followed on neighboring property owner responses, staff recommendation, zoning distinctions between C-3, C-O, and MUA, and SUP requirements for short-term rentals.

Chair Sonier invited the applicant to speak on the item.

The applicant did not speak at this time.

Discussion followed on zoning context, previous similar requests, existing short-term rentals, and potential restrictions on SUPs.

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

Five individuals spoke in opposition of the item.

The applicant spoke in favor of the item.

Chair Sonier closed the public hearing.

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

Discussion followed on residential character of the area, commercial zoning implications, staff recommendation, and compatibility with neighborhood use.

Motion by Commissioner Rudy, seconded by Vice-Chair Taylor, to recommend denial of the item to City Council. Motion carried unanimously (8-0-0).

E) PZ25-0366 Public hearing and recommendation to City Council, at the request of Walmart Stores East, LP (Joe Frederick), on behalf of Frederick Frueholz, Jr. Estate (Joe H. Tays), to rezone approximately 72.097 acres out of the A.M. Esnaurizar Grant, Abstract No. 1, from APD AH (Agricultural/Pre-development, Airport Hazard Overlay District) to M-1A AH (Light Industrial, Airport Hazard Overlay District), generally located south of Kohlenberg Road and west of FM 1101

Mary Lovell introduced the aforementioned item.

Chair Sonier asked if there were any questions for staff.

Discussion followed on the area specified for rezoning and landscaping requirements for new non-residential developments.

Chair Sonier invited the applicant to speak on the item.

Ivan Jaime elaborated on the request by providing a brief history of the property and existing distribution center, discussing facility operations and regional impact, the proposed expansion and alignment with the city's long-term plans and ordinances.

Brief discussion followed on the proposed site plan, property ingress and egress, and landscaping 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 discussion or motion to be made.

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

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.

Did not convene, no action taken.

8. ADJOURNMENT

There being no further business Chair Sonier adjourned the meeting at 6:53pm.

By: _____
COMMISSION CHAIR

Attest:

COMMISSION LIAISON

12/2/2025

Agenda Item No. A)

PRESENTER:

Christopher J. Looney, AICP, Planning Director

SUBJECT:

Update on the Land Development Ordinance

DEPARTMENT: Neighborhood and Community Planning**COUNCIL DISTRICTS IMPACTED:** All**BACKGROUND INFORMATION:**

The Land Development Ordinance (LDO) is an update and consolidation of several development-related ordinances in the City's Code of Ordinances, including Zoning, Subdivision Platting, Historic Preservation, and Signs.

Project goals include, but are not limited to:

- Implementing Envision New Braunfels and the Land Use Fiscal Analysis,
- Streamlining processes,
- Removing barriers to innovation and workforce housing,
- Ensuring consistency with state statute and Supreme Court rulings, and
- Modernizing outdated requirements.

ISSUE:

The process to update the development ordinances is heavily reliant on public input. The LDO is highly technical which drives public interest in the project. Hence, development community stakeholders tend to provide significant input. However, staff strongly values and is ensuring opportunities for all residents to provide input about how they want their neighborhoods and their community to develop over time.

The project has proceeded in "modules": Zoning and Uses, Development Standards, Historic Preservation, Signs, and Procedures. Public meetings, presentations, open houses, surveys, and interactive online feedback on module drafts have occurred throughout the duration of the project. That input with suggestions, edits, etc. resulted in a Consolidated Draft which will soon be available online for public comment through early January, 2026. Public input on the consolidated draft will then be incorporated into a final adoption draft in the Spring.

COMPREHENSIVE PLAN REFERENCE:

- **Strategy 1: Support Vibrant Centers**
 - A Special Place by Design: Adopt a unified development code that encourages great urban design for existing and future centers.
- **Strategy 2: Activate Neighborhoods**
 - Aging in Place: housing that supports aging in the community; mobility options that support older motorists, pedestrians, transit riders and cyclists; public realm spaces and services that support both young and elderly populations; ensure that land use planning improves older-adult mobility through zoning enhancements that support the logical location of older-adult housing and services near

transportation and mobility options; and nurture “third spaces” and other important sites and facilities that build social capital and foster aging supportive communities.

- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
- **Action 1.5:** Promote economic centers by ensuring adequate parking for people to visit businesses/restaurants/shops.
- **Action 1.6:** Incentivize infill development and redevelopment to take advantage of existing infrastructure.
- **Action 1.11:** Update policies and codes to achieve development patterns that implement the goals of this plan.
- **Action 1.15:** Implement Downtown area improvements planned in the adopted 2010 Downtown Implementation Plan, and further envisioned in the South Castell Avenue Visioning Plan, including but not limited to a downtown hotel, increased downtown residential units, and expansion of the Civic/Convention Center.
- **Action 2.1:** Sustain community livability for all ages and economic backgrounds.
- **Action 2.25:** Increase resources for historic preservation.
- **Action 2.26:** Achieve and update Downtown Implementation Plan goals for quality places downtown and along South Castell Avenue.
- **Action 2.33:** Encourage vertical growth and development of key areas to take advantage of infrastructure capacity, maintain the core, and to discourage sprawl.
- **Action 3.1:** Plan for healthy jobs/housing balance.
- **Action 3.6:** Pro-actively provide a regulatory environment that remains business and resident friendly.
- **Action 3.10:** Change zoning/land use and platting rules, and create tax and permit fee incentives in underutilized neighborhoods, nodes, and corridors to encourage redevelopment.
- **Action 3.13:** Cultivate an environment where a healthy mix of different housing products at a range of sizes, affordability, densities, amenities and price points can be provided across the community as well as within individual developments.
- **Action 3.15:** Incentivize home development that is affordable and close to schools, jobs and transportation.
- **Action 3.16:** Review and revise regulations that inadvertently inhibit creative housing options or workforce housing alternatives.
- **Action 3.17:** Enact policies that dis-incentivize incompatible commercial encroachment into neighborhoods that whittle away at the edges, while still allowing for neighborhood scale commercial within walking distance of homes.
- **Action 3.18:** Encourage multi-family to disperse throughout the community rather than to congregate en masse.
- **Action 3.19:** Improve walkability across town to attract younger generations seeking pedestrian connections.
- **Action 3.20:** Encourage residential developments to include pedestrian and bicycle friendly trails to nearby schools, preferably within a 2-mile radius of each school.
- **Action 3.23:** Revise local ordinances so that they do not inadvertently inhibit development of venues in close proximity to neighborhoods and schools.
- **Action 3.30:** Encourage and incentivize workforce/affordable housing to attract new workforce entrants and young families
- **Action 3.31:** Adopt policies and ordinances supportive of workforce housing, creating opportunities that make investment in workforce housing more feasible for private and nonprofit developers.

- **Action 4.1:** Ensure parks and green spaces are within a one mile walk or bicycle ride for every household in New Braunfels.
- **Action 5.2:** Discourage development in Edwards Aquifer Recharge and contributing zones, stream zones, flood-prone areas, steep slopes, or other ecologically constrained areas. Where development in these areas must occur, require that it be environmentally sound using tools such as but not limited to low impact development (LID).
- **Action 5.3:** Amend codes to include incentives for developers to use LID tools such as permeable materials, rainwater harvesting, bio-swales, etc. Phase-in some as requirements over time.
- **Action 5.6:** Implement measures to achieve and maintain a high National Flood Insurance Program CRS rating to ensure the safety of all residents and to reduce property owner flood insurance rates.
- **Action 5.8:** Encourage native vegetation and remove non-native invasive species in natural riparian and enhanced drainage areas.
- **Action 5.15:** Ensure that developers adequately address drainage in their projects and developments.
- **Action 5.17:** Review and update Tree and Landscape ordinances to ensure New Braunfels remains a green city and expands its tree canopy.
- **Action 5.27:** Enhance city codes to encourage solar energy usage/ generation.
- **Action 6.1:** Coordinate local land use and housing plans with regional transportation investments to ensure the land uses are not inadvertently driving increased congestion without proportionate mitigation and context sensitive solutions.
- **Action 6.2:** Protect the airport from incompatible land use encroachment.
- **Action 6.4:** Consider how each new development project impacts the transportation system and ensure appropriate mitigation is implemented.
- **Action 7.4:** Strengthen sidewalk requirements in the City's codes.
- **Action 7.6:** Design neighborhoods and subdivision development codes with schools and school access in mind.
- **Action 7.7:** Ensure that local development codes which require sidewalks, trails, lanes or paths include healthy living, safety, and vehicular congestion relief as an intent.
- **Action 7.8:** Enhance pedestrian quality of the City by limiting the realm of the automobile.
- **Action 7.9:** Enact/enforce maximum block size limitations.
- **Action 7.10:** Require more street connectivity/adopt connectivity ratios.
- **Action 7.11:** Allow for smaller/narrower streets and lot size variety within individual subdivisions.
- **Action 7.14:** Increase tree canopy for increased shade to encourage walking.
- **Action 7.17:** Implement traffic calming requirements in the development ordinances/ codes.
- **Action 7.19:** Improve connectivity for all modes of transportation including bicycles.

STRATEGIC PLAN REFERENCE:

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

- Objective: Incentivize mixed-use developments and redevelopments in targeted locations to create a built environment with integrated housing, commercial centers, and opportunities for improved connectivity.
- Objective: Adopt the new Land Development Ordinance that implements goals of our residents identified in Envision New Braunfels, including but not limited to protecting historic structures, preserving and increasing green space and tree canopy, protecting natural resources, and safeguarding the character, integrity, and stability of neighborhoods.

-
- Objective: Develop capital and staffing investments that improve safety, reduce heat islands, and encourage transportation modes that support healthier lifestyles and exercise such as biking, walking and running.

FISCAL IMPACT:

The City's Land Use Fiscal Analysis (LUFA) indicates the city's current codes and policies should be revised to allow and incentivize more infill, redevelopment, and mixed-use development. They should be aligned to support fiscal health and affordability. The standards should be improved to ensure it is efficient and cost-effective to build infill and compact development that produces the highest returns on investment for more efficient service delivery; and that ensures the city has a diverse mix of housing that is attractive and affordable to our residents.

Infill projects that add people and buildings in areas with existing infrastructure should be prioritized. And consideration should be given to the benefits of minimum heights rather than traditional maximum heights to decrease the overall commercial footprint, preserving additional space for development or greenspace, achieving the same value on a smaller footprint, and which would contribute to a higher quality of life with enhanced walkability, the ability to age in place, freedom for children to roam, less time stuck in traffic, housing options for different stages of life, and local economic opportunity.

RECOMMENDATION:

N/A

RESOURCE LINKS:

<https://newbraunfels.gov/3449/Land-Development-Ordinance>

12/2/2025

Agenda Item No. B)

PRESENTER:

Christopher J. Looney, AICP, Planning Director

SUBJECT:

Update on Envision New Braunfels

DEPARTMENT: Neighborhood & Community Planning**COUNCIL DISTRICTS IMPACTED:** All**BACKGROUND INFORMATION:**

A comprehensive plan is an over-arching, policy document that guides community decision making to reach long-range goals and aspirations of residents. Driven by community-wide citizen and stakeholder input, it informs all other plans communities engage in at different hierarchical levels. Time horizons for comprehensive plans range from 5 to 25 years depending on rate of community change.

New Braunfels' City Charter requires frequent updates to our comprehensive plan. In August of this year, City Council approved a contract with MIG Inc., to assist staff in the public, community driven effort to update Envision New Braunfels.

ISSUE:

Much has been accomplished since Envision New Braunfels was adopted in 2018, and our community has experienced much change. The City has begun to be impacted by buildout within the city limits reaching approximately 73%, unbuildable floodplain areas notwithstanding. A paradigm shift is required to adjust from traditional greenfield development and sprawl to infill, redevelopment, and adaptive reuse. Ascertaining how to accomplish this while bearing in mind both environmental and fiscal sustainability, and maintaining New Braunfels' historic resources, culture, and exceptional quality of life will be one of the driving objectives of the plan update.

Preparation for the comprehensive plan update included completing a Land Use Fiscal Analysis (LUFA) which was adopted by City Council in 2024. Envision New Braunfels includes a future land use map with geographic sub-areas and future centers of anticipated activity. The LUFA examines municipal revenues and corresponding costs to deliver services based on existing development patterns and the Future Centers as identified in Envision New Braunfels. The data in the LUFA will be utilized to help define, clarify, and inform recommended updates to the future land use map and overall comprehensive plan; to implement land use and infrastructure policies that support an approach to development and redevelopment that is resilient, equitable, fiscally sustainable, and data-driven; and to build an informed public input process for the comprehensive plan update.

The comprehensive plan update will build upon the current plan and its successes with the following:

- Public outreach to obtain the long-range vision and aspirations of our community residents
- Recording accomplishments and identifying new or updated goals and actions
- Using the Land Use Fiscal Analysis, other plans and studies completed since the comprehensive plan adoption, and a capacity and demand analysis to inform data-driven updates to the Future Land Use

Map

- Scenario modeling and evaluation
- Creating a detailed, milestone-driven, community-wide implementation strategy

Part of the initial data gathering for the update includes a questionnaire for our residents. We are gathering their input on their thoughts about the current goals in Envision New Braunfels, and what types of “places” (land uses and intensities) they would like to see in different parts of town. Their feedback will be a guide to developing the draft Place Types for consideration for the updated Future Land Use Map. The questionnaire will conclude on December 12th. We will also have an initial open house at the Westside Library on December 11th for those who wish to learn more and provide their input in person.

STRATEGIC PLAN REFERENCE:

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

- **Community Identity:** Initiate the update to Envision New Braunfels, the City’s comprehensive plan, and use the Land Use Fiscal Analysis to bring a data-driven element to the Future Land Use Map.

FISCAL IMPACT:

Land Use Fiscal Analysis input into the Comprehensive Plan update will be as noted above.

RECOMMENDATION:

N/A

RESOURCE LINKS:

Envision New Braunfels, LUFA, etc:

<https://www.newbraunfels.gov/3454/Comprehensive-Planning>

Community Questionnaire:

English:

<https://bit.ly/NewBraunfelsCompPlan>

Spanish:

<https://bit.ly/PlanIntegraldeNewBraunfels>

12/2/2025

Agenda Item No. A)

PRESENTER:

Applicant: Julianna Kernahan

Owner: Michael Mazzola

SUBJECT:

WVR25-405 Discuss and consider a waiver from 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.

DEPARTMENT: Neighborhood and Community Planning**COUNCIL DISTRICTS IMPACTED:** 1**BACKGROUND INFORMATION:****Case No:** WVR25-405**Applicant:**

Julianna Kernahan

(519) 660-9261 jkernahan@mlcoconstruction.com

Owner:

Michael Mazzola

(409) 670-6258 mmazzola@cobbfindley.com

Staff Contact:

Dana Moses

(830) 221-4054 dmoses@newbraunfels.gov

The Perron Business Park Subdivision is a single lot final plat consisting of 13.121 acres that is located on the northwest corner of Altgelt Lane and Loop 337. The property is located within the city limits and the final plat was recorded on November 18, 2016.

ISSUE:

Section 118-49(a)(1) of the Subdivision Platting Ordinance requires sidewalks to be installed on the subdivision or development side of plats along all roadways. The applicant is requesting a waiver to not construct approximately 1,000 feet of sidewalk along the property's frontage on Loop 337.

The required sidewalk installation location is within TxDOT right-of-way along Loop 337. TxDOT has provided communication to the applicant that they have no objection to the omission of sidewalk on the subject segment of the western side of Loop 337.

The western section of Loop 337 in this area was constructed prior to TxDOT including sidewalks in their projects. TxDOT is now a strong proponent of sidewalks and constructed them with the more recent expansion of the eastern section (northbound lanes) of Loop 337 in this area.

Waiver criteria are provided below in Commission Findings.

Commission Findings:

The adopted Subdivision Platting Ordinance indicates the Planning Commission shall not approve/recommend approval of a waiver unless it makes findings based upon the evidence presented to it in each specific case that:

1. Granting the waiver will not be detrimental to the public safety, health or welfare, and will not be injurious to other property or to the owners of other property, and the waiver will not prevent the orderly subdivision of other property in the vicinity.
2. Because of the particular physical surroundings, shape and/or topographical conditions of the specific property involved, a particular hardship to the property owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; or an alternate design will generally achieve the same result or intent as the standards and regulations prescribed herein; and
3. The waiver will not in any manner vary the provisions of the Zoning Ordinance or other ordinance(s) of the City.

COMPREHENSIVE PLAN REFERENCE:

- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
- **Action 1.11:** Update policies and codes to achieve development patterns that implement the goals of this plan.
- **Action 3.19:** Improve walkability across town to attract younger generations seeking pedestrian connections.
- **Action 7.3:** Prioritize connecting sidewalk gaps through development requirements or public investment.
- **Action 7.13:** Increase the number of accessible public spaces of all sizes.
- **Action 7.19:** Improve connectivity for all modes of transportation including bicycles.
- **Action 7.42:** Develop the landscaping and green spaces, particularly those along or adjacent to highways, with walkable infrastructure to provide safe access for pedestrians and bicyclists with no back-end parking.

STRATEGIC PLAN REFERENCE:

☒Economic Mobility ☐Enhanced Connectivity ☐Community Identity

☐Organizational Excellence ☒Community Well-Being ☐N/A

- **Economic Mobility:** Develop a cohesive framework for economic development incentives that encourage a built environment that results in enhanced walkability, mixed housing types, and the co-location of commercial and residential uses.
- **Community Well-Being:** Look for opportunities to connect the community by mitigating highways, waterways and other transportation facilities that create barriers to community connectivity.

FISCAL IMPACT:

If a waiver to the requirement for construction of sidewalk is granted to the applicant, installation of the sidewalk will be an expense paid for by the taxpayers with future improvements to the roadway by TxDOT.

RECOMMENDATION:

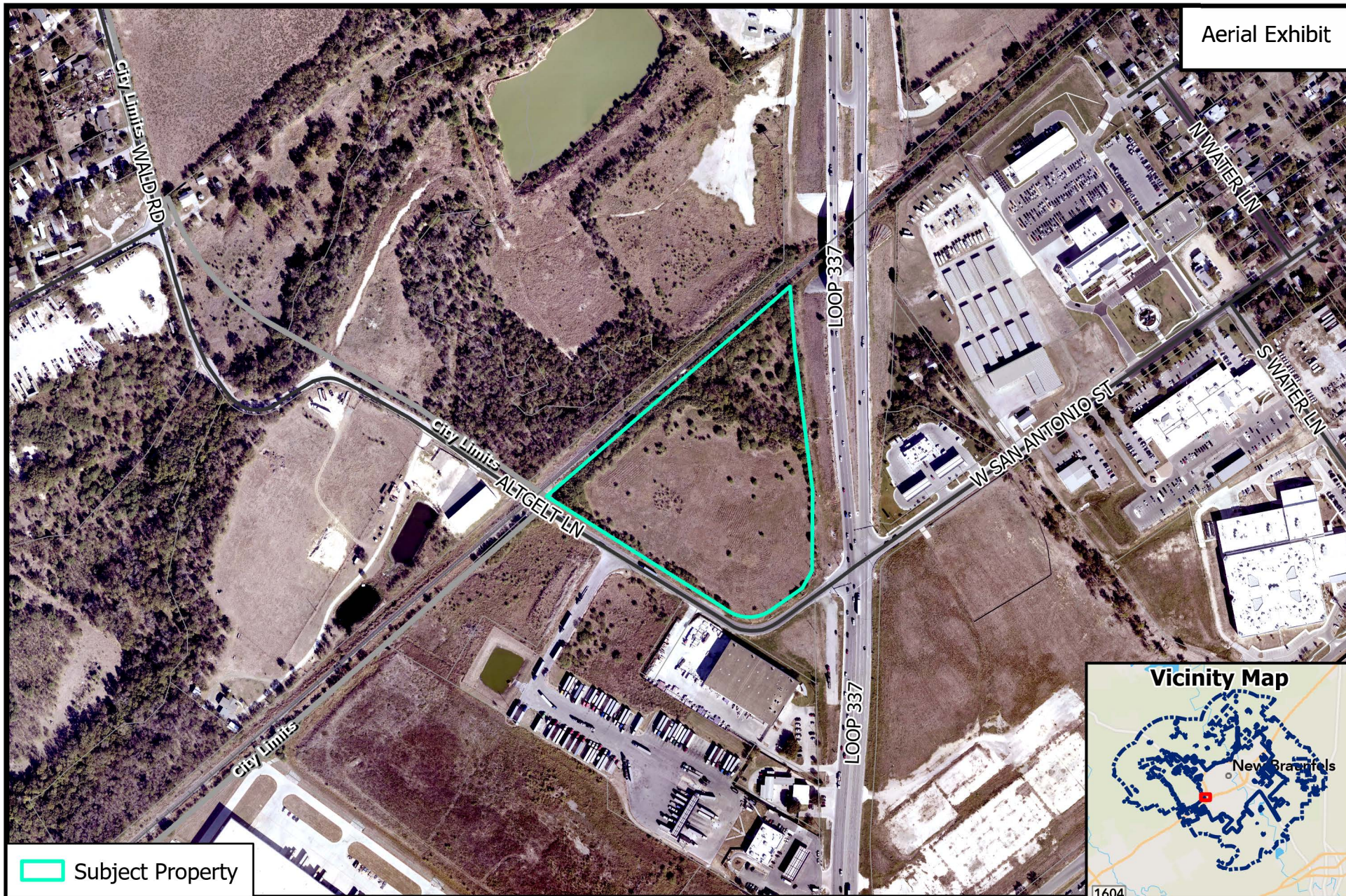
Staff does not support waiving the sidewalk requirement. Envision New Braunfels identifies several actions

related to improving connectivity and prioritizing the sidewalk network.

Staff, however, acknowledges the challenges associated with the installation of sidewalk at this location including a railroad overpass bridge which was not constructed to include a sidewalk facility. Therefore, staff recommends an alternative approval of the sidewalk waiver with the condition that the applicant constructs a proportionate amount of accessible sidewalk (approximately 1,000 linear feet) where there is a need elsewhere in the city in accordance with Section 118-13 of the Code of Ordinances.

Resource Links:

- Chapter 144, Sec. 118-11 (Waivers) of the City's Code of Ordinances:
<https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?



Re: Honey Bee RV Storage - New Braunfels

From Jeb Smith <Jeb.Smith@txdot.gov>

Date Wed 10/8/2025 10:26 AM

To Michael Mazzola <MMazzola@cobb fendley.com>

Cc Myriam Robledo <Myriam.Robledo@Cobb fendley.com>

Michael,

It was nice speaking with you last week, and thanks for following up. If your utility work will not require work within State R/W, then a RULIS permit is not needed.

As far as the sidewalk, as we discussed, the Department is ok with omission of the sidewalk on the western side of Loop 337 and we can provide a short email of no-objections. If you wouldn't mind, send me the plans and then I will look at them and send you the no-objections for the city.

Thanks,

JSS

Jeb Stuart Smith, PE
New Braunfels Area Engineer
San Antonio District
Texas Department of Transportation

From: Michael Mazzola <MMazzola@cobb fendley.com>

Sent: Tuesday, October 7, 2025 8:23:25 PM

To: Jeb Smith <Jeb.Smith@txdot.gov>

Cc: Myriam Robledo <Myriam.Robledo@Cobb fendley.com>

Subject: Honey Bee RV Storage - New Braunfels

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jeb,

Thank you again for taking the time to speak with me last Wednesday regarding the Honey Bee RV Storage project. I appreciated your guidance.

I'm writing to provide an important update and request confirmation on a few points we discussed:

1. TxDOT Right-of-Way (ROW) Utility Connection: During our call, I mistakenly informed you that the project included a sanitary sewer connection within the TxDOT ROW. I have since confirmed that the survey was incorrect and has been updated. We no longer have any utility connections within the TxDOT right-of-way.

Could you please confirm if, given this change, we would no longer need to submit to the RULIS system?

2. Proposed Sidewalk along Loop 337: We discussed the potential to add a sidewalk along Loop 337. You had stated that TxDOT would not be requesting this.

Could you please send a quick reply email confirming that TxDOT would not want to have a sidewalk added within their right-of-way at this location?

Since we no longer have any major ROW work, with the exception of a simple sidewalk connection at the existing intersection ramp at Loop 337 and Altgelt Road, would you be able to provide us with a simple letter of no objection that we can provide to the City of New Braunfels Engineering Department? This would greatly help us move forward with their review process. I can share with you our plan set for your review.

Please let me know if you need any further information from our end.

Best regards,
Thank you.

MICHAEL MAZZOLA, PE

Principal | Development Senior Project Manager | Team Lead

Licensed: TX, OK, NM

Direct: 713.485.8126

Office: 281.665.7957

Mobile: 409-670-6258

Teams: [Microsoft Teams](#)

22316 Grand Corner Drive, Suite 100 | Katy, TX 77494

TBPELS Engineering Firm No. 274; Land Surveying Firm No. 10046700

We Collaborate. We Commit. We Build Communities.



[A Texas Department of Transportation \(TxDOT\) message](#)



4102 Interstate 35 South | New Braunfels, Texas 78132
830.609.0707
txdot.gov

November 4, 2025

Michael Mazzola
Cobb, Fendley & Associates, Inc.
22316 Grand Corner Drive, Suite 100
Katy, TX 77494

Permit for Sidewalk Improvements
Honey Bee RV Storage
SH 46 & Altgelt Ln.
New Braunfels, Texas 78130

Mr. Mazzola,

In response to your request, we have reviewed the proposed sidewalk improvements for the development as shown on the attached drawings by CobbFendley Inc., dated December 12, 2024.

The Texas Department of Transportation (TxDOT) has no objection to the proposed sidewalk improvements within State right of way (ROW), and this letter is your authorization for the contractor to proceed with the proposed sidewalk improvements within State ROW in accordance with the General Conditions stated below. This authorization is good for six (6) months from the date of this letter. Construction or modification of any driveway, drainage, or other facilities within the highway right of way is not authorized until other appropriate permits are issued from this office. Landscaping other than vegetative sod or seeding are by separate permit.

General Conditions

1. All costs for such work within highway right of way shall be at your sole expense.
2. Public utilities may currently exist within the highway right of way at this location. It shall be your complete responsibility to determine which utilities may exist at this location and to make any necessary arrangements with appropriate utility firms for any adjustments of utilities as required for your sidewalk and drainage improvements. Such adjustments, if necessary, will be at the landowner's entire expense. Any damage caused to public utilities as a result of such construction shall be at the landowner's complete liability.
3. All construction of the sidewalk shall be in accordance with the construction plans and in accordance with the latest edition of TxDOT Standard Specifications for Construction and Maintenance of Highways, Streets, and Bridges. No changes in the proposed construction are permitted unless such changes are approved in writing by the Area Engineer.



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830.609.0707
txdot.gov

4. No modification or relocation of any existing TxDOT highway sign is permitted unless such changes are approved by the TxDOT Maintenance Supervisor. If TxDOT approves a sign relocation or modification, such relocation or modification must be completed before the existing sign is removed. For such changes, you shall install the new sign foundation in a manner and location as directed by the TxDOT Maintenance Supervisor. TxDOT will furnish the sign foundation materials excluding concrete. After the base is set, you shall notify TxDOT to install the sign support and sign.
5. All traffic control required for such work within highway right of way shall be in accordance with the latest edition of the Texas Manual on Uniform Traffic Control Devices.
6. Sidewalk improvements shall be constructed in accordance with all federal, state, and local governing laws. Upon request by TxDOT, proof of compliance with all governing laws, rules, and regulations shall be submitted to TxDOT before commencement of construction.
7. All sidewalk improvements shall be constructed in accordance with Federal ADA requirements and State TAS requirements. Sidewalks outside the highway right of way will be under other various regulating authorities for their review and approval for compliance with Federal ADA and State TAS requirements.
8. The contractor shall use Best Management Practices to minimize erosion and sedimentation in the right of way resulting from the proposed construction, and re-vegetation of disturbed areas shall be completed in accordance with TxDOT Standard Specification Items 160, 162, 164, 166, 168, and 169, unless better standards are shown in the plans.
9. The cost for repairs of any damage caused to state highway facilities as a result of such construction shall be at the landowner's entire expense. TxDOT reserves the right to make such repairs using state forces or by contract and to bill the expenses to the landowner.
10. The cost for repairs of any damage to the sidewalk that renders it not compliant with Federal ADA or State TAS requirements shall be at the landowner's entire expense. TxDOT reserves the right to make such repairs using state forces or by contract and to bill the expenses to the landowner.
11. The sidewalk shall be maintained by the landowner in an acceptable condition at the landowner's entire expense. All sidewalk cracks, spalls, heaving and vegetation shall be cleaned and repaired in a timely manner. TxDOT reserves the right to perform such work using state forces or by contract and to bill the expenses to the landowner.
12. If such improvements are not constructed in accordance with the conditions in this letter, TxDOT reserves the right to remove such improvements and restore the right of way to its original condition and bill the expense for such restoration to the landowner.



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13. All responsibility for the adequacy of these plans from a pedestrian, drainage or traffic engineering standpoint remains with the engineer of record. In accepting these plans, TxDOT must rely upon the adequacy of the work of the engineer of record. The issuance of this permit does not relieve the engineer of record of the responsibility for the correctness and adequacy of details and design.
14. This permit is issued with the condition that all local development regulations are met.
15. The Department will not require the construction of a sidewalk along the property's frontage along southbound State Loop 337, due to a lack of pedestrian accommodations on the southbound Loop 337 bridge with which to receive a sidewalk constructed on this side. Pedestrian accommodations exist on the northbound bridge in the form of an existing sidewalk.
16. Contractor shall form sidewalks and verify slopes prior to pouring concrete. Contractor shall ensure that cross slopes are no greater than 2% along the accessible route and running slope is no greater than 5%.
17. Please notify the Maintenance Supervisor, Mr. Duane Hofferichter, at (830) 609-0707 at least forty-eight (48) hours prior to starting construction within highway right of way.

Sincerely,

Signed by:

A handwritten signature in blue ink that reads "Jeb Stuart Smith".

2D5A696011904C2...

Jeb Stuart Smith, P.E.

New Braunfels Area Engineer

cc: Duane Hofferichter – TxDOT Maintenance Supervisor, Comal County
Michael Mazzola – Cobb, Fendley & Associates, Inc.
Michael Rose – TxDOT Transportation Specialist



Proposed sidewalk location off Loop 337



View of the property



LOCATION MAP

NOT TO SCALE

LEGEND

- ELEC. = ELECTRIC
- ESMT. = EASEMENT
- O.R.C.C. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY
- M.P.C.C. = MAP AND PLAT RECORDS OF COMAL COUNTY
- F.D. = FOUND 1/2" IRON ROD
- 1140--- = EXISTING CONTOURS
- 1140--- = BOUNDARY
- 1140--- = OVERHEAD ELECTRIC
- 1140--- = UNDERGROUND FIBER OPTICS
- 1140--- = EASEMENTS
- 1140--- = STREET CENTERLINE
- 1140--- = 25' BUILDING SETBACK
- 1140--- = FLOODPLAIN

SURVEY NOTES:

- 1/2" IRON RODS WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET AT CORNERS UNLESS OTHERWISE NOTED.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) DISPLAYED IN GRID VALUES DERIVED FROM NGS COOPERATIVE CORRS BASE STATION POE1.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

SCHOOL DISTRICT

THE PROPERTY IS LOCATED IN THE COMAL INDEPENDENT SCHOOL DISTRICT.

UTILITY PROVIDERS

WATER SERVICE PROVIDER:
NEW BRAUNFELS UTILITIES
P.O. BOX 310289
NEW BRAUNFELS, TX 78131
(830) 628-8400

ELECTRIC SERVICE PROVIDER:
NEW BRAUNFELS UTILITIES
P.O. BOX 310289
NEW BRAUNFELS, TX 78131
(830) 628-8400

SEWER SERVICE PROVIDER:
NEW BRAUNFELS UTILITIES
P.O. BOX 310289
NEW BRAUNFELS, TX 78131
(830) 628-8400

GAS SERVICE PROVIDER:
CENTERPOINT ENERGY
200 S. CASTLE
NEW BRAUNFELS, TX 78130
(800) 427-7142

KNOW BY ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED, NOEL NICHOLS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

DATE OF SURVEY: APRIL 3, 2008

PAPE-DAWSON ENGINEERS, INC.
1000 NW LOOP 410
SAN ANTONIO, TX 78213
BY: NOEL NICHOLS, R.P.L.S.
EXAS REGISTRATION NO. 4402

STATE OF TEXAS
COUNTY OF COMAL

(WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, DO DESIGNATE HEREIN AS THE PERRON BUSINESS PARK, A DIVISION OF THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBMIDME SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, LEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN IN THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

TO: PERRON
107 N. ST. MARY'S STREET, SUITE 201
SAN ANTONIO, TEXAS 78212

DATE: 10.13.16

STATE OF TEXAS
COUNTY OF COMAL

IS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 13th DAY OF October

16, BY: [Signature]

DATE: 10.13.16

MY COMMISSION EXPIRES: 27 Jan. 2020

OWNER/DEVELOPER:
WINNCO/H 35 PROPERTIES, LTD.
BY: LEO PERRON
3707 N. ST. MARY'S STREET
SUITE 201
SAN ANTONIO, TEXAS 78212
PHONE: (210) 737-8100
FAX: (210) 737-0082

LINE	BEARING	LENGTH
L1	N57°53'49"W	343.00'
L2	N24°58'39"W	55.18'
L3	N57°51'34"W	415.00'
L4	N49°11'50"E	258.65'
L5	N86°02'25"E	31.86'
L6	N65°39'20"E	33.85'
L7	N63°08'02"E	68.89'
L8	N74°09'44"E	85.44'
L9	N75°26'58"E	64.06'
L10	S82°42'52"E	91.39'
L11	N27°25'54"E	59.53'
L12	S87°29'27"E	16.43'
L13	S79°35'10"E	53.12'
L14	S75°49'28"E	16.06'
L15	S82°38'40"E	104.41'
L16	S75°48'40"E	115.30'
L17	S07°13'25"E	161.57'
L18	S00°20'34"W	73.00'

LINE	BEARING	LENGTH
L19	S16°09'50"E	63.61'
L20	N49°11'59"E	107.98'
L21	S62°42'52"E	105.84'
L22	S75°26'58"W	61.85'
L23	S74°09'44"W	65.85'
L24	S63°08'02"W	69.04'
L25	S65°39'20"W	33.47'
L26	S85°02'25"W	28.76'
L27	N27°25'54"E	23.84'
L28	S82°38'40"E	72.54'
L29	N75°49'29"W	7.57'
L30	N79°35'10"W	53.32'
L31	N87°29'27"W	15.64'

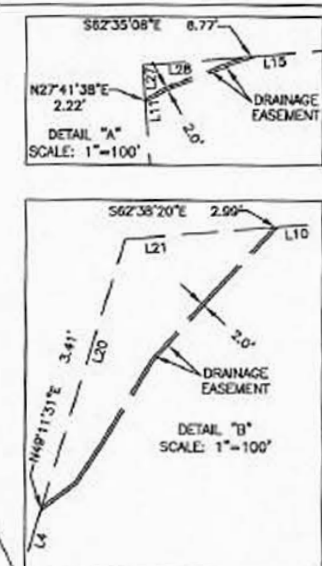
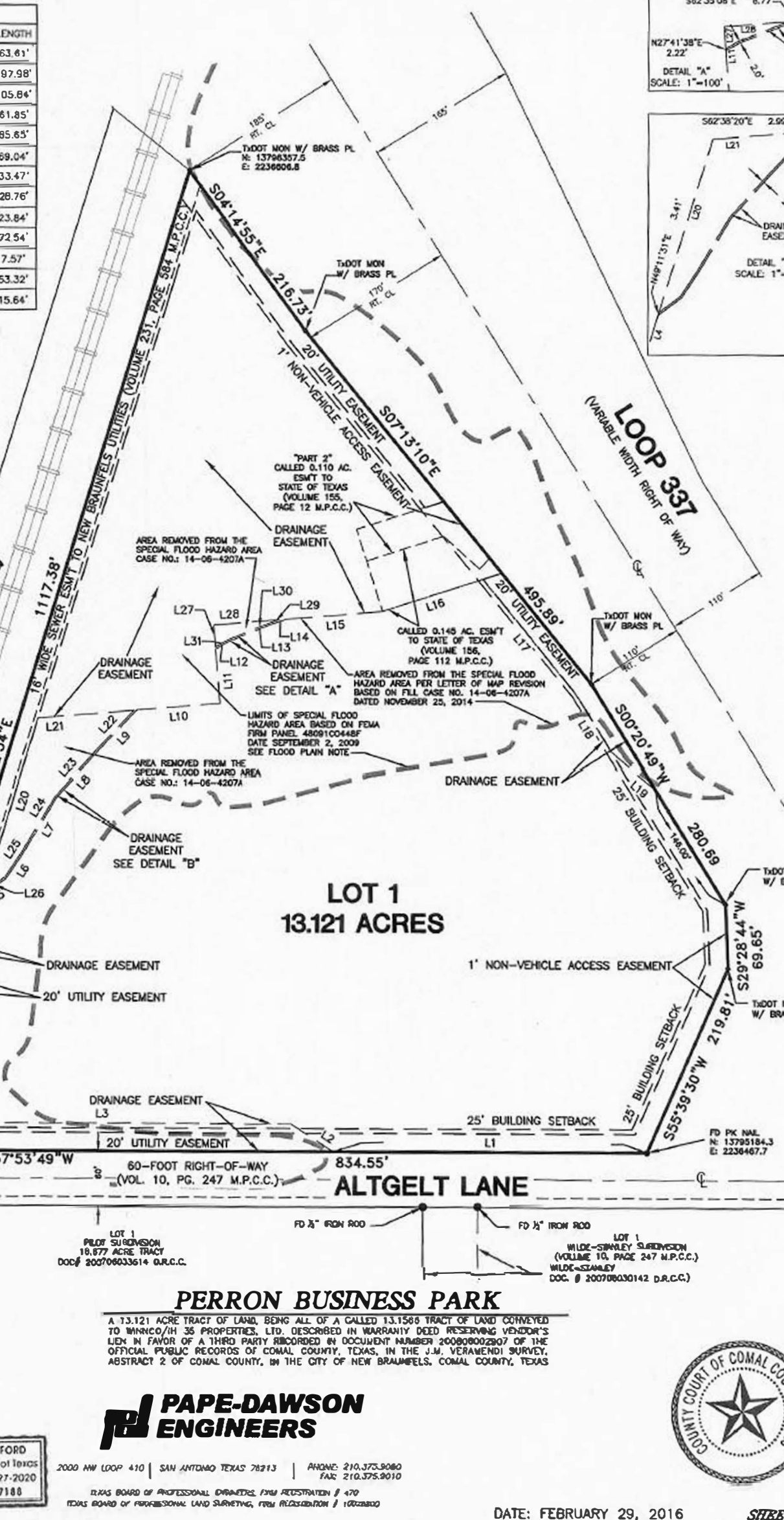
M. K. & T. RAILROAD (100' R.O.W.)

NEW BRAUNFELS CITY LIMIT LINE (APPROXIMATE LOCATION)

LOT 1
13.121 ACRES

ALTGELT LANE

60-FOOT RIGHT-OF-WAY (VOL. 10, PG. 247 M.P.C.C.)



DEED NOTES:
A. FOR RESIDENTIAL DEVELOPMENT ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
B. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
C. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED BY TEXAS ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 0 ACCESS POINTS ALONG UP 357, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1283.07'.
D. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.
E. ANY TRAFFIC CONTROL MEASURE (LEFT TURN, RIGHT TURN LANE, SIGNAL ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
SIDEWALK NOTE:
SIDEWALKS SHALL BE CONSTRUCTED WITHIN THE RIGHT-OF-WAY OF LOOP 337 AND ADJACENT LANE OR IN AN EASEMENT AS REQUIRED BY SECTION 110-48 OF THE NEW BRAUNFELS SUBDIVISION ORDINANCES. SIDEWALKS SHALL BE INSTALLED BY THE CONTRACTOR WITH A 8' WIDTH AS SPECIFIED IN THE CODE.
SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER/OWNER AT THE TIME OF BUILDING CONSTRUCTION.
FLOODPLAIN NOTE:
1. THIS PROPERTY LIES IN THE LIMITS OF FEMA FIRM PANEL 48091C00448F THE EFFECTIVE SEPTEMBER 2, 2009. THIS PANEL INDICATES THAT PORTIONS OF THE PROPERTY LIE WITHIN THE SPECIAL FLOOD HAZARD AREA (ZONE "A") AND THAT OTHER PORTIONS OF THE PROPERTY WERE REMOVED FROM THE FLOODPLAIN BASED ON LOUIS-F CASE NO. 14-06-4207A DATED NOVEMBER 26, 2014.
2. FINISH FLOOR ELEVATIONS FOR THIS LOT ARE TO BE ELEVATED NO LESS THAN 1' ABOVE THE ADJACENT WATER SURFACE ELEVATION BY FEMA.
3. FEMA WATER SURFACE ELEVATION FOR THIS LOT IS 845.50.
NEW EASEMENT NOTE:
A. MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT, MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW BRAUNFELS UTILITIES, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF THE CITY OF NEW BRAUNFELS OR ANY OTHER GOVERNING BODY. THE PROPERTY OWNER MUST OBTAIN IN ADVANCE, WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT OR ANY PART OF IT.
B. UTILITIES WILL POSSESS A 5-FOOT WIDE SERVICE EASEMENT TO THE BUILDING STRUCTURE ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF BUILDING STRUCTURE AND SERVICE.
C. UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
D. EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OTHER/DEVELOPER'S EXPENSE.
E. DO NOT CHANGE ANY NEW UTILITY EASEMENTS (NUE) WITH DRAINAGE EASEMENTS (DE) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (UE) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.
F. NBUT IS NOT RESPONSIBLE FOR DAMAGES TO PROPERTY IMPROVEMENTS (IE LANDSCAPING, TREES, PAVEMENT, SOILS, DRAINAGE STRUCTURES, PRIVATE UTILITIES, ETC.) THAT ARE PLACED IN ANY TYPE OF UTILITY EASEMENT, TO ENSURE NO CONFLICTS WITH UTILITY INFRASTRUCTURE IN THE EASEMENT. ALL SUCH IMPROVEMENTS PLACED IN ANY TYPE OF UTILITY EASEMENT MUST BE REVIEWED AND APPROVED THROUGH THE NBUT EASEMENT ENDORSEMENT PROCESS. NBUT DEVELOPMENT SERVICES FACILITATES THE EASEMENT ENDORSEMENT APPLICATION PROCESS.
DRAINAGE EASEMENT NOTE:
A. MAINTENANCE OF DRAINAGE EASEMENTS DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
B. NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, NO LANDSCAPING, TREES, PAVEMENT, SOILS, DRAINAGE STRUCTURES, PRIVATE UTILITIES, ETC. THAT ARE PLACED IN ANY TYPE OF UTILITY EASEMENT, TO ENSURE NO CONFLICTS WITH UTILITY INFRASTRUCTURE IN THE EASEMENT. ALL SUCH IMPROVEMENTS PLACED IN ANY TYPE OF UTILITY EASEMENT MUST BE REVIEWED AND APPROVED THROUGH THE NBUT EASEMENT ENDORSEMENT PROCESS. NBUT DEVELOPMENT SERVICES FACILITATES THE EASEMENT ENDORSEMENT APPLICATION PROCESS.

APPROVED THIS 8th DAY OF Oct, 2016 BY THE PLANNING COMMISSION OF THE CITY OF NEW BRAUNFELS, TEXAS.

10-18-16
DATE
APPROVED FOR ACCEPTANCE
10-28-16
DATE
10/19/2016
DATE
10/26/2016
DATE

CHAIRMAN: [Signature]
DIRECTOR OF PLANNING: [Signature]
CITY ENGINEER: [Signature]
NEW BRAUNFELS UTILITIES

STATE OF TEXAS
COUNTY OF COMAL

I, Bobbie Knepp, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOCUMENT # 2016044050, OF COMAL COUNTY ON THE 16 DAY OF November, 2016 AT 1:15 P.M.

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 16 DAY OF November, 2016

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: L. Scardami, DEPUTY

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9080
FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028800

NANCY EC WILLAFORD
Notary Public, State of Texas
Comm. Expires 01-27-2020
Notary ID 10027180



12/2/2025

Agenda Item No. B)

PRESENTER

Applicant: TBA Douglas (Austen Keithly)

Owner: Julie Aniol Turner

SUBJECT:

SUP25-397 Public hearing and recommendation to City 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.

DEPARTMENT: Neighborhood and Community Planning

COUNCIL DISTRICTS IMPACTED: 5

BACKGROUND INFORMATION:

Case Number: SUP25-397

Applicant: Austen Keithly
akeithly@tbastudio.com

Owner: Julie Aniol Turner
jturner.seraphim@gmail.com

Staff Contact: Mary Lovell
(830) 221-4051 | mlovell@newbraunfels.gov

The subject property is centrally located along Rusk Street and is approximately one mile northwest of Interstate 35. It is currently zoned R-2 SUP, approved in 1977 for an intermediate care facility for individuals with intellectual disabilities.

There are a mix of surrounding zoning districts, the result of rezonings over the years that have accommodated the current mix of uses in this area:

- R-2 (Single-Family and Two-Family District) to the east and west with residences - some on large lots and some on small lots;
- Broadway Estates PD (allows single-family residential on minimum 5,000 square foot lots) to the east (requested before the City had the R-5 District);
- R-3 (Multifamily District) to the southeast which allows apartments but is currently occupied with single-family houses and agricultural and vacant land; and
- M-2 (Heavy Industrial District) to the south with some vacant tracts and agriculture use.

The Guadalupe River abuts the tract on the north. Approximately 500 feet to the south is a 28-acre property that was rezoned to MU-B (High Intensity Mixed Use District) in 2022 for the redevelopment of the old River Mill.

ISSUE:

The applicant is requesting to rezone the property to MU-A SUP to allow a low-intensity mixed-use development that blends housing, small-scale retail, special needs services, and employment/education components within a thoughtful, neighborhood-scale development. The applicant states the proposed development will adhere to New Braunfels' goals of housing diversity in a walkable setting that balances infill with preservation of the surrounding community character and the natural beauty of riparian environments.

As part of the SUP overlay, the applicant proposes removing the allowances for uses typically allowed in MU-A that would be incompatible with nearby homes, such as auto-related uses, drive-through restaurants, heavy commercial operations, and pawn shops, among other intense uses. The requested uses include private community-oriented facilities, offices, housing, and neighborhood-serving retail. Collectively, these changes substantially narrow the commercial intensity and ensure the project better aligns with the character of adjacent neighborhoods.

As part of the SUP overlay request, the applicant is proposing two alternative development standards:

- 1) a taller maximum building height, and
- 2) additional commercial and industrial uses limited to the ground floor of residential buildings and capped at 35% of the total development area. (Please note, there are no industrial uses proposed with this application).

Additionally, the applicant is requesting to add two uses allowed in MU-B: a billiard facility and a private club.

Traffic Impact Analysis (TIA): Per adopted ordinance, if a TIA is required, it will be conducted at the Subdivision Platting and/or Building Permit stage, as applicable.

Flood Area & Drainage: Approximately fifty percent of the property lies within flood risk areas, and any development in the floodplain must comply with minimum flood protection standards. Per adopted ordinance, if a drainage study is required, it will be conducted with the Public Infrastructure Construction Plan approval process and/or Building Permit stage, as applicable.

Utilities: As part of the routine intake review process, the water provider for the subject site, NBU (New Braunfels Utilities), reviewed the proposed zoning change request and has responded with no comments.

COMPREHENSIVE PLAN REFERENCE:

MU-A at this location is consistent with the following actions from Envision New Braunfels:

- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
- **Action 1.6:** Incentivize infill development and redevelopment to take advantage of existing infrastructure.
- **Action 1.11:** Update policies and codes to achieve development patterns that implement the goals of this plan.
- **Action 2.33:** Encourage vertical growth and development of key areas to take advantage of infrastructure capacity, maintain the core, and discourage sprawl.
- **Action 3.1:** Plan for a healthy jobs/ housing balance.
- **Action 3.13:** Cultivate an environment where a healthy mix of different housing products at a range of sizes, affordability, densities, amenities, and price points can be provided across the community as well as within individual developments.
- **Action 3.15:** Incentivize home development that is affordable and close to schools, jobs, and

transportation.

- **Action 3.19:** Improve walkability across town to attract younger generations seeking pedestrian connections.
- **Action 3.30:** Encourage and incentivize workforce/affordable housing to attract new workforce entrants and young families.
- **Action 3.31:** Adopt policies and ordinances supportive of workforce housing, creating opportunities that make an investment in workforce housing more feasible for private and nonprofit developers.
- **Action 7.13:** Increase the number of accessible public spaces of all sizes.

Future Land Use Plan: The subject property is located within the New Braunfels Sub Area, near Existing Tourist and Market Centers.

STRATEGIC PLAN REFERENCE:

☒Economic Mobility ☐Enhanced Connectivity ☐Community Identity

☐Organizational Excellence ☒Community Well-Being ☐N/A

- **Economic Mobility:** Incentivize mixed-use developments and redevelopments in targeted locations to create a built environment with integrated housing, commercial centers, and opportunities for improved connectivity.
- **Economic Mobility:** Develop a cohesive framework for economic development incentives that encourage a built environment that results in enhanced walkability, mixed housing types, and the co-location of commercial and residential uses.
- **Community Well-Being:** Look for opportunities to connect the community by mitigating highways, waterways and other transportation facilities that create barriers to community connectivity.

FISCAL IMPACT:

The proposed rezoning request is in alignment with the following recommendations and strategies of the Land Use Fiscal Analysis (LUFA):

- Provide a mix of uses and building types, heights, and sizes in a more walkable context to produce more value and fiscal productivity.
- Prioritize infill projects that add people and buildings in areas with existing infrastructure. This will increase revenue to provide service delivery without significant impacts on infrastructure costs and distribute cost burdens across more home/business owners.
- Consider the benefits of minimum heights rather than traditional maximum heights to decrease the overall commercial footprint, preserving additional space for development or greenspace, achieving the same value on a smaller footprint, and which would contribute to a higher quality of life with enhanced walkability, the ability to age in place, freedom for children to roam, less time stuck in traffic, housing options for different stages of life, and local economic opportunity.

RECOMMENDATION:

The applicant's request for a rezoning to the MU-A district would allow for a planned low-density mixed-use development that aligns with Envision New Braunfels, the Strategic Plan, and the LUFA. Staff supports the proposed rezoning as it would allow for a development that provides housing options, encourages reinvestment and appropriate infill in an existing urbanized area that would help alleviate a current physical barrier to connectivity, and supports the fiscal sustainability of the city by making use of existing infrastructure, while preserving the natural areas along the Guadalupe River.

Staff recommends approval with the following conditions and allowances:

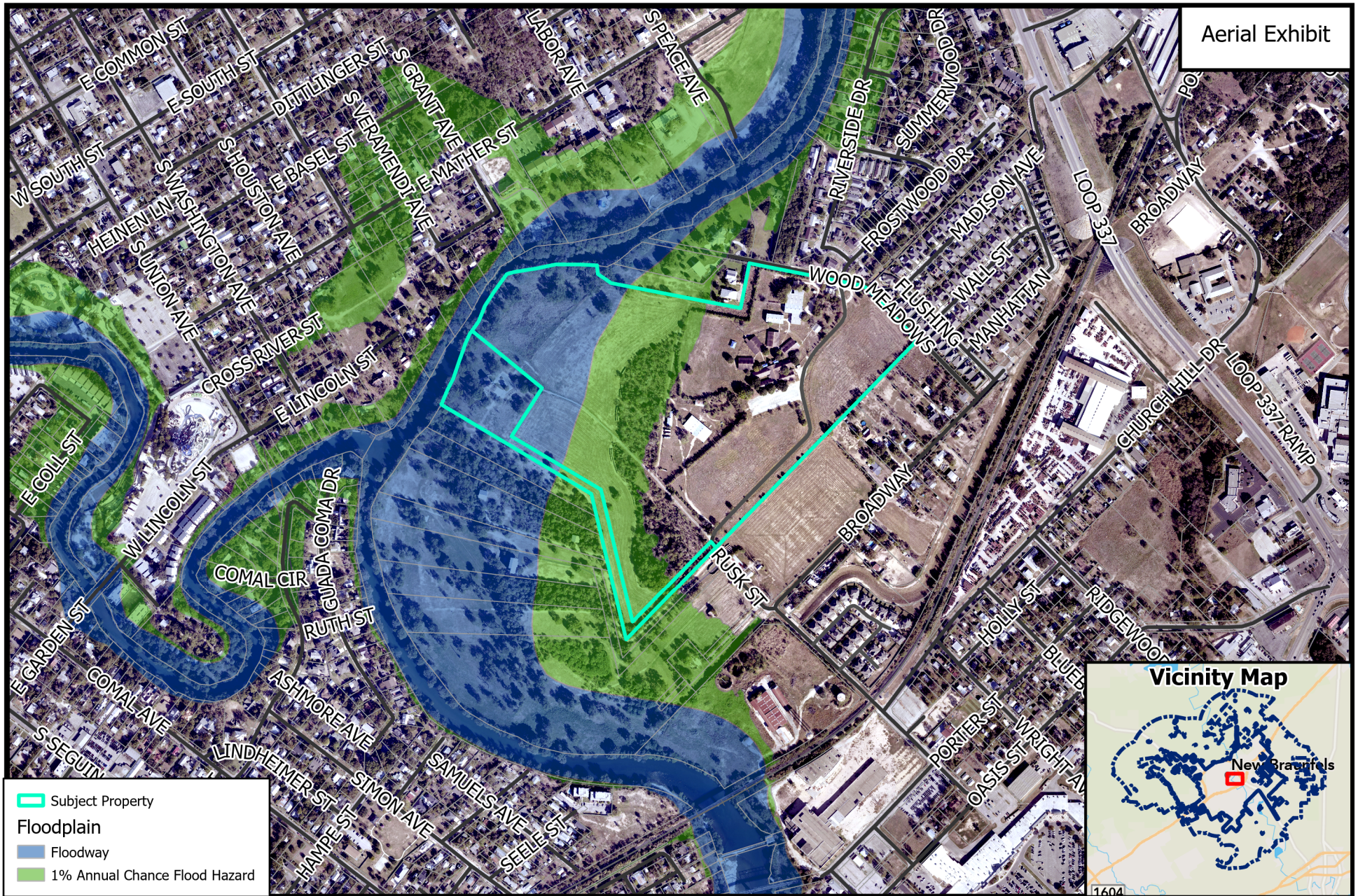
1. Uses listed in Exhibit “A” shall not be allowed on the property.
2. Along any subject property line abutting the property line of any residential use or zoning district, 2-inch caliper trees shall be planted every 20 feet to provide adequate shade and screening. Trees shall be selected from the City’s approved plant list.
3. An 8-foot tall masonry buffer wall is required along the subject property line abutting the property line of any residential use or zoning district, with the option to apply for a residential buffer wall objection letter application.
4. Height: Maximum building height shall be 60 feet with the following requirements:
 - a) Building setback shall be at least 20 feet from any non-residential zoning district.
 - b) Building setbacks from any residential use or zoning district shall be at least 20 feet for any structure up to 35 feet in height.
 - c) Building setbacks from any residential use or zoning district shall be at least 30 feet for any structure from 35 feet up to 45 feet in height.
 - d) Building setback from any residential use or zoning district shall be at least 40 feet for any structure from 45 feet up to 60 feet in height.
5. Service areas shall be oriented inward toward the site rather than toward existing residential zoning or uses.
6. The development shall provide direct and continuous accessible pedestrian connections between all residential areas and neighborhood-scale retail and service uses within the project, and up to the property lines and/or perimeter sidewalks. Such connections shall be designed to promote walkability, reduce vehicle trips, and provide safe and accessible routes for all users.
7. The minimum distance between structures shall follow the minimums required by the currently adopted International Building Code (IBC) and International Residential Code (IRC) building code. This allows for a cluster-style development while maintaining open space within the property.
8. A no-disturbance buffer of 50 feet shall be maintained along the river shoreline. No clearing, grading, construction, vegetation removal, or installation of structures or hardscape is permitted within this buffer, except for minimal hand-clearing needed for public safety or invasive species removal. Existing native vegetation within this area must remain intact.
9. Development of the site shall be in compliance with the above-listed development standards. Any significant alterations to the approved development standards will require an amendment to the SUP with a recommendation from the Planning Commission and consideration by the City Council.

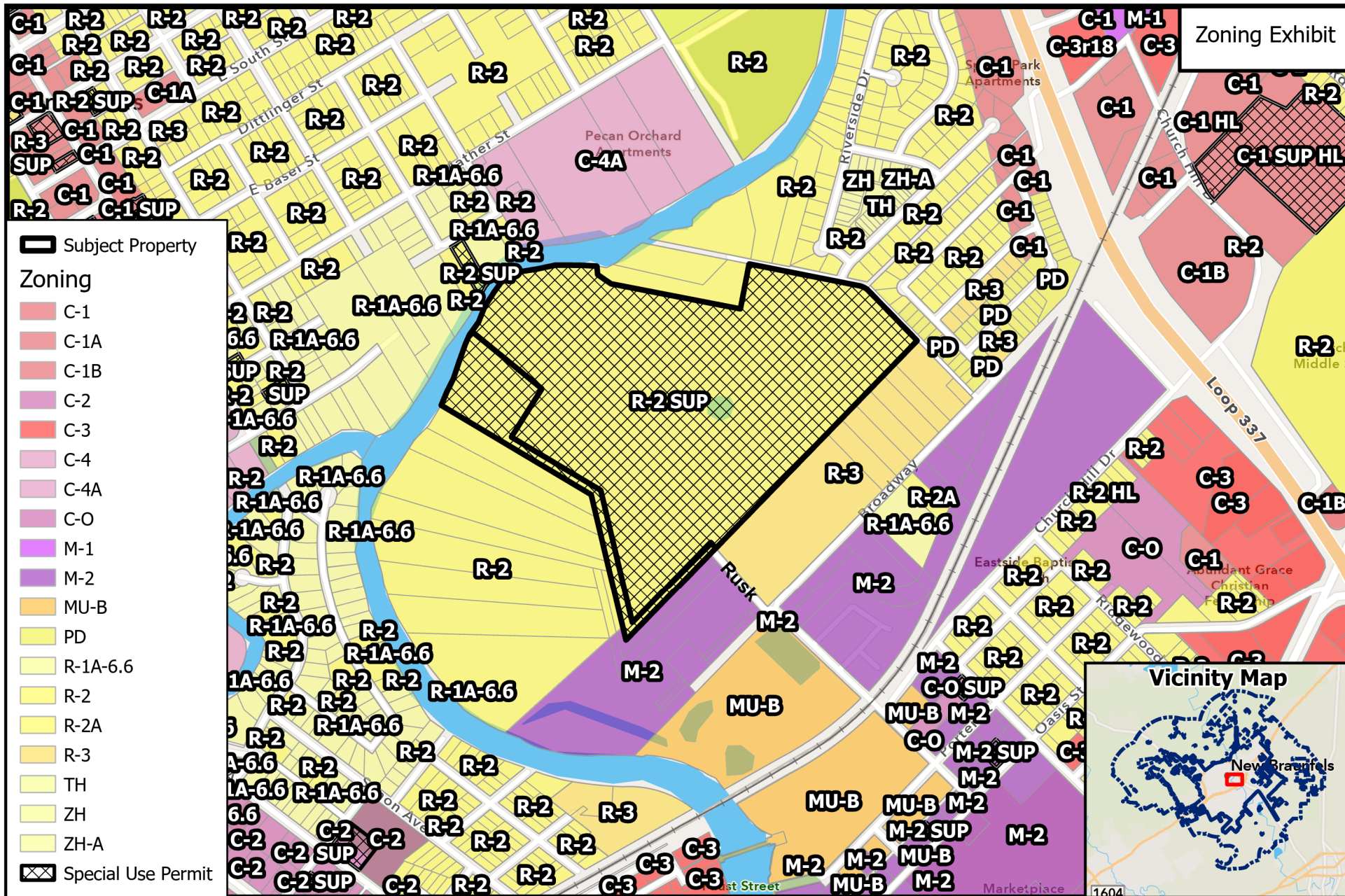
Mailed notification as required by state statute:

Public hearing notices were sent to owners of 51 properties within 200 feet of the request. To date, no responses have been received.

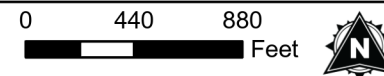
Resource Links:

- Chapter 144, Sec. 3.3-2 (R-2) of the City’s Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 144, Sec. 3.4-10 (MU-A) 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?





SUP25-397
R-2 SUP to MU-A SUP - 740 & 750 Rusk St.



Path: \\CHFS-1\Departments\Planning\ZoneChange & SUPs\2025\SUP25-397 - 740 & 750 Rusk St

Source: City of New Braunfels Planning
 Date: 11/10/2025

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 or its officials or employees for any discrepancies, errors, or variances which may exist.

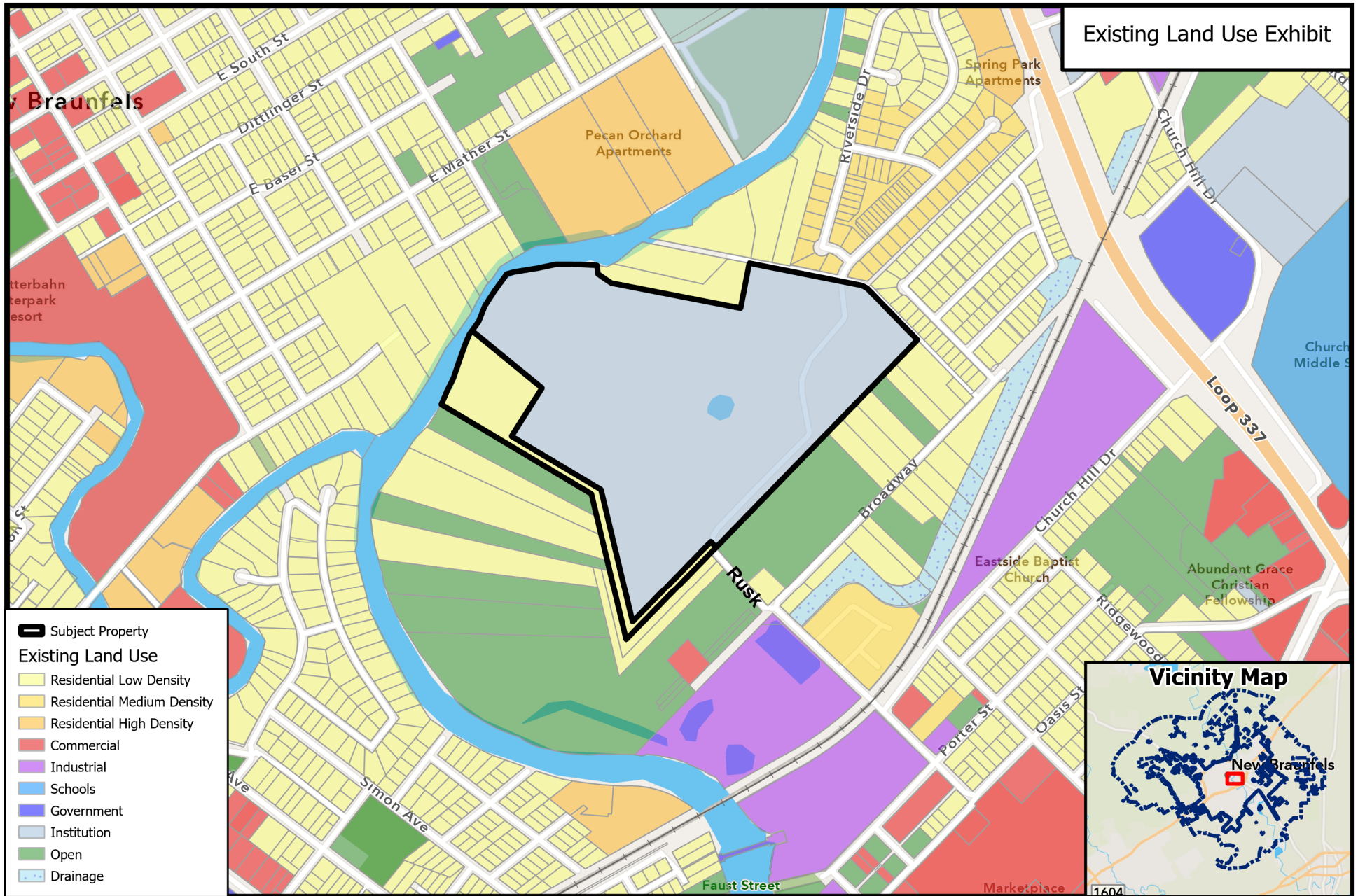


Exhibit “A”

The Following Uses are Not Allowed:

Residential uses:

- Hospice.
- Manufactured Homes (R.V. Park)

Non-residential uses:

- Answering and message services.
- Appliance repair.
- Armed services recruiting center.
- Auto leasing.
- Auto supply store for new and factory rebuilt parts.
- Auto tire repair/sales (indoor).
- Bingo facility.
- Book binding.
- Caterer.
- Cemetery and/or mausoleum.
- Check cashing service.
- Clinic (emergency care).
- Department store.
- Electrical substation.
- Farms, general (livestock/ranch) (see [chapter 6](#) and [section 144-5.9](#)).
- Frozen food storage for individual or family use.
- Heating and air-conditioning sales/services.
- Hospital, rehabilitation.
- Laundromat and laundry pickup stations.
- Lawnmower sales and/or repair.
- Laundry/washateria (self serve).
- Locksmith.
- Nursing/convalescent home/sanitarium.
- Park and/or playground (public).
- Pawn shop.
- Public recreation/services building for public park/playground areas.
- Quick lube/oil change/minor inspection.
- Recreation buildings (public).
- Restaurant with drive-through service.
- Shopping center with drive-through service (50,000 square foot building or less).

- Security monitoring company.
- Security systems installation company.
- Tattoo or body piercing studio.
- Tool Rental.
- Vacuum cleaner sales and repair.
- Veterinary hospital (no outside animal runs or kennels).
- Video rental/sales.

Exhibit “B”

The Following Uses are Allowed:

* Denotes a use that is allowed in the current R-2 SUP zoning.

** Denotes an added use from MU-B zoning.

Residential uses:

- Accessory building/structure.
- Accessory dwelling (one accessory dwelling per lot).
- Bed and breakfast inn (see [section 144-5.6](#)).
- Community home (see definition). *
- Duplex/two-family dwelling/duplex condominiums.
- Family home adult care.
- Family home child care.
- Home occupation (see [section 144-5.5](#)).
- Multifamily (apartments/condominiums).
- One-family dwelling, detached.
- Residential use in buildings with the following non-residential uses.
- Single-family industrialized housing (see [section 144-5.8](#))
- Townhouse (attached).
- Zero lot line/patio homes.

Non-residential uses:

- Accounting, auditing, bookkeeping, and tax preparations.
- Adult day care (no overnight stay).
- Adult day care (with overnight stay).
- Amusement devices/arcade (four or more devices).
- Animal grooming shop.
- Antique Shop.
- Art dealer/gallery.
- Artist or artisan's studio.
- Assisted living facility/retirement home. *
- Bakery (retail).
- Bank, savings and loan, or credit union.
- Bar/tavern.
- Barns and farm equipment storage (related to agricultural uses).
- Battery charging station.
- Bicycle sales and/or repair.

- Billiard / Pool Facility **
- Book store.
- Cafeteria/cafe/delicatessen.
- Campers' supplies.
- Child day care/children's nursery (business).
- Church/place of religious assembly.
- Cleaning, pressing and dyeing (non-explosive fluids used).
- Clinic (dental).
- Clinic (medical). *
- Club, private. **
- Coffee shop.
- Communication equipment-Installation and/or repair.
- Community building (associated with residential uses).
- Computer and electronic sales.
- Computer repair.
- Confectionery store (retail).
- Consignment shop.
- Contractor's temporary on-site construction office (only with permit from building official; see [section 144-5.10](#)).
- Convenience store without fuel sales.
- Credit agency.
- Curio Shops.
- Custom work shops. *
- Drapery shop/blind shop.
- Drug sales/pharmacy.
- Electrical repair shop.
- Farms, General (crops) (see chapter 6 and section 144-5.9) *
- Florist.
- Food or grocery store without fuel sales (100,000 square feet or less).
- Garden shops and greenhouses. *
- Golf course.
- Governmental building or use with no outside storage.
- Greenhouse (commercial).
- Handicraft shop.
- Hardware store.
- Health club (physical fitness; indoors only).
- Kiosk (providing a retail service).
- Laundry/dry cleaning (drop off/pick up).

- Martial arts school.
- Museum
- Needlework Shop.
- Nursing/convalescent home/sanitarium. *
- Offices, brokerage services.
- Offices, business or professional.
- Offices, computer programming and data processing.
- Offices, consulting.
- Offices, engineering, architecture, surveying or similar.
- Offices, health services.
- Offices, insurance agency.
- Offices, legal services, including court reporting.
- Offices, medical offices.
- Offices, real estate.
- Offices, security/commodity brokers, dealers, exchanges and financial services.
- Park and/or playground (private).
- Parking lots (for passenger car only) (not as incidental to the main use).
- Parking structure/public garage.
- Personal services.
- Pet shop/supplies (10,000 square feet or less).
- Photographic printing/duplicating/copy shop or printing shop.
- Photographic studio (no sale of cameras or supplies).
- Photographic supply.
- Plant nursery (no retail sales on site). *
- Plant nursery (retail sales/outdoor storage).
- Recreation buildings (private).
- Recycling Kiosk.
- Refreshment/beverage stand.
- Restaurant/prepared food sales.
- Retail store
- Retirement home/home for the aged.
- School, K-12 (public or private).
- School, vocational (business/commercial trade). *
- Shoe repair shops.
- Shopping center.
- Specialty shops in support of project guests and tourists.
- Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.).
- Tailor shop.

- Theater (non-motion picture; live drama).
- Travel agency.
- University or college (public or private).
- Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system.
- Woodworking shop (ornamental).
- Any comparable business or use not included in or excluded from any other district described herein.

PROPOSED DEVELOPMENT STANDARDS (MU-A SUP)

THAT the Type 1 Special Use Permit be subject to the following requirements and allowances:

1. Uses listed in Exhibit "A" shall be not be allowed on the Property.
2. Texas House Bill 24:
 - a. Compliant with Texas House Bill 24, effective on 9/1/25. Additional commercial uses within the project shall be located only on the first floor of residential buildings and shall not exceed 35% of the total development area subject to this zoning.
3. Maximum Building Heights & Setbacks:
 - a. Height. Maximum building height shall be forty-five (45) feet. Building massing above forty-five (45) feet shall be setback a minimum of three (3) feet from the primary façade plane below. Building height above this setback shall not exceed sixty (60) feet in total height. Parapet walls above sixty (60) feet shall be exempt from the maximum building height.
4. Development of the site shall be in compliance with the above-listed development standards. Any significant alterations to the approved development standards will require an amendment to the SUP with a recommendation from the Planning Commission and consideration by the City Council.

P* Use not allowed under R-2, but was approved with existing R-2 SUP

P** Use allowed in MU-B

~~P~~ Use permitted in MU-A; however applicant proposes not allowing

Land Use	Existing	Proposed
	R-2 SUP	MU-A SUP
Accessory building/structure (see section 144-5.4)	P	P
Accessory dwelling (one accessory dwelling per lot)	P	P
Accounting, auditing, bookkeeping, and tax preparations		P
Acid manufacture		
Adult day care (no overnight stay)		P
Adult day care (with overnight stay)		P
Aircraft support and related services		
Airport		
All-terrain vehicle (ATV) dealer/sales		
Ambulance service (private)		
Amphitheaters (outdoor live performances)		
Amusement devices/arcade (four or more devices)		P
Amusement services or venues (indoors) (see section 144-5.13)		
Amusement services or venues (outdoors)		
Animal grooming shop		P
Answering and message services		P
Antique shop		P
Appliance repair		P
Archery range		
Armed services recruiting center		P
Art dealer/gallery		P
Artist or artisans studio		P
Assembly/exhibition hall or areas		
Assisted living facility/retirement home	P*	P
Athletic fields		
Auction sales (non-vehicle)		
Auto body repair, garages (see section 144-5.11)		
Auto glass repair/tinting (see section 144-5.11)		
Auto interior shop/upholstery (see section 144-5.11)		
Auto leasing		P
Auto muffler shop (see section 144-5.11)		
Auto or trailer sales rooms or yards (see section 144-5.12)		
Auto or truck sales rooms or yards—Primarily new (see section 144-5.12)		
Auto paint shop		
Auto repair as an accessory use to retail sales		
Auto repair garage (general) (see section 144-5.11)		
Auto supply store for new and factory rebuilt parts		P
Auto tire repair/sales (indoor)		P
Auto wrecking yards		
Automobile driving school (including defensive driving)		
Bakery (retail)		P
Bank, savings and loan, or credit union		P
Bar/tavern (no outdoor music)		P
Bar/tavern		P
Barber/beauty college (barber or cosmetology school or college)		

P* Use not allowed under R-2 , but was added as part of the R-2 SUP rezoning

P** Applicant proposes use allowed in MU-B

~~P~~ Applicant proposes not allowing the use

Land Use	Existing	Proposed
	R-2 SUP	MU-A SUP
Barns and farm equipment storage (related to agricultural uses)	P	P
Battery charging station		P
Bed and breakfast inn (see section 144-5.6)		P
Bicycle sales and/or repair		P
Billiard/pool facility		P**
Bingo facility		P
Bio-medical facilities		
Blacksmith or wagon shops		
Blooming or rolling mills		
Boarding house/lodging house		
Book binding		P
Book store		P
Bottling or distribution plants (milk)		
Bottling works		
Bowling alley/center (see section 144-5.13)		
Breweries/distilleries and manufacture of alcohol and alcoholic beverages		
Broadcast station (with tower) (see section 144-5.7)		
Bulk storage of gasoline, petroleum products, liquefied petroleum and flammable liquids (see section 5.27)		
Bus barns or lots		
Bus passenger stations		
Cabin or cottage (rental)		
Cabin or cottage (rental for more than 30 days)		
Cafeteria/cafe/delicatessen		P
Campers' supplies		P
Campgrounds		
Canning/preserving factories		
Car wash (self-service; automated)		
Car wash, full service (detail shop)		
Carpenter, cabinet, or pattern shops		
Carpet cleaning establishments		
Caterer		P
Cement, lime, gypsum or plaster of Paris manufacture		
Cemetery and/or mausoleum	P	P
Check cashing service		P
Chemical laboratories (e.g., ammonia, bleaching powder)		
Chemical laboratories (not producing noxious fumes or odors)		
Child day care/children's nursery (business)		P
Church/place of religious assembly	P	P
Cider mills		
Civic/conference center and facilities		
Cleaning, pressing and dyeing (non-explosive fluids used)		P
Clinic (dental)		P
Clinic (emergency care)		P
Clinic (medical)		P

P* Use not allowed under R-2 , but was added as part of the R-2 SUP rezoning

P** Applicant proposes use allowed in MU-B

~~P~~ Applicant proposes not allowing the use

Land Use	Existing	Proposed
	R-2 SUP	MU-A SUP
Club (private)		P**
Coffee shop		P
Cold storage plant		
Commercial amusement concessions and facilities		
Communication equipment—Installation and/or repair		P
Community building (associated with residential uses)	P	P
Community home (see definition)	P	P
Computer and electronic sales		P
Computer repair		P
Concrete or asphalt mixing plants—Permanent		
Concrete or asphalt mixing plants—Temporary		
Confectionery store (retail)		P
Consignment shop		P
Contractor's office/sales, with outside storage including vehicles		
Contractor's temporary on-site construction office	P	P
Convenience store with gas sales		
Convenience store without gas sales		P
Cotton ginning or baling works		
Country club (private)	P	
Credit agency		P
Crematorium		
Curio shops		P
Custom work shops	P*	P
Dance hall/dancing facility (see section 144-5.13)		
Day camp		
Department store		P
Distillation of bones		
Dormitory (in which individual rooms are for rental)		
Drapery shop/blind shop		P
Driving range		
Drug store/pharmacy		P
Duplex/two-family/duplex condominiums	P	P
Electrical generating plant		
Electrical repair shop		P
Electrical substation		P
Electronic assembly/high tech manufacturing		
Electroplating works		
Enameling works		
Engine repair/motor manufacturing re-manufacturing and/or repair		
Explosives manufacture or storage		
Exterminator service		
Fairground		
Family home adult care	P	P
Family home child care	P	P
Farmers market (produce market—wholesale)		

P* Use not allowed under R-2 , but was added as part of the R-2 SUP rezoning

P** Applicant proposes use allowed in MU-B

~~P~~ Applicant proposes not allowing the use

Land Use	Existing	Proposed
	R-2 SUP	MU-A SUP
Farms, general (crops) (see chapter 6 and section 144-5.9)	P	P
Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9)	P	P
Feed and grain store		
Fertilizer manufacture and storage		
Filling station (gasoline tanks must be below the ground)		
Florist		P
Flour mills, feed mills, and grain processing		
Food or grocery store with gasoline sales		
Food or grocery store without gasoline sales		P
Food processing (no outside public consumption)		
Forge (hand)		
Forge (power)		
Fraternal organization/civic club (private club)		
Freight terminal, rail/truck (when any storage of freight is wholly outside an enclosed building)		
Freight terminal, truck (all storage of freight in an enclosed building)		
Frozen food storage for individual or family use		P
Funeral home/mortuary		
Furniture manufacture		
Furniture sales (indoor)		
Galvanizing works		
Garbage, offal or dead animal reduction or dumping		
Garden shops and greenhouses	P*	P
Gas manufacture		
Gas or oil wells		
Golf course (public or private)	P	P
Golf course (miniature)		
Government building or use with no outside storage (outside storage allowed in M-2 and M-2A)	P	P
Grain elevator		
Greenhouse (commercial)		P
Handicraft shop		P
Hardware store		P
Hay, grain, and/or feed sales (wholesale)		
Health club (physical fitness; indoors only)		P
Heating and air-conditioning sales/services		P
Heavy load (farm) vehicle sales/repair (see section 144-5.14)		
Heavy manufacturing		
Heliport		
Hides/skins (tanning)		
Home occupation (see section 144-5.5)	P	P
Home repair and yard equipment retail and rental outlets		
Hospice		P
Hospital, general (acute care/chronic care)		
Hospital, rehabilitation		P
Hotel/motel		
Hotels/motels—Extended stay (residence hotels)		

P* Use not allowed under R-2 , but was added as part of the R-2 SUP rezoning

P** Applicant proposes use allowed in MU-B

~~P~~ Applicant proposes not allowing the use

Land Use	Existing	Proposed
	R-2 SUP	MU-A SUP
Ice delivery stations (for storage and sale of ice at retail only)		
Ice plants		
Indoor or covered sports facility		
Industrial laundries		
Iron and steel manufacture		
Junkyards, including storage, sorting, baling or processing of rags		
Kiosk (providing a retail service)		P
Laboratory equipment manufacturing		
Laundromat and laundry pickup stations		P
Laundry, commercial (without self-serve)		
Laundry/dry cleaning (drop off/pick up)		P
Laundry/washateria (self-serve)		P
Lawnmower sales and/or repair		P
Leather products manufacturing		
Light manufacturing		
Limousine/taxi service		
Livestock sales/auction		
Locksmith		P
Lumber mill		
Lumberyard (see section 144-5.15)		
Lumberyard or building material sales (see section 144-5.15)		
Machine shop		
Maintenance/janitorial service		
Major appliance sales (indoor)		
Manufacture of carbon batteries		
Manufacture of paint, lacquer, oil, turpentine, varnish, enamel, etc.		
Manufacture of rubber, glucose, or dextrin		
Manufactured home—HUD Code compliant (see Texas Occupations Code ch. 1201)		
Manufactured home park—HUD Code compliant (see Texas Occupations Code ch. 1201)		
Manufactured home subdivision—HUD Code compliant (see Texas Occupations Code ch. 1201)		
Manufactured home sales		
Manufacturing and processes		
Manufacturing processes not listed		
Market (public, flea)		
Martial arts school		P
Meat or fish packing/storage plants		
Medical supplies and equipment		
Metal fabrication shop		
Micro brewery (onsite mfg. and/or sales)		
Micro distillery (onsite mfg. and/or sales)		
Mini-warehouse/self-storage units (no boat and RV storage permitted)		
Mini-warehouse/self-storage units with outside boat and RV storage		
Monument, gravestone, or marble works (manufacture)		
Motion picture studio, commercial film		
Motion picture theater (indoors)		

P* Use not allowed under R-2 , but was added as part of the R-2 SUP rezoning

P** Applicant proposes use allowed in MU-B

~~P~~ Applicant proposes not allowing the use

Land Use	Existing	Proposed
	R-2 SUP	MU-A SUP
Motion picture theater (outdoors, drive-in)		
Motorcycle dealer (primarily new/repair)		
Moving storage company		
Moving, transfer, or storage plant		
Multifamily (apartments/condominiums)		P
Museum		P
Natural resource extraction and mining		
Needlework shop		P
Nonbulk storage of gasoline, petroleum products and liquefied petroleum		
Nursing/convalescent home/sanitarium	P*	P
Offices, brokerage services		P
Offices, business or professional		P
Offices, computer programming and data processing		P
Offices, consulting		P
Offices, engineering, architecture, surveying or similar		P
Offices, health services		P
Offices, insurance agency		P
Offices, legal services, including court reporting		P
Offices, medical offices		P
Offices, real estate		P
Offices, security/commodity brokers, dealers, exchanges and financial services		P
Oil compounding and barreling plants		
One-family dwelling, detached	P	P
Outside storage (as primary use)		
Paint manufacturing		
Paper or pulp manufacture		
Park and/or playground (private and public)	P	P
Parking lots (for passenger car only) (not as incidental to the main use)		P
Parking structure/public garage		P
Pawn shop		P
Personal services		P
Personal watercraft sales (primarily new/repair)		
Pet shop/supplies (less than 10,000 sq. ft.)		P
Pet store (over 10,000 sq. ft.)		
Petroleum or its products (refining of)		
Photo engraving plant		
Photographic printing/duplicating/copy shop or printing shop		P
Photographic studio (no sale of cameras or supplies)		P
Photographic supply		P
Plant nursery (no retail sales on site)	P	P
Plant nursery (retail sales/outdoor storage)		P
Plastic products molding/reshaping		
Plumbing shop		
Portable building sales		
Poultry killing or dressing for commercial purposes		

P* Use not allowed under R-2 , but was added as part of the R-2 SUP rezoning

P** Applicant proposes use allowed in MU-B

~~P~~ Applicant proposes not allowing the use

Land Use	Existing	Proposed
	R-2 SUP	MU-A SUP
Propane sales (retail)		
Public recreation/services building for public park/playground areas	P	P
Publishing/printing company (e.g., newspaper)		
Quick lube/oil change/minor inspection		P
Radio/television shop, electronics, computer repair		P
Railroad roundhouses or shops		
Rappelling facilities		
Recreation buildings (private)		P
Recreation buildings (public)	P	P
Recycling kiosk		P
Refreshment/beverage stand		P
Rental or occupancy for less than one month (see section 144-5.17)		
Research lab (non-hazardous)		
Residential use in buildings with non-residential uses permitted in the district		P
Restaurant/prepared food sales		P
Restaurant with drive-through service		P
Retail store and shopping center without drive-through service (50,000 sq. ft. bldg. or less)		P
Retail store and shopping center with drive-through service (50,000 sq. ft. bldg. or less)		P
Retail store and shopping center (more than 50,000 sq. ft. bldg.)		
Retirement home/home for the aged		P
Rock crushers and rock quarries		
Rodeo grounds		
RV park		
RV/travel trailer sales		
Sand/gravel sales (storage or sales)		
School, K-12 public or private	P	P
School, vocational (business/commercial trade)		P
Security monitoring company (no outside storage or installation)		P
Security systems installation company		P
Sexually oriented business (see chapter 18)		
Sheet metal shop		
Shoe repair shops		P
Shooting gallery—Indoor (see section 144-5.13)		
Shooting range—Outdoor (see section 144-5.13)		
Shopping center with drive through service (50,000 square foot building or less)		P
Sign manufacturing/painting plant		
Single-family industrialized home (see section 144-5.8)	P	P
Smelting of tin, copper, zinc or iron ores		
Specialty shops in support of project guests and tourists		P
Stables (as a business) (see chapter 6)		
Stables (private, accessory use) (see chapter 6)		
Steel furnaces		
Stockyards or slaughtering		
Stone/clay/glass manufacturing		
Storage—Exterior storage for boats and recreational vehicles		

P* Use not allowed under R-2 , but was added as part of the R-2 SUP rezoning

P** Applicant proposes use allowed in MU-B

~~P~~ Applicant proposes not allowing the use

Land Use	Existing	Proposed
	R-2 SUP	MU-A SUP
Storage in bulk		
Structural iron or pipe works		
Studio for radio or television, without tower (see zoning district for tower authorization)		
Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.)		P
Sugar refineries		
Tailor shop (see home occupation)		P
Tar distillation or manufacture		
Tattoo or body piercing studio		P
Taxidermist		
Telecommunications towers/antennas (see section 144-5.7)		
Telemarketing agency		P
Telephone exchange buildings (office only)		P
Tennis court (commercial)		
Theater (non-motion picture; live drama)		P
Tire sales (outdoors)		
Tool rental		P
Townhouse (attached)		P
Transfer station (refuse/pick-up)		
Travel agency		P
Truck or transit terminal		
Truck stop		
Tuber entrance and takeout facilities (see section 144-5.13)		
University or college (public or private)		P
Upholstery shop (non-auto)		
Used or second hand merchandise/furniture store		
Vacuum cleaner sales and repair		P
Vehicle storage facility		
Veterinary hospital (no outside animal runs or kennels)		P
Veterinary hospital (with outdoor animal runs or kennels that may not be used between the hours of 9:00 p.m. and 7:00 a.m.)		
Video rental/sales		P
Warehouse/office and storage/distribution center		
Waterfront amusement facilities—Berthing facilities sales and rentals		
Waterfront amusement facilities—Boat fuel storage/dispensing facilities		
Waterfront amusement facilities—Boat landing piers/launching ramps		
Waterfront amusement facilities—Swimming/wading pools/bathhouses		
Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system	P	P
Welding shop		
Wholesale sales offices and sample rooms		
Wire or rod mills		
Wood distillation plants (charcoal, tar, turpentine, etc.)		
Woodworking shop (ornamental)		P
Wool scouring		
Zero lot line/patio homes		P



740 &750 Rusk St



PLANNING COMMISSION – Tuesday, December 2, 2025– 6:00PM

City Hall Council Chambers

Applicant: TBA Douglas (Austen Keithly)

Address/Location: 740 & 750 Rusk St.

Case # SUP25-397

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	OWENS PROPERTY HOLDINGS LLC	27	C4 VENTURES TX LLC
2	GRAHAM & SEFFEL REVOCABLE TRUST	28	HEYNIS ROBERT & SANDRA RVCBL LVNG TRST
3	HAYES ROBERT H	29	UPTOWN RIVEDRFRONT CONDOS LLC
4	ZEHNER FRANK C & NORA E	30	LECHNER CHRISTOPHER J
5	MARKLEY JONATHAN & ANNE M	31	PHARR KENNETH A JR & LYNN H
6	KRUEGER FAMILY TRST & ARLENE SEALES LVNG TRST	32	ARRIAGA MARY LOU
7	CLARKE EVELYN	33	EMMERT WILLIAM A & MARILYN R
8	CEDILLO JOSEFA L JODIE	34	MOORE RAYMOND L JR & JOANNE L
9	WATERWHEEL RESORT CONDOMINIUM	35	PATEL YOGESHKUMAR M & HARSHABEN Y
10	HAMILTON MOODY & DENISE Z	36	VEGA ARTHUR & JULIE A
11	GRAY JANEDA MARIE	37	CUMMINGS THOMAS III & MARY E
12	HEART OF THE FAMILY ASSISTANCE INC	38	DEAVOURS LISA GAY
13	JOHNSON LA VERNE & MICHAEL RVCBL LVNG TRST	39	AGUIRRE JERRY
14	NUCKOLS BEVERLY B	40	MOORE CLINT & CALLI
15	JOHN ANTHONY L & MARIE	41	PLUMEYER CHARLES A & MARJORIE
16	HANZ CRAIG E & NITA	42	SARBU BRIDGET A & NICHOLAS T
17	REICHENAU SETH	43	THOMPSON EDWIN ET AL
18	GRAHAM JENNIFER & LEE	44	KRUEGER FAMILY TRUST 4-22-2022
19	ALCALA EUNICE LOIS ZAMORANO	45	SEALES ARLENE LIVING TRUST 8-15-2023
20	TEMPLIN ANNIE L ET AL	46	RIGGINS LIVING TRUST
21	MYRTLE MARIE PROPERTIES LLC	47	THOMPSON STARLYN W & EDWIN
22	GOODIN MARK A & NANCY	48	BURTCH MATTHEW G & LISA A
23	LAMBERT SUSAN K FAMILY TRUST	49	KUBENKA JENNIFER W & DARRELL W
24	BATEMAN JILL K	50	DAVIS PATRICIA & TEDDY OATH TRUST
25	PRAFOR FAMILY TRUST 5-18--2023	51	GONZALES DORA L & LOUIS
26	MACIAS VICTOR & ROSI LOPEZ		

SEE MAP

12/2/2025

Agenda Item No. C)

PRESENTER:

Applicant: Killen, Griffin & Farrimond, PLLC

Owner: Brandy Worley

SUBJECT:

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

DEPARTMENT: Neighborhood and Community Planning**COUNCIL DISTRICTS IMPACTED:** 4**BACKGROUND INFORMATION:****Case No:** PZ25-0335**Applicant:**

Killen, Griffin & Farrimond, PLLC

(210) 960-2750 | nuriddin@kgftx.com

Owner:

Brandy Worley

(830) 237-6028 | bworley@theoutfit-inc.com

Staff Contact:

Amanda Mushinski, AICP, CNU-A

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

The ~6-acre subject tract is located on the southeast corner of the intersection of Hanz Drive and Gruene Road, approximately ¼ mile northeast of New Braunfels Fire Station 3, approximately 1/3-mile northeast of the intersection of Hanz Drive and Loop 337, and ½ mile southwest of the intersection of East Common Drive and Hanz Drive. It is bordered by the Cotton Crossing Planned Development District, as well as R-3, C-1Br47, C-1Br41, and R-2 zoning. Adjacent land uses consist of a church, commercial properties, and residential neighborhoods.

ISSUE:

The application submitted indicates that the proposed zoning change is intended to allow for development under the C-4A (Resort Commercial District) to serve tourists, vacationing public, conference center attendees, sports related programs and support service facilities including garden office, retail and specialty shops

Traffic Impact Analysis (TIA): Per adopted ordinance, if a TIA is required, it will be conducted at the Subdivision Platting and/or Building Permit stage, as applicable.

Drainage: Per adopted ordinance, if a drainage study is required, it will be conducted with the Public Infrastructure Construction Plan approval process and/or Building Permit stage, as applicable.

COMPREHENSIVE PLAN REFERENCE:

C-4A would be 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 provision of a variety of flexible and innovative lodging options and attractions.
- **Action 3.6:** Pro actively provide a regulatory environment that remains business and resident friendly.
- **Action 3.22:** Encourage venues within walking distance of neighborhoods and schools.
- **Action 3.23:** Revise local ordinances so that they do not inadvertently inhibit development of venues in close proximity to neighborhoods and schools.
- **Action 4.26:** Enhance community sense of place by creating spaces and facilities that reflect the community (e.g., arts and culture, community gardens).

Future Land Use Plan: The subject property is located within the New Braunfels Sub Area, near existing Civic and Employment Centers.

STRATEGIC PLAN REFERENCE:

☒Economic Mobility ☒Enhanced Connectivity ☐Community Identity

☐Organizational Excellence ☒Community Well-Being ☐N/A

- Economic Mobility - Objective: Incentivize mixed-use developments and redevelopments in targeted locations to create a built environment with integrated housing, commercial centers, and opportunities for improved connectivity.
- Economic Mobility - Objective: Support Confluence, the New Braunfels Chamber of Commerce Economic Development Strategic Plan, by helping to ensure a community that supports the targeted industries and increases the diversity of job opportunities in the community.
- Economic Mobility - Output: Increase the number of new affordable housing units produced each fiscal year.
- Community Well-Being - Objective: Develop capital and staffing investments that improve safety, reduce heat islands, and encourage transportation modes that support healthier lifestyles and exercise such as biking, walking and running.
- Community Well-Being - Objective: Complete the Parks Master Plan to identify needs including strategic land acquisition, facilities, trails, and programming.
- Community Well-Being - Objective: Support the New Braunfels Youth Collaborative and other organizations to ensure middle and high school aged youth in the community can flourish intellectually, physically, and emotionally.
- Community Well-Being - Outcome: Maintain National Citizen Survey overall satisfaction for “Overall health and wellness opportunities.”
- Community Well-Being - Outcome: Maintain National Citizen Survey overall satisfaction for “Overall feeling of safety.”
- Enhanced Connectivity - Objective: Implement improved local and regional public transportation services to connect the community to employment, education, healthcare, recreational and other destinations.

FISCAL IMPACT:

The Land Use Fiscal Analysis (LUFA) recommended action is to prioritize infill projects that add people and buildings in areas with existing infrastructure. This will increase revenue to provide service delivery without significant impacts on infrastructure costs and distribute cost burdens across more property owners. An increase in development opportunities from rezoning will allow net positive revenue per acre.

RECOMMENDATION:

The requested C-4A (Resort Commercial District) zoning supports New Braunfels' long-standing identity as a destination community. New Braunfels Comprehensive Plan (Envision New Braunfels) highlights tourism as a cornerstone of the local economy and calls for fostering a variety of lodging options, attractions, and venues that reflect the character of the City. This request also advances the Strategic Plan's Economic Mobility priority by promoting reinvestment and expanding visitor-oriented commercial opportunities that strengthen targeted industries such as hospitality and recreation. It also aligns with the Land Use Fiscal Analysis by encouraging infill development that maximizes the use of existing infrastructure and generates positive fiscal returns. The Confluence Economic Development Strategy further emphasizes proactive land use approaches to diversify the economy and support tourism as a growth sector.

In this case, the applicant seeks C-4A zoning to allow development of resort commercial uses on a site well-positioned along Gruene Road. The property's frontage and proximity to Gruene make it an appropriate location for visitor-serving uses, while its adjacency to existing civic and commercial activity provides a natural transition from nearby residential neighborhoods. The applicant's request leverages the site's unique location to expand tourism opportunities in a manner that complements surrounding land uses and reinforces New Braunfels' role as a regional and state-wide destination.

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:

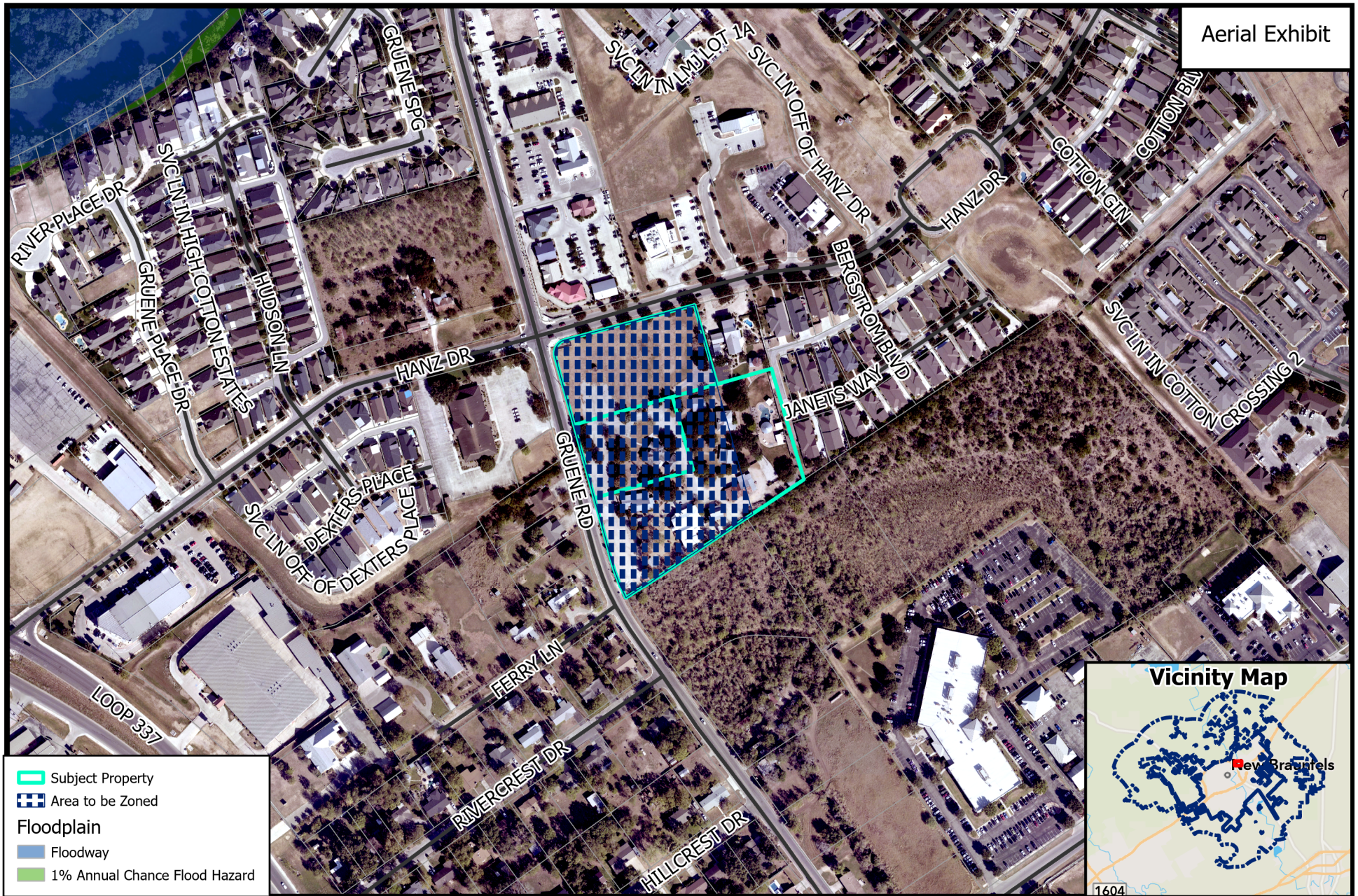
- (1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the city as a whole;
- (2) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, 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.

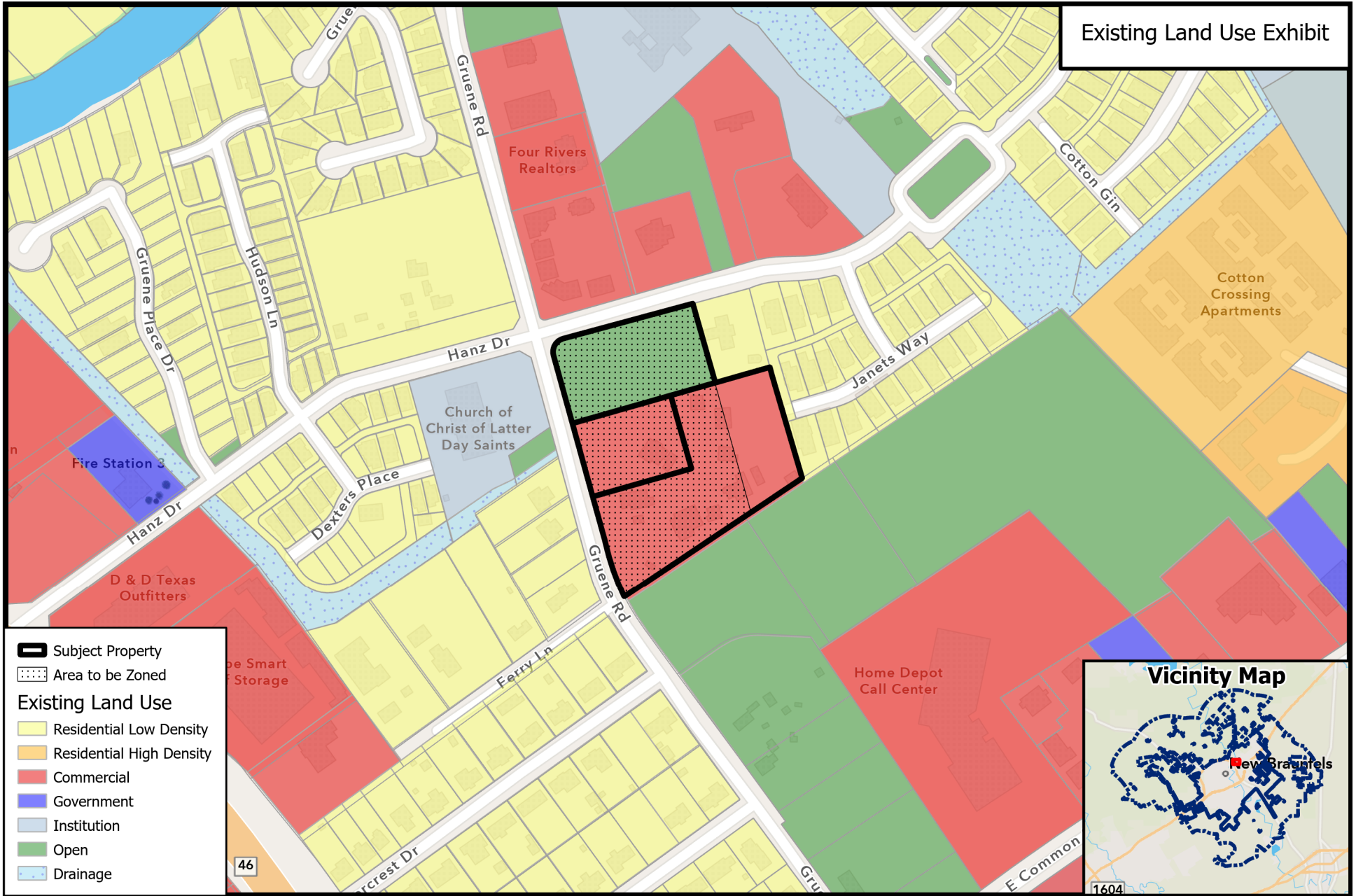
Mailed notification as required by state statute:

Public hearing notices were sent to owners of 26 properties within 200 feet of the request. As of the date this agenda was posted, a supermajority vote of City Council is not required.

Resource Links:

- Chapter 144, Sec. 3.3-3 (R-3) 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=2.228221211.1721111111.1641111111-1721111111.1641111111)
- Chapter 144, Sec. 3.4-12 (C-1A) 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=2.228221211.1721111111.1641111111-1721111111.1641111111)
- Chapter 144, Sec. 3.4-15 (C-4A) of the City's Code of Ordinances:





Land Use	Existing	Existing	Proposed
	R-3 SUP	C-1A	C-4A
Accessory building/structure (see section 144-5.4)	P	P	P
Accessory dwelling (one accessory dwelling per lot)	P		
Accounting, auditing, bookkeeping, and tax preparations		P	P
Acid manufacture			
Adult day care (no overnight stay)		P	P
Adult day care (with overnight stay)	P	P	P
Aircraft support and related services			
Airport			
All-terrain vehicle (ATV) dealer/sales			P
Ambulance service (private)			
Amphitheaters (outdoor live performances)			P
Amusement devices/arcade (four or more devices)		P	P
Amusement services or venues (indoors) (see section 144-5.13)			P
Amusement services or venues (outdoors)			P
Animal grooming shop		P	P
Answering and message services		P	P
Antique shop		P	P
Appliance repair		P	
Archery range			P
Armed services recruiting center		P	P
Art dealer/gallery		P	P
Artist or artisans studio		P	P
Assembly/exhibition hall or areas			P
Assisted living facility/retirement home	P	P	
Athletic fields			P
Auction sales (non-vehicle)			
Auto body repair, garages (see section 144-5.11)			
Auto glass repair/tinting (see section 144-5.11)			
Auto interior shop/upholstery (see section 144-5.11)			
Auto leasing		P	
Auto muffler shop (see section 144-5.11)			
Auto or trailer sales rooms or yards (see section 144-5.12)			
Auto or truck sales rooms or yards—Primarily new (see section 144-5.12)			
Auto paint shop			
Auto repair as an accessory use to retail sales			
Auto repair garage (general) (see section 144-5.11)			
Auto supply store for new and factory rebuilt parts		P	
Auto tire repair/sales (indoor)		P	
Auto wrecking yards			
Automobile driving school (including defensive driving)			
Bakery (retail)		P	P
Bank, savings and loan, or credit union		P	P
Bar/tavern (no outdoor music)		P	P
Bar/tavern			P
Barber/beauty college (barber or cosmetology school or college)			
Barns and farm equipment storage (related to agricultural uses)	P	P	P
Battery charging station		P	
Bed and breakfast inn (see section 144-5.6)	P	P	P

Land Use	Existing	Existing	Proposed
	R-3 SUP	C-1A	C-4A
Bicycle sales and/or repair		P	P
Billiard/pool facility			P
Bingo facility		P	P
Bio-medical facilities			
Blacksmith or wagon shops			
Blooming or rolling mills			
Boarding house/lodging house	P		P
Book binding		P	
Book store		P	P
Bottling or distribution plants (milk)			
Bottling works			
Bowling alley/center (see section 144-5.13)			P
Breweries/distilleries and manufacture of alcohol and alcoholic beverages			
Broadcast station (with tower) (see section 144-5.7)			
Bulk storage of gasoline, petroleum products, liquefied petroleum and flammable liquids (see section 5.27)			
Bus barns or lots			
Bus passenger stations			
Cabin or cottage (rental)			P
Cabin or cottage (rental for more than 30 days)			P
Cafeteria/cafe/delicatessen		P	P
Campers' supplies		P	P
Campgrounds			P
Canning/preserving factories			
Car wash (self-service; automated)			P
Car wash, full service (detail shop)			P
Carpenter, cabinet, or pattern shops			
Carpet cleaning establishments			
Caterer		P	P
Cement, lime, gypsum or plaster of Paris manufacture			
Cemetery and/or mausoleum	P	P	
Check cashing service		P	P
Chemical laboratories (e.g., ammonia, bleaching powder)			
Chemical laboratories (not producing noxious fumes or odors)			
Child day care/children's nursery (business)		P	
Church/place of religious assembly	P	P	P
Cider mills			
Civic/conference center and facilities			P
Cleaning, pressing and dyeing (non-explosive fluids used)		P	
Clinic (dental)		P	
Clinic (emergency care)		P	
Clinic (medical)		P	
Club (private)			P
Coffee shop		P	P
Cold storage plant			
Commercial amusement concessions and facilities			P
Communication equipment—Installation and/or repair		P	
Community building (associated with residential uses)	P		

Land Use	Existing	Existing	Proposed
	R-3 SUP	C-1A	C-4A
Community home (see definition)	P	P	P
Computer and electronic sales		P	
Computer repair		P	P
Concrete or asphalt mixing plants—Permanent			
Concrete or asphalt mixing plants—Temporary			
Confectionery store (retail)		P	P
Consignment shop		P	
Contractor's office/sales, with outside storage including vehicles			
Contractor's temporary on-site construction office	P	P	P
Convenience store with gas sales			P
Convenience store without gas sales		P	P
Cotton ginning or baling works			
Country club (private)	P		P
Credit agency		P	P
Crematorium			
Curio shops		P	P
Custom work shops		P	
Dance hall/dancing facility (see section 144-5.13)			P
Day camp			P
Department store		P	
Distillation of bones			
Dormitory (in which individual rooms are for rental)			P
Drapery shop/blind shop		P	
Driving range			P
Drug store/pharmacy		P	P
Duplex/two-family/duplex condominiums	P		
Electrical generating plant			
Electrical repair shop		P	P
Electrical substation	P	P	
Electronic assembly/high tech manufacturing			
Electroplating works			
Enameling works			
Engine repair/motor manufacturing re-manufacturing and/or repair			
Explosives manufacture or storage			
Exterminator service			
Fairground			P
Family home adult care	P		
Family home child care	P		
Farmers market (produce market—wholesale)			
Farms, general (crops) (see chapter 6 and section 144-5.9)	P	P	P
Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9)	P	P	P
Feed and grain store			
Fertilizer manufacture and storage			
Filling station (gasoline tanks must be below the ground)			P
Florist		P	P
Flour mills, feed mills, and grain processing			
Food or grocery store with gasoline sales			P
Food or grocery store without gasoline sales		P	P

Land Use	Existing	Existing	Proposed
	R-3 SUP	C-1A	C-4A
Food processing (no outside public consumption)			
Forge (hand)			
Forge (power)			
Fraternal organization/civic club (private club)	P		P
Freight terminal, rail/truck (when any storage of freight is wholly outside an enclosed building)			
Freight terminal, truck (all storage of freight in an enclosed building)			
Frozen food storage for individual or family use		P	
Funeral home/mortuary			
Furniture manufacture			
Furniture sales (indoor)			
Galvanizing works			
Garbage, offal or dead animal reduction or dumping			
Garden shops and greenhouses		P	P
Gas manufacture			
Gas or oil wells			
Golf course (public or private)	P	P	P
Golf course (miniature)			P
Government building or use with no outside storage (outside storage allowed in M-2 and M-2A)	P	P	P
Grain elevator			
Greenhouse (commercial)		P	P
Handicraft shop		P	P
Hardware store		P	
Hay, grain, and/or feed sales (wholesale)			
Health club (physical fitness; indoors only)		P	P
Heating and air-conditioning sales/services		P	
Heavy load (farm) vehicle sales/repair (see section 144-5.14)			
Heavy manufacturing			
Heliport			
Hides/skins (tanning)			
Home occupation (see section 144-5.5)	P		
Home repair and yard equipment retail and rental outlets			
Hospice	P	P	
Hospital, general (acute care/chronic care)			
Hospital, rehabilitation		P	
Hotel/motel			P
Hotels/motels—Extended stay (residence hotels)			P
Ice delivery stations (for storage and sale of ice at retail only)			
Ice plants			
Indoor or covered sports facility			
Industrial laundries			
Iron and steel manufacture			
Junkyards, including storage, sorting, baling or processing of rags			
Kiosk (providing a retail service)		P	P
Laboratory equipment manufacturing			
Laundromat and laundry pickup stations		P	P
Laundry, commercial (without self-serve)			
Laundry/dry cleaning (drop off/pick up)		P	P

Land Use	Existing	Existing	Proposed
	R-3 SUP	C-1A	C-4A
Laundry/washateria (self-serve)		P	P
Lawnmower sales and/or repair		P	
Leather products manufacturing			
Light manufacturing			
Limousine/taxi service			P
Livestock sales/auction			
Locksmith		P	P
Lumber mill			
Lumberyard (see section 144-5.15)			
Lumberyard or building material sales (see section 144-5.15)			
Machine shop			
Maintenance/janitorial service			
Major appliance sales (indoor)			
Manufacture of carbon batteries			
Manufacture of paint, lacquer, oil, turpentine, varnish, enamel, etc.			
Manufacture of rubber, glucose, or dextrin			
Manufactured home—HUD Code compliant (see Texas Occupations Code ch. 1201)			
Manufactured home park—HUD Code compliant (see Texas Occupations Code ch. 1201)			
Manufactured home subdivision—HUD Code compliant (see Texas Occupations Code ch. 1201)			
Manufactured home sales			
Manufacturing and processes			
Manufacturing processes not listed			
Market (public, flea)			
Martial arts school		P	P
Meat or fish packing/storage plants			
Medical supplies and equipment			
Metal fabrication shop			
Micro brewery (onsite mfg. and/or sales)			P
Micro distillery (onsite mfg. and/or sales)		P	
Mini-warehouse/self-storage units (no boat and RV storage permitted)			
Mini-warehouse/self-storage units with outside boat and RV storage			
Monument, gravestone, or marble works (manufacture)			
Motion picture studio, commercial film			P
Motion picture theater (indoors)			P
Motion picture theater (outdoors, drive-in)			P
Motorcycle dealer (primarily new/repair)			
Moving storage company			
Moving, transfer, or storage plant			
Multifamily (apartments/condominiums)	P		P
Museum	P	P	P
Natural resource extraction and mining			
Needlework shop		P	P
Nonbulk storage of gasoline, petroleum products and liquefied petroleum			
Nursing/convalescent home/sanitarium	P	P	
Offices, brokerage services		P	P
Offices, business or professional		P	P
Offices, computer programming and data processing		P	P

Land Use	Existing	Existing	Proposed
	R-3 SUP	C-1A	C-4A
Offices, consulting		P	P
Offices, engineering, architecture, surveying or similar		P	P
Offices, health services		P	P
Offices, insurance agency		P	P
Offices, legal services, including court reporting		P	P
Offices, medical offices		P	P
Offices, real estate		P	P
Offices, security/commodity brokers, dealers, exchanges and financial services		P	P
Oil compounding and barreling plants			
One-family dwelling, detached	P		
Outside storage (as primary use)			
Paint manufacturing			
Paper or pulp manufacture			
Park and/or playground (private and public)	P	P	P
Parking lots (for passenger car only) (not as incidental to the main use)		P	P
Parking structure/public garage		P	P
Pawn shop		P	P
Personal services		P	P
Personal watercraft sales (primarily new/repair)			P
Pet shop/supplies (less than 10,000 sq. ft.)		P	
Pet store (over 10,000 sq. ft.)			
Petroleum or its products (refining of)			
Photo engraving plant			
Photographic printing/duplicating/copy shop or printing shop		P	
Photographic studio (no sale of cameras or supplies)		P	P
Photographic supply		P	P
Plant nursery (no retail sales on site)	P	P	
Plant nursery (retail sales/outdoor storage)		P	P
Plastic products molding/reshaping			
Plumbing shop			
Portable building sales			
Poultry killing or dressing for commercial purposes			
Propane sales (retail)			
Public recreation/services building for public park/playground areas	P	P	P
Publishing/printing company (e.g., newspaper)			
Quick lube/oil change/minor inspection		P	P
Radio/television shop, electronics, computer repair		P	P
Railroad roundhouses or shops			
Rappelling facilities			P
Recreation buildings (private)	P	P	P
Recreation buildings (public)	P	P	P
Recycling kiosk		P	
Refreshment/beverage stand		P	P
Rental or occupancy for less than one month (see section 144-5.17)	P		P
Research lab (non-hazardous)			
Residential use in buildings with non-residential uses permitted in the district			P
Restaurant/prepared food sales		P	P
Restaurant with drive-through service		P	

Land Use	Existing	Existing	Proposed
	R-3 SUP	C-1A	C-4A
Retail store and shopping center without drive-through service (50,000 sq. ft. bldg. or less)	P	P	P
Retail store and shopping center with drive-through service (50,000 sq. ft. bldg. or less)		P	P
Retail store and shopping center (more than 50,000 sq. ft. bldg.)			P
Retirement home/home for the aged	P	P	
Rock crushers and rock quarries			
Rodeo grounds			P
RV park			P
RV/travel trailer sales			P
Sand/gravel sales (storage or sales)			
School, K-12 public or private	P	P	P
School, vocational (business/commercial trade)		P	
Security monitoring company (no outside storage or installation)		P	P
Security systems installation company		P	
Sexually oriented business (see chapter 18)			
Sheet metal shop			
Shoe repair shops		P	P
Shooting gallery—Indoor (see section 144-5.13)			
Shooting range—Outdoor (see section 144-5.13)			
Shopping center		P	
Sign manufacturing/painting plant			
Single-family industrialized home (see section 144-5.8)	P		
Smelting of tin, copper, zinc or iron ores			
Specialty shops in support of project guests and tourists		P	P
Stables (as a business) (see chapter 6)			
Stables (private, accessory use) (see chapter 6)			
Steel furnaces			
Stockyards or slaughtering			
Stone/clay/glass manufacturing			
Storage—Exterior storage for boats and recreational vehicles			
Storage in bulk			
Structural iron or pipe works			
Studio for radio or television, without tower (see zoning district for tower authorization)			
Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.)		P	P
Sugar refineries			
Tailor shop (see home occupation)		P	P
Tar distillation or manufacture			
Tattoo or body piercing studio			P
Taxidermist			
Telecommunications towers/antennas (see section 144-5.7)			
Telemarketing agency		P	P
Telephone exchange buildings (office only)	P	P	
Tennis court (commercial)			P
Theater (non-motion picture; live drama)		P	P
Tire sales (outdoors)			
Tool rental		P	P
Townhouse (attached)			
Transfer station (refuse/pick-up)			
Travel agency		P	P

Land Use	Existing	Existing	Proposed
	R-3 SUP	C-1A	C-4A
Truck or transit terminal			
Truck stop			
Tuber entrance and takeout facilities (see section 144-5.13)			
University or college (public or private)	P	P	P
Upholstery shop (non-auto)			
Used or second hand merchandise/furniture store			
Vacuum cleaner sales and repair		P	
Vehicle storage facility			
Veterinary hospital (no outside animal runs or kennels)		P	
Veterinary hospital (with outdoor animal runs or kennels that may not be used between the hours of 9:00 p.m. and 7:00 a.m.)			
Video rental/sales		P	P
Warehouse/office and storage/distribution center			
Waterfront amusement facilities—Berthing facilities sales and rentals			P
Waterfront amusement facilities—Boat fuel storage/dispensing facilities			P
Waterfront amusement facilities—Boat landing piers/launching ramps			P
Waterfront amusement facilities—Swimming/wading pools/bathhouses			P
Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system	P	P	P
Welding shop			
Wholesale sales offices and sample rooms			
Wire or rod mills			
Wood distillation plants (charcoal, tar, turpentine, etc.)			
Woodworking shop (ornamental)		P	
Wool scouring			
Zero lot line/patio homes			



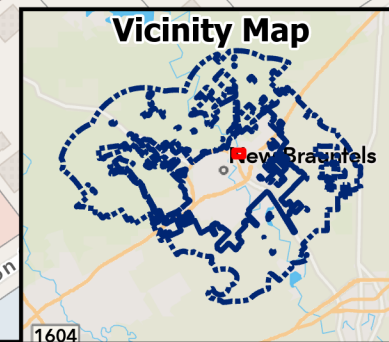
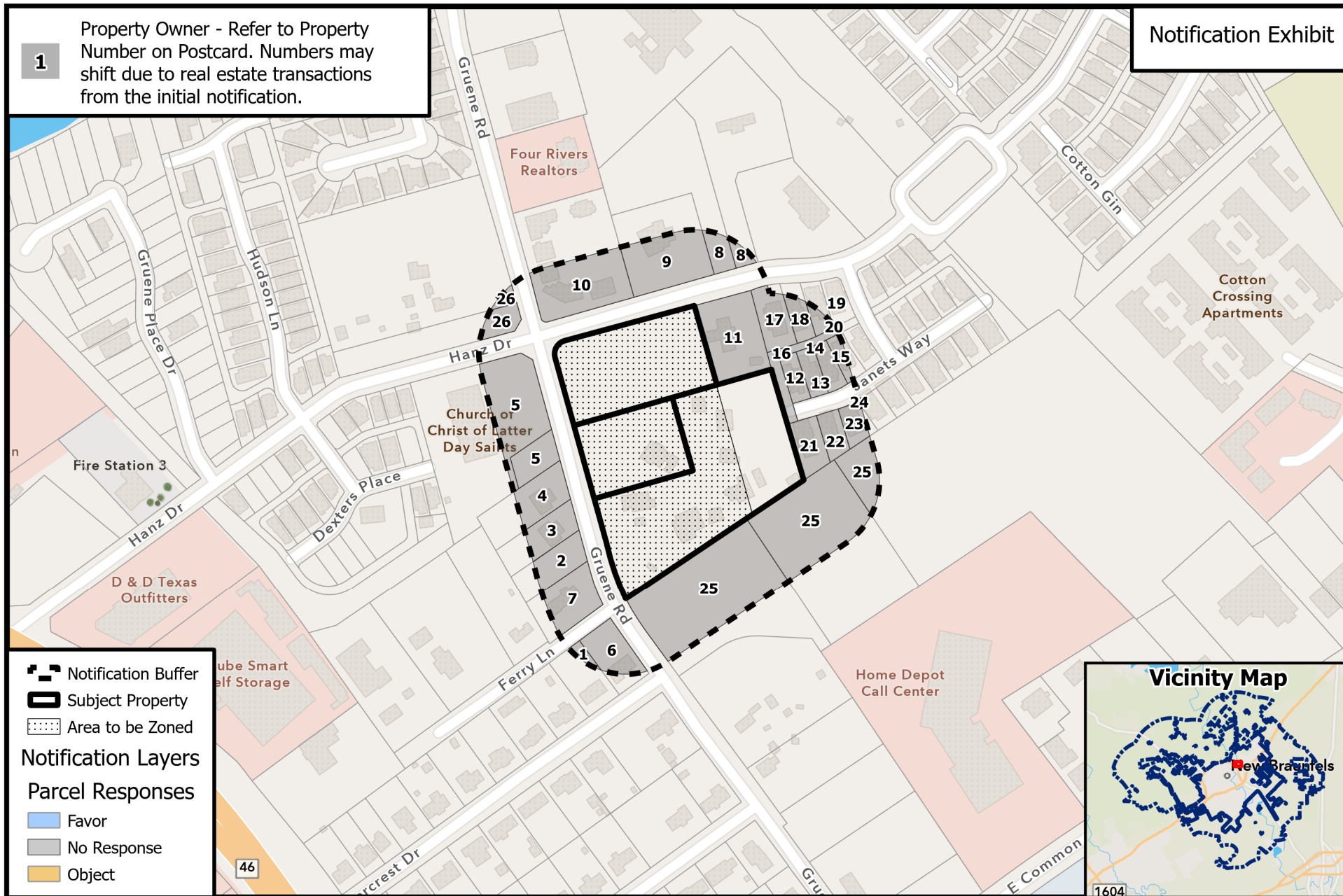
830, 832, and 970 Gruene Rd—Hanz Dr Frontage



830, 832, and 970 Gruene Rd—Gruene Dr Frontage

1

Property Owner - Refer to Property Number on Postcard. Numbers may shift due to real estate transactions from the initial notification.



PLANNING COMMISSION – December 2, 2025 – 6:00PM

City Hall Council Chambers

Applicant: Killen, Griffin & Farrimond, PLLC

Address/Location: 870, 832, 830 GRUENE RD

PZ25-0394

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. HANZ VIRGINIA | 16. COTTON CROSSING OWNERS ASSN |
| 2. KENSING RACHEL E LIVING TRUST | 17. PESEK RONALD W & TERESA A |
| 3. MILES EDGAR B | 18. JEFFERS ROBIN |
| 4. MILES GEORGE | 19. WILBURN KARLA MARSHALL |
| 5. CHURCH OF JESUS CHRIST LDS | 20. BURNAMAN BETTY JEAN |
| 6. COULEHAN KATHLEEN A | 21. SEVCIK GENEVIEVE J |
| 7. DOUGLASS PAULA A | 22. BLAHNIK RVCBL LVNG TRST 7-19-2017 |
| 8. GHCMC MANAGEMENT LLC | 23. WILLIAMS FLOYD D & DENISE MINER- |
| 9. BBD INVESTMENTS LLC | WILLIAMS |
| 10. HIGH COTTON OFFICE CONDOMINIUMS | 24. LOVELACE MYRA & JIMMY E |
| 11. MILES BILLIE & E G III | 25. NEW BRAUNFELS INDUSTRIAL |
| 12. TOMPKINS JESSICA LYNN | DEVELOPMENT CORP |
| 13. GOULD CAROL | 26. M A ANDERSON REAL ESTATE LLC |
| 14. JONES ROBERT R & DENISE K ZACHAR | |
| 15. GRANTHAM LARRY R & PHYLLIS A | |

SEE MAP

12/2/2025

Agenda Item No. D)

PRESENTER:

Applicant/Owner: Chad Fletcher

SUBJECT:

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

DEPARTMENT: Neighborhood and Community Planning**COUNCIL DISTRICTS IMPACTED:** 5**BACKGROUND INFORMATION:****Case No:** SUP25-377**Applicant/Owner:**

Chad Fletcher

210-818-5842 | chad@cajunvol.com

Staff Contact:

Amanda Mushinski, AICP, CNU-A

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

The subject property is approximately 0.2 of an acre on the south side of West Faust Street and the northwest side of Business 35, and one block southwest of the intersection of West Faust Street and South Castell Avenue. The subject property is bordered by C-3 and SND-1 zoning. Adjacent land uses include a residential neighborhood and commercial properties.

This rezoning is requested to allow the short-term rental (STR) of the existing home. The 1980s residence is roughly 1,026 square feet with 2 bedrooms and 1 ½ bathrooms. Per the Zoning Ordinance, the maximum occupancy of an STR with a total of 2 bedrooms and 1 ½ bathrooms is 6 occupants, and the minimum off-street parking is 2 spaces. There is sufficient room to accommodate the minimum parking requirements.

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:

The 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, along a Transitional Mixed-Use corridor, and near existing Education, Tourist, and Market 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 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:

If approved, staff recommends 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.

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 18 properties within 200 feet of the request. As of the date this agenda was posted, the city has received no responses.

Resource Links:

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

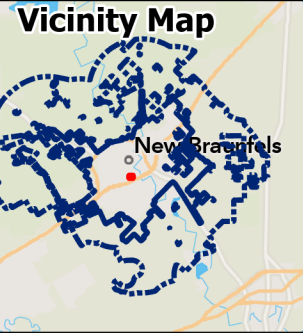
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?

- 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=2.151111111.1721212121.1721212121-1721212121.1721212121)
- 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=2.151111111.1721212121.1721212121-1721212121.1721212121)

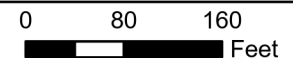


Aerial Exhibit

Subject Property



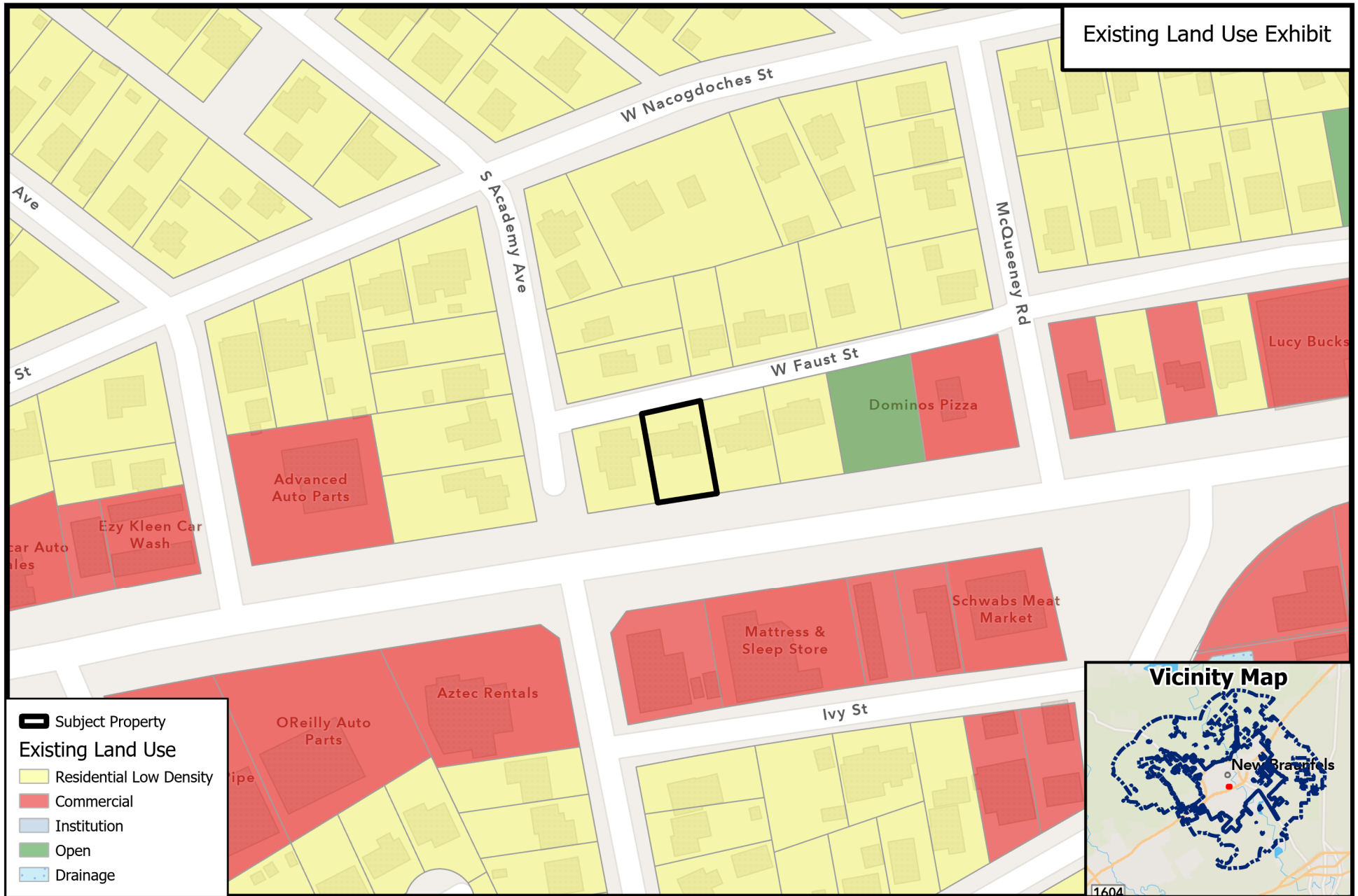
SUP25-377 **385 W Faust St - SUP for STR**

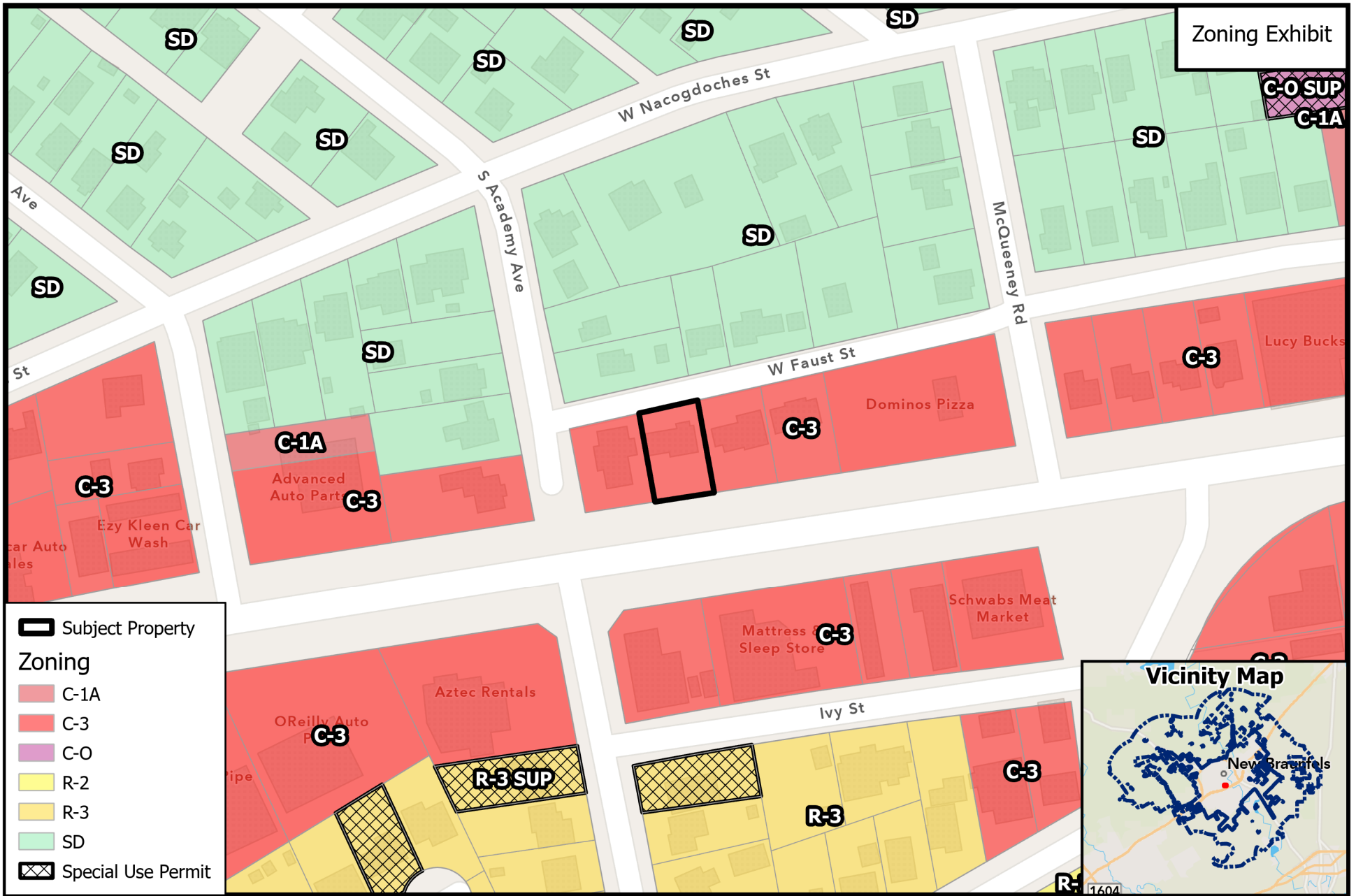


Path: \\chfs-1\Departments\Planning\ZoneChange & SUPs\2025\SUP25-377 - 385 W Faust St -

Source: City of New Braunfels Planning
 Date: 11/12/2025

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 an 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 ex





SUP25-377
385 W Faust St - SUP for STR

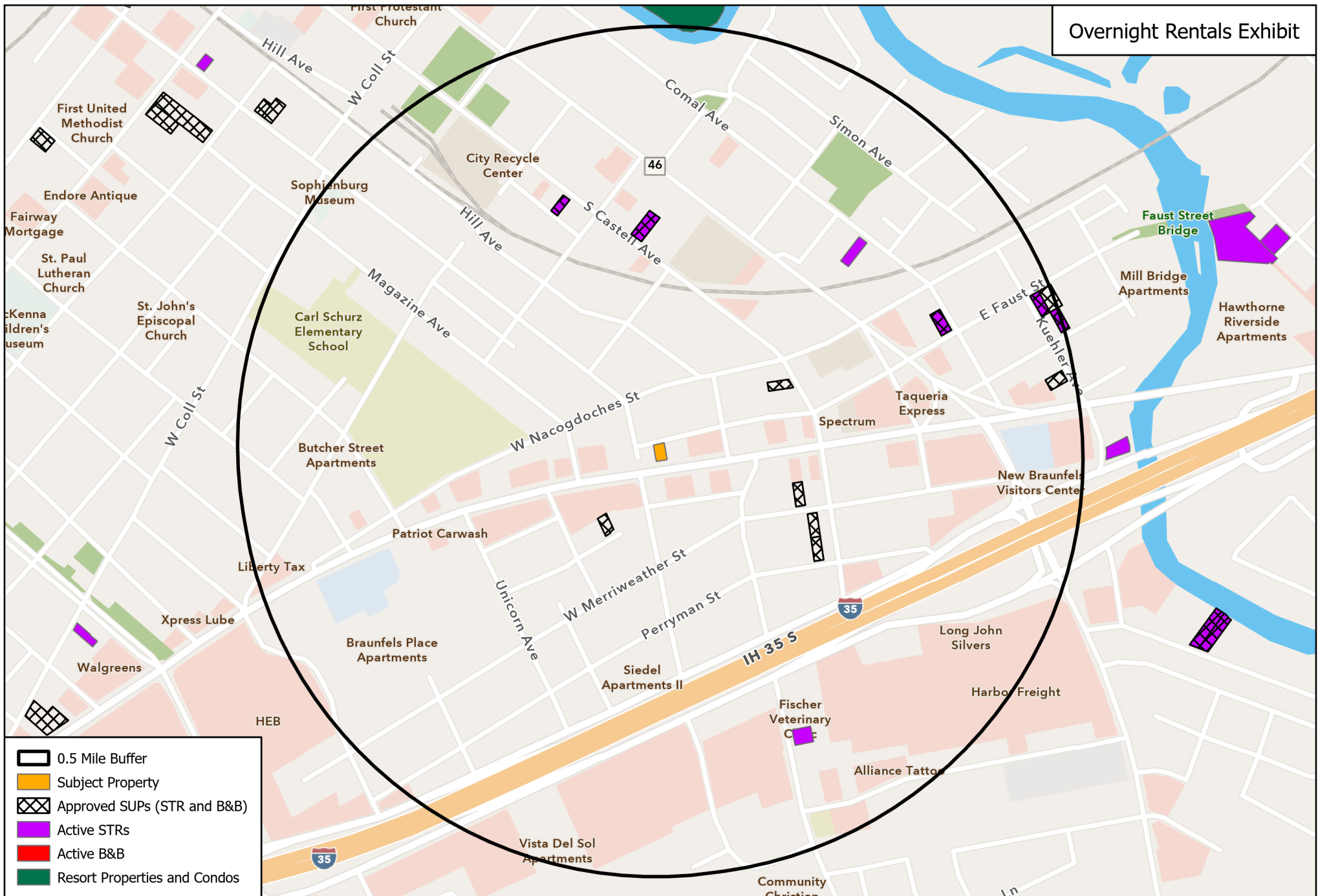
0 80 160
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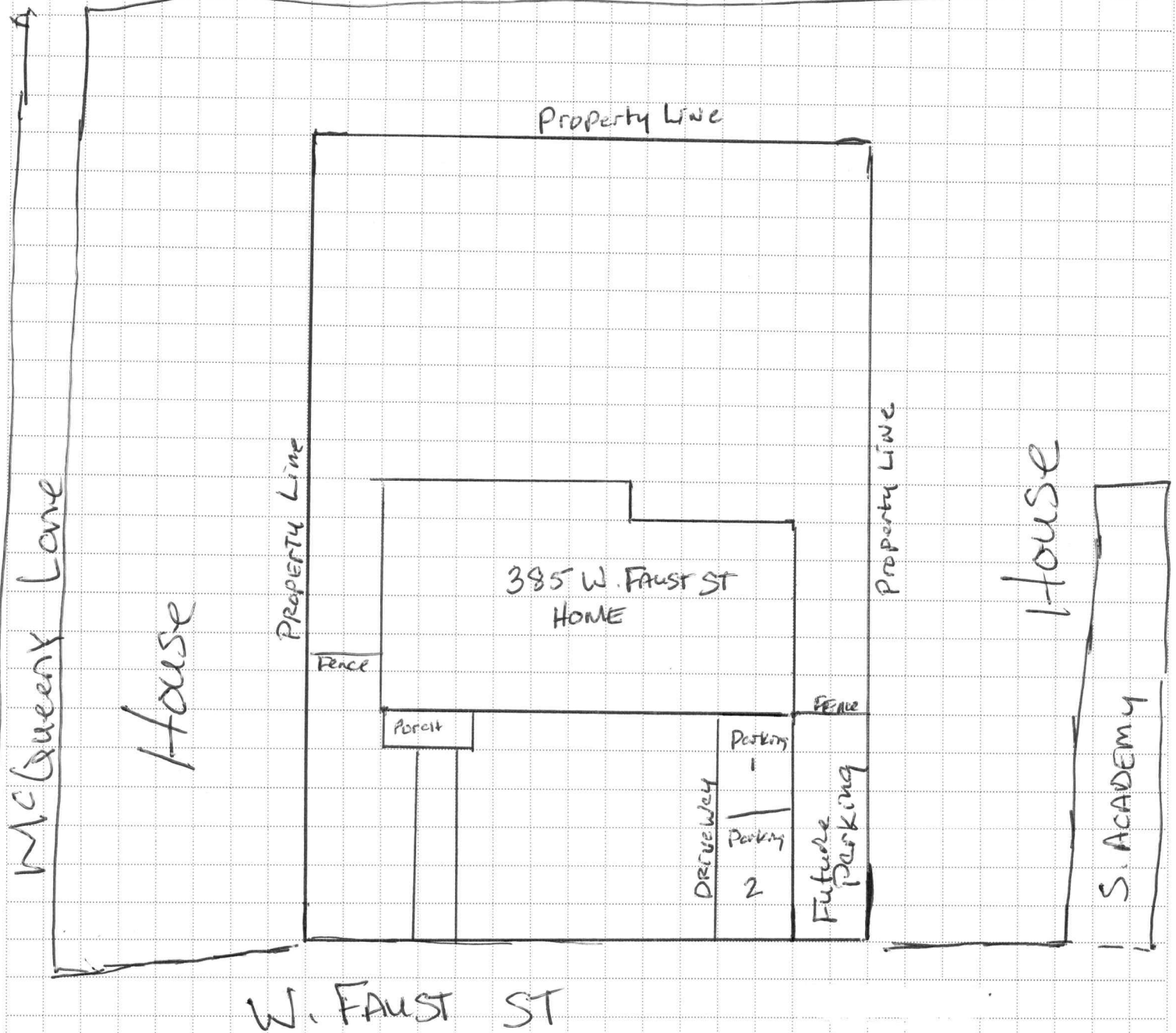
Path: \\chfs-1\Departments\Planning\ZoneChange & SUPs\2025\SUP25-377 - 385 W Faust St -

Source: City of New Braunfels Planning
 Date: 11/12/2025

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.



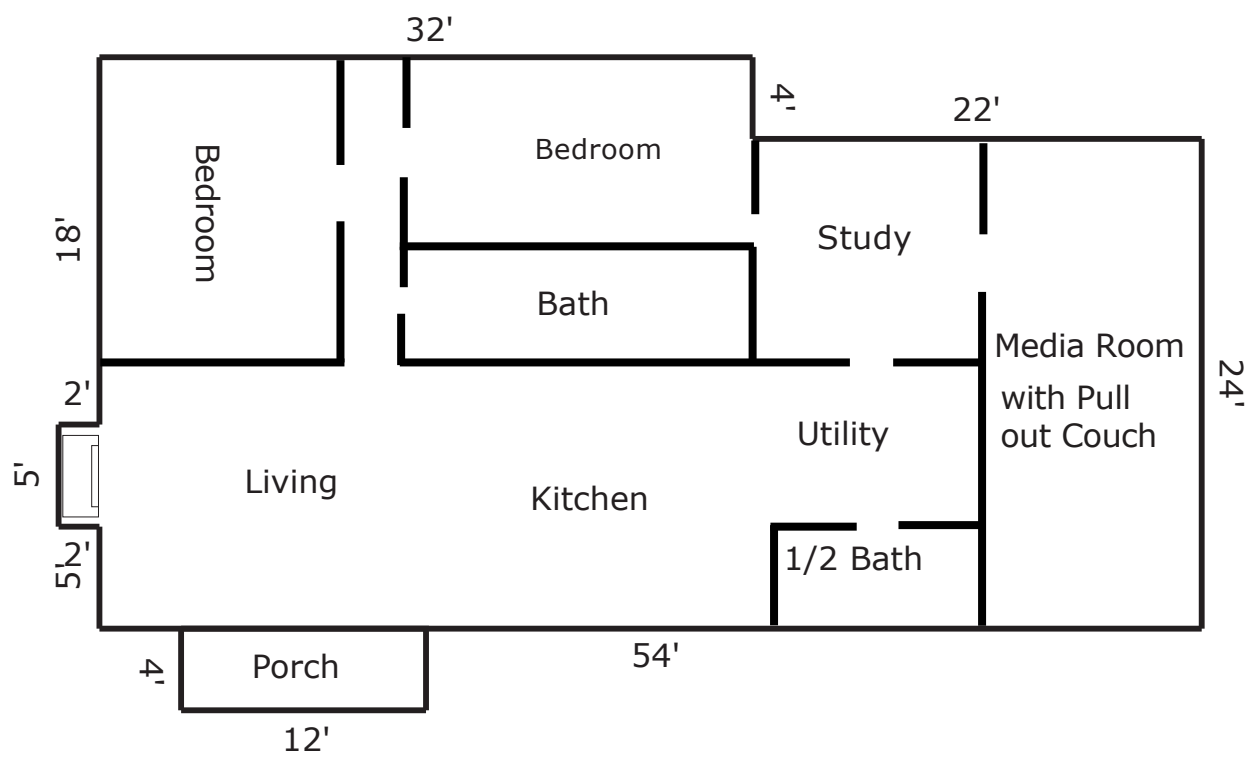
ELLIOTT KNOX BLVD



I, Chadwick FLETCHER of CDF Investment Properties, the property owner, Acknowledge that this Site Plan submitted for the purposes of Rezoning this property is in accordance with All Applicable provisions of the Zoning Ordinance. Additionally, I understand that City Council approval of this Site Plan in conjunction with a Rezoning case does not Relieve me from Adherence to any/all City-adopted codes/ordinances at the time of plan submittal for Building permits, Nor does it Relieve me from Adherence to any/all State or Federal Rules or Regulations.

1 Square = 5 Ft

385 W. Faust Street Floor Plan



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		Calculation Details
First Floor	1434 Sq ft	$5 \times 2 = 10$ $24 \times 22 = 528$ $32 \times 28 = 896$
Total Living Area (Rounded):		1434 Sq ft
Non-living Area		
Open Porch	48 Sq ft	$12 \times 4 = 48$



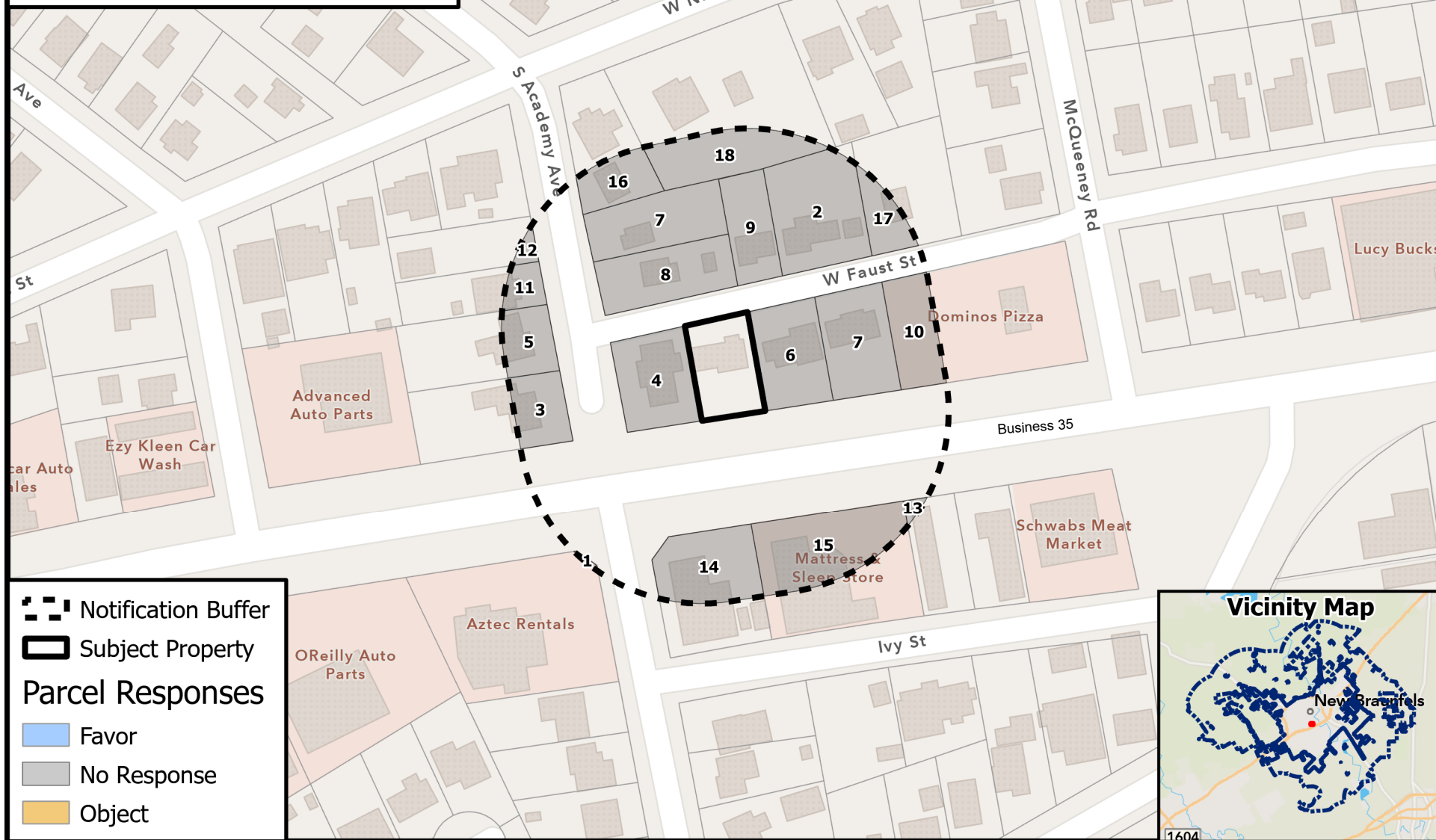
385 W Faust St



385 W Faust St

1

Property Owner - Refer to Property Number on Postcard. Numbers may shift due to real estate transactions from the initial notification.



- Notification Buffer
- Subject Property
- Parcel Responses**
- Favor
- No Response
- Object

PLANNING COMMISSION – December 2, 2025 – 6:00PM

City Hall Council Chambers

Applicant: Chad Fletcher

Address/Location: 385 W FAUST ST

SUP25-377

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. ROBLES RICHARD D | 10. JOHNSON ROBERT J |
| 2. HUNT AMANDA | 11. YOUNG RAMON & BRANDI |
| 3. CRADDOCK MARIANN | 12. IRA FINANCIAL TRUST COMPANY |
| 4. KOBUS JARRED | 13. WALLACE WYNN |
| 5. PFEIFFER LYDIA G | 14. RRC-CAG LLC |
| 6. REIMAGINED SPACES LLC | 15. WALLACE WYNN C |
| 7. PEINEMANN MICHAEL E | 16. SEIBERT JOSHUA JAMES |
| 8. RIDEOUT KELLY | 17. MALLORY GAIL GIFT TRUST |
| 9. MATA ANTONIO E & DORA | 18. PEINEMANN MARY ANNE |

SEE MAP

12/2/2025

Agenda Item No. E)

PRESENTER:

Applicant/Owner: Phong Tien Nguyen

SUBJECT:

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

DEPARTMENT: Neighborhood and Community Planning**COUNCIL DISTRICTS IMPACTED:** 5**BACKGROUND INFORMATION:****Case No:** SUP25-375**Applicant:**

Phong Tien Nguyen

(682) 227-5217 | phongn174@gmail.com

Staff Contact:

Amanda Mushinski, AICP, CNU-A

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

The subject property is approximately 0.7 of an acre on the southwest side of State Highway 46 South, approximately 500 feet northwest of the intersection of State Highway 46 South and Stone Gate Drive, and approximately 250 feet southwest of Fire Station 6. It is bordered by C-3 AH, R-2 AH, C-1B AH, and APD zoning. Adjacent land uses consist of residences, a gas station, multifamily, Fire Station 6, commercial properties, and vacant land.

This rezoning application is requested to allow the short-term rental (STR) of the existing home. The 1960s residence is roughly 1422 square feet with 3 bedrooms and 2 bathrooms. Per the Zoning Ordinance, the maximum occupancy of an STR with 3 bedrooms and 2 bathrooms is 8 occupants, and the minimum off-street parking is 3 spaces. If approved, the applicant will be required to provide a paved driveway with three 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 no approved short term rental SUPs within one-half mile of the subject property.

COMPREHENSIVE PLAN REFERENCE:

The 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 Dunlap Sub Area, along a Transitional Mixed-Use Corridor, and near multiple future Employment 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 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:

If approved, staff recommends 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 three 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:

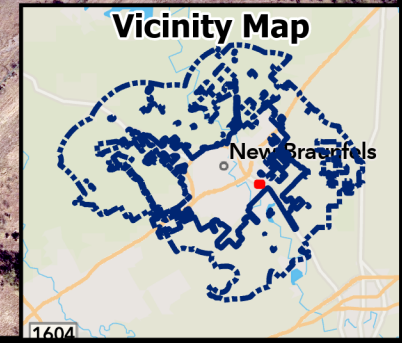
Public hearing notices were sent to owners of 9 properties within 200 feet of the request. As of the date this agenda was posted, a supermajority vote of City Council is not required.

Resource Links:

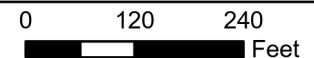
-
- Chapter 144, Sec. 3.3-9 (C-3) of the City's Code of Ordinances:
[https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?<https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?)
 - Chapter 144, 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?<https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?)
 - 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?<https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?)



Aerial Exhibit



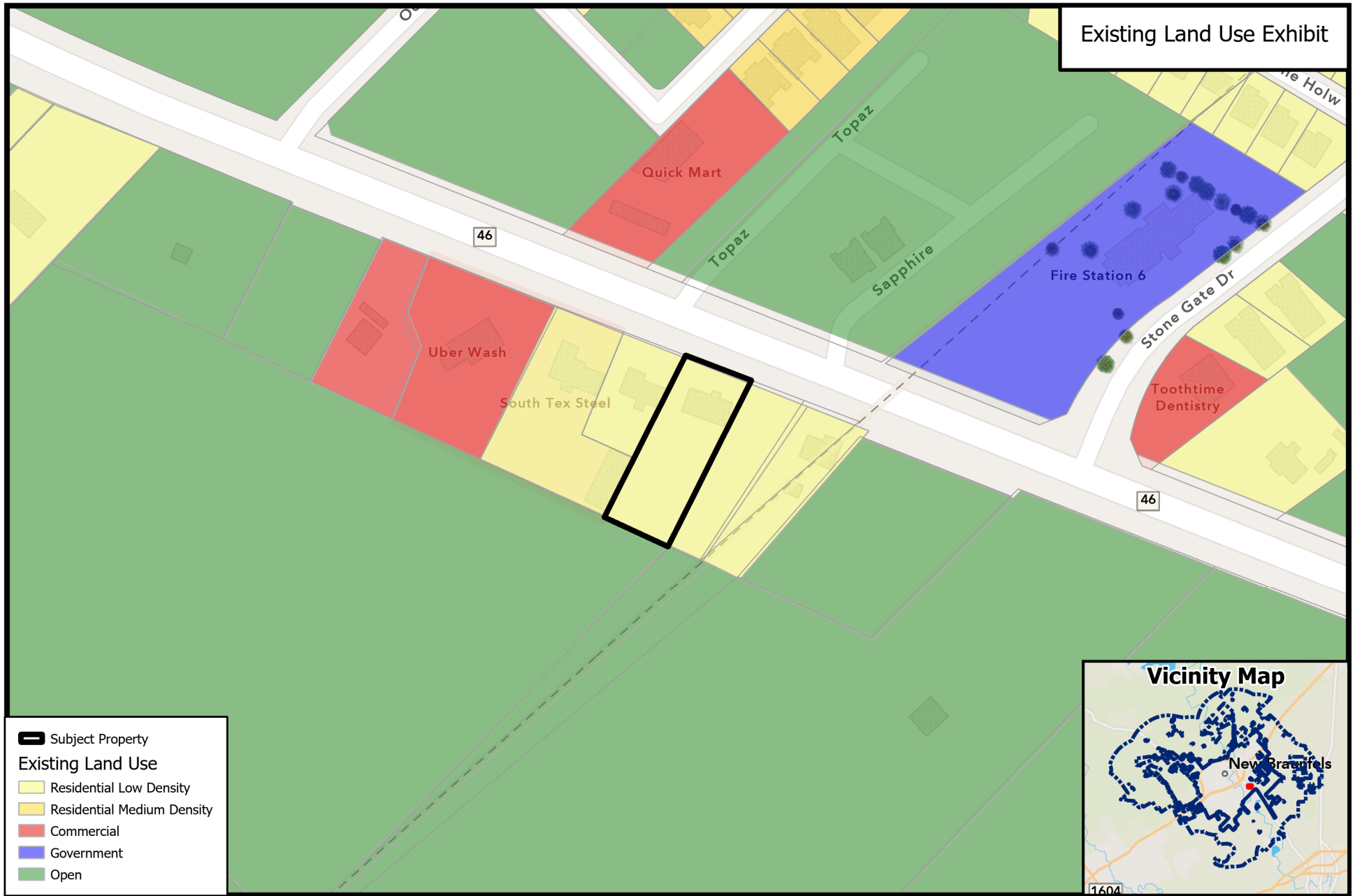
SUP25-375
1092 State Hwy 46 S - SUP for STR

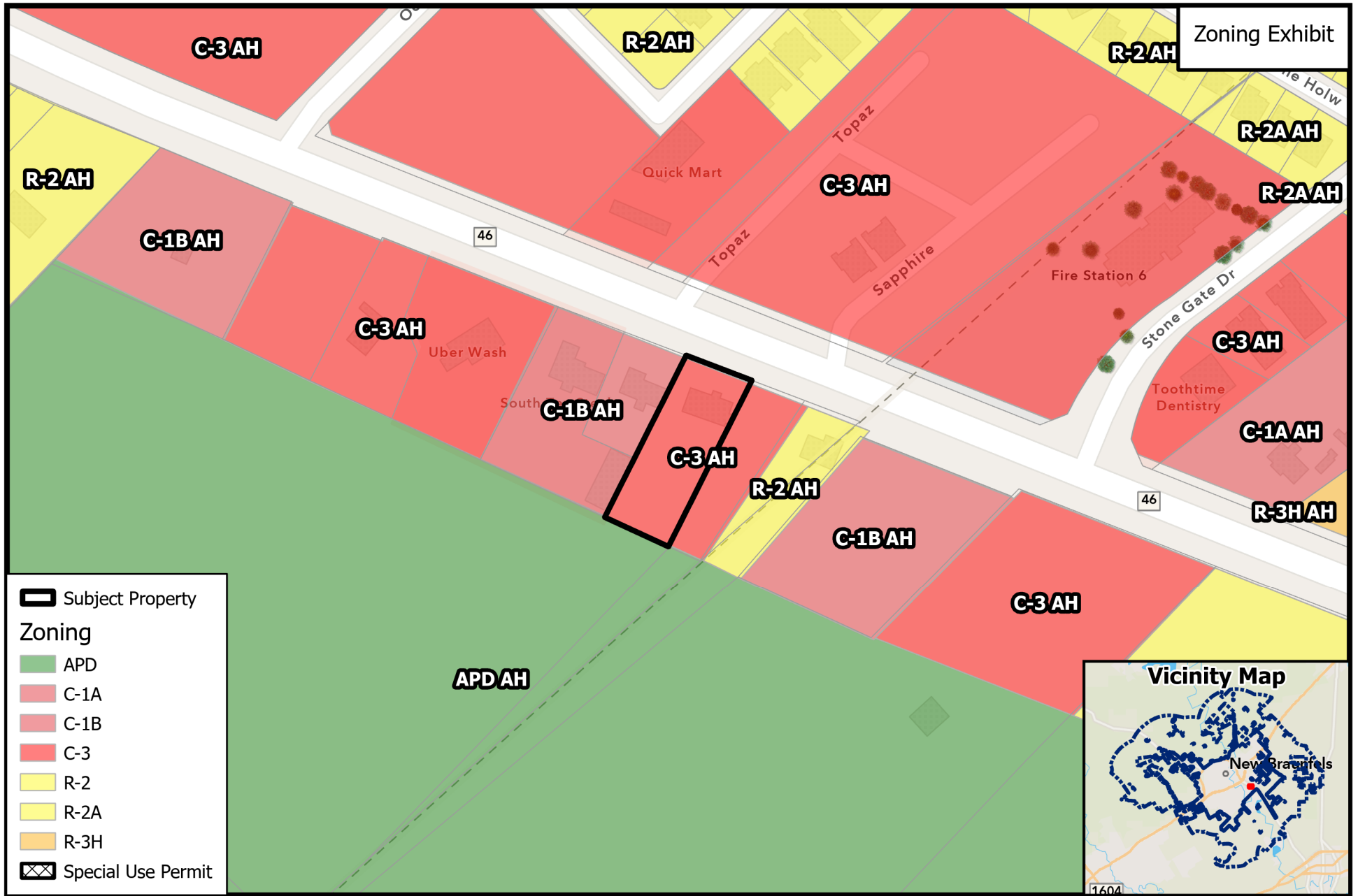


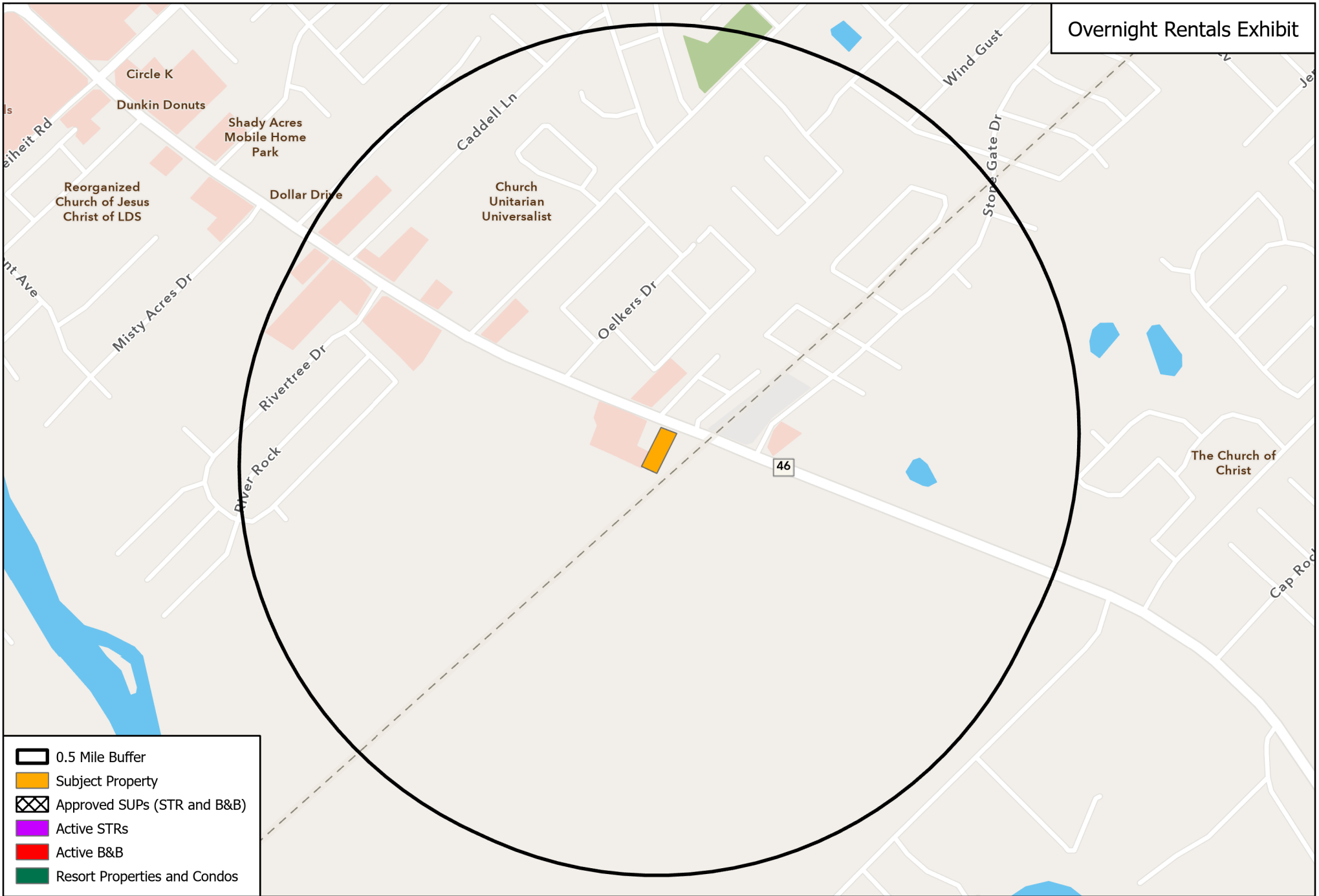
Path: \\chfs-1\Departments\Planning\ZoneChange & SUPs\2025\SUP25-375 - 1092 SH 46 S - SUP

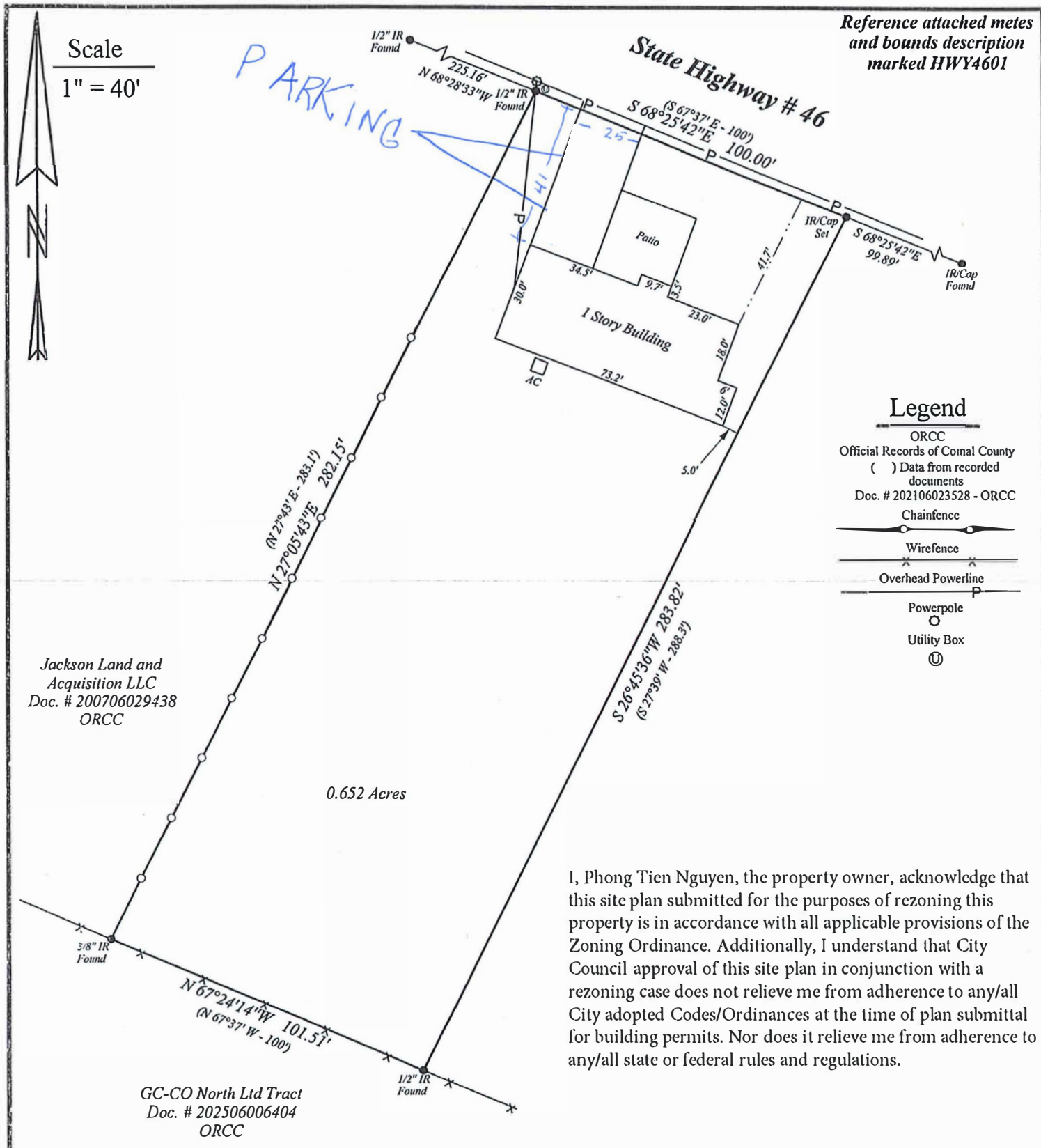
Source: City of New Braunfels Planning
 Date: 11/14/2025

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 an 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 ex







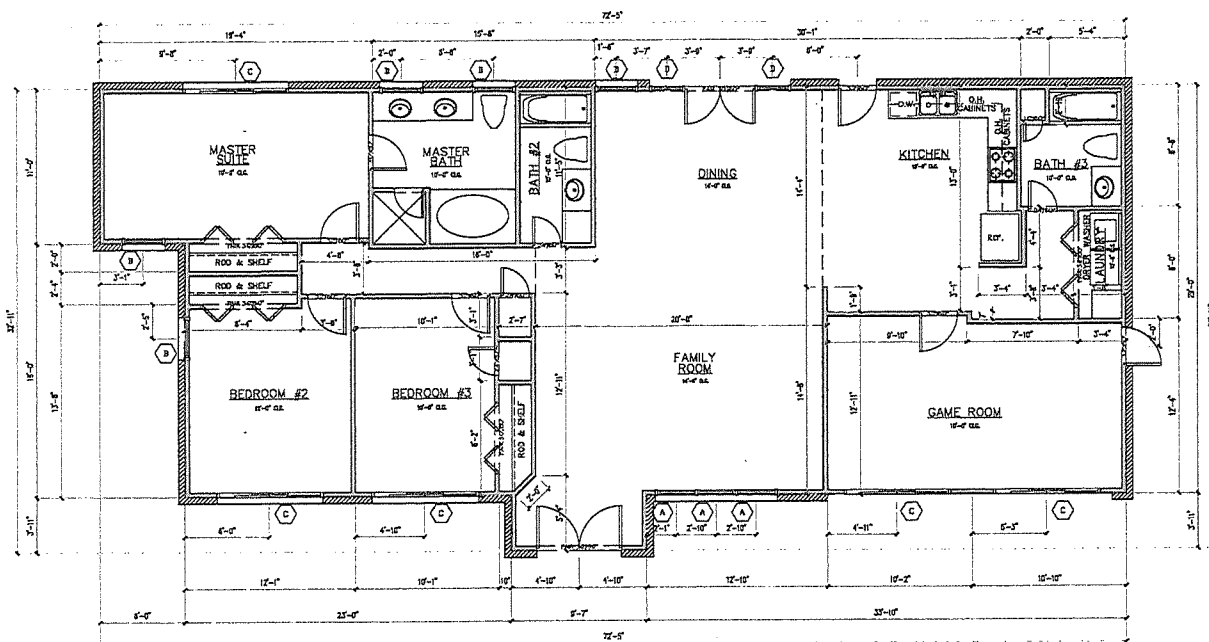


I, Phong Tien Nguyen, the property owner, acknowledge that this site plan submitted for the purposes of rezoning this property is in accordance with all applicable provisions of the Zoning Ordinance. Additionally, I understand that City Council approval of this site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City adopted Codes/Ordinances at the time of plan submittal for building permits. Nor does it relieve me from adherence to any/all state or federal rules and regulations.

Plot: Jan 14, 2024, 6:00pm, User: B. Jones
 File: C:\Users\Bjones\OneDrive\Documents\Bjones\11 - Commercial\11 - Commercial\Floor Plans\Floor Plan.dwg



01 FLOOR PLAN
 SCALE: 1/4" = 1'-0"



WALL LEGEND:

	EXTERIOR WALL - MASONRY OVER 24\"/>
--	-------------------------------------

GENERAL NOTES:

1. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE JOB SITE BEFORE COMMENCING ANY PHASE OF THE WORK. ADJUSTMENTS FOR IT AND COORDINATION SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER. NOTIFY OWNER OF ANY CONFLICTS, DISCREPANCIES OR OMISSIONS PRIOR TO COMMENCEMENT OF THE CONTRACT WORK.
2. ALL EXTERIOR DIMENSIONS ARE FROM FACE OF WALL UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS OF EXISTING HOUSE.
3. DUFFY AND RETURN DUCTS IN ATTIC SHALL BE INSULATED TO A MINIMUM OF R-6 WHERE 3\"/>

Table R402.4.1.1

COMPONENT	CRITERIA
Air barrier and thermal barrier	A continuous air barrier shall be installed in the building envelope. Exterior thermal envelopes contain a continuous air barrier. Details at joints in the air barrier shall be sealed. Air permeability insulation shall not be used as a sealing material.
Cellulose	The air barrier in any exterior wall cavity shall be sealed with the insulation and air space in the air barrier cavity. Areas of exterior wall cavity shall be sealed with insulation and air space in the air barrier cavity. Areas of exterior wall cavity shall be sealed with insulation and air space in the air barrier cavity.
Windows, sliding and doors	The location of the foundation and sill plate shall be sealed. The location of the top plate and top of exterior wall shall be sealed. Details at joints in the air barrier shall be sealed. The space between window or door and framing and sills and framing shall be sealed.
Roof joists	Roof joists shall include the air barrier.
Floor (including above-grade and below-grade floor)	The air barrier shall be installed at any exposed edge of insulation.
Shells, penetrations	Shells, penetrations, and duct shaft openings in exterior or unconditioned space shall be sealed.
Range hood	Range hood shall be provided between the range and conditioned space. Exhaust ducts shall be sealed in the building thermal envelope shall be sealed. Details at joints in the air barrier shall be sealed.
Shower/bath on exterior wall	Exterior walls adjacent to showers and tubs shall have an air barrier installed separate from the showers and tubs.
Electrical penetrations on exterior wall	The air barrier shall be installed around electrical or communication boxes or electrical boxes shall be sealed.
HVAC register base	HVAC register bases that penetrate building thermal envelope shall be sealed. Details at joints in the air barrier shall be sealed.
Fireplaces	Any air barrier shall be installed on fireplace walls. Fireplaces shall have tight fitting doors.

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.

Modify Section R402.2 and add new Section R402.2.1.

R402.2 Specific Insulation Requirements (Provisions). In addition to the requirements of Section R402.1, insulation shall meet the specific requirements of Section R402.2.1. Insulation shall also be installed in accordance with Table R402.2.

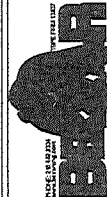
R402.2.1 Insulation Installation Requirements (Mandatory). Insulation shall be installed in accordance with Table R402.2.1.

Reamers: remains a Section number.

Table R402.2

COMPONENT	CRITERIA
Exterior insulation installation	All cavities in the exterior envelope shall be filled with insulation. The density of the insulation shall be as the manufacturer's recommended minimum and shall comply with the requirements of each cavity. The type of insulation shall be as the manufacturer's recommended minimum. Details at joints in the air barrier shall be sealed. Details at joints in the air barrier shall be sealed. Details at joints in the air barrier shall be sealed.
Cellulose	The air barrier in any exterior wall cavity shall be sealed with the insulation and air space in the air barrier cavity. Details at joints in the air barrier shall be sealed. Details at joints in the air barrier shall be sealed. Details at joints in the air barrier shall be sealed.
Windows	Exterior thermal envelope insulation for framed walls shall be installed in continuous contact and continuous alignment with the air barrier.
Roof joists	Roof joists shall be insulated.
Floor (including above-grade and below-grade floor)	Insulation shall be installed to maintain permanent contact with underside of floor joists.
Crawl space walls	Where required in lieu of floor insulation, insulation shall be permanently attached to the crawlspace walls. Floors with in-crawlspace areas shall be covered with a Class I vapor retarder with quadruple joints sealed.
Narrow cavities	Details in narrow cavities shall be sealed to R-6 or higher cavities shall be sealed by insulation that is installed in the cavity and sealed to the exterior cavity. Details in narrow cavities shall be sealed to R-6 or higher cavities shall be sealed by insulation that is installed in the cavity and sealed to the exterior cavity. Details in narrow cavities shall be sealed to R-6 or higher cavities shall be sealed by insulation that is installed in the cavity and sealed to the exterior cavity.
Plumbing and wiring	Details at joints in the air barrier shall be sealed. Details at joints in the air barrier shall be sealed. Details at joints in the air barrier shall be sealed.
Shower/bath on exterior wall	Exterior walls adjacent to showers and tubs shall be insulated.

REVISIONS



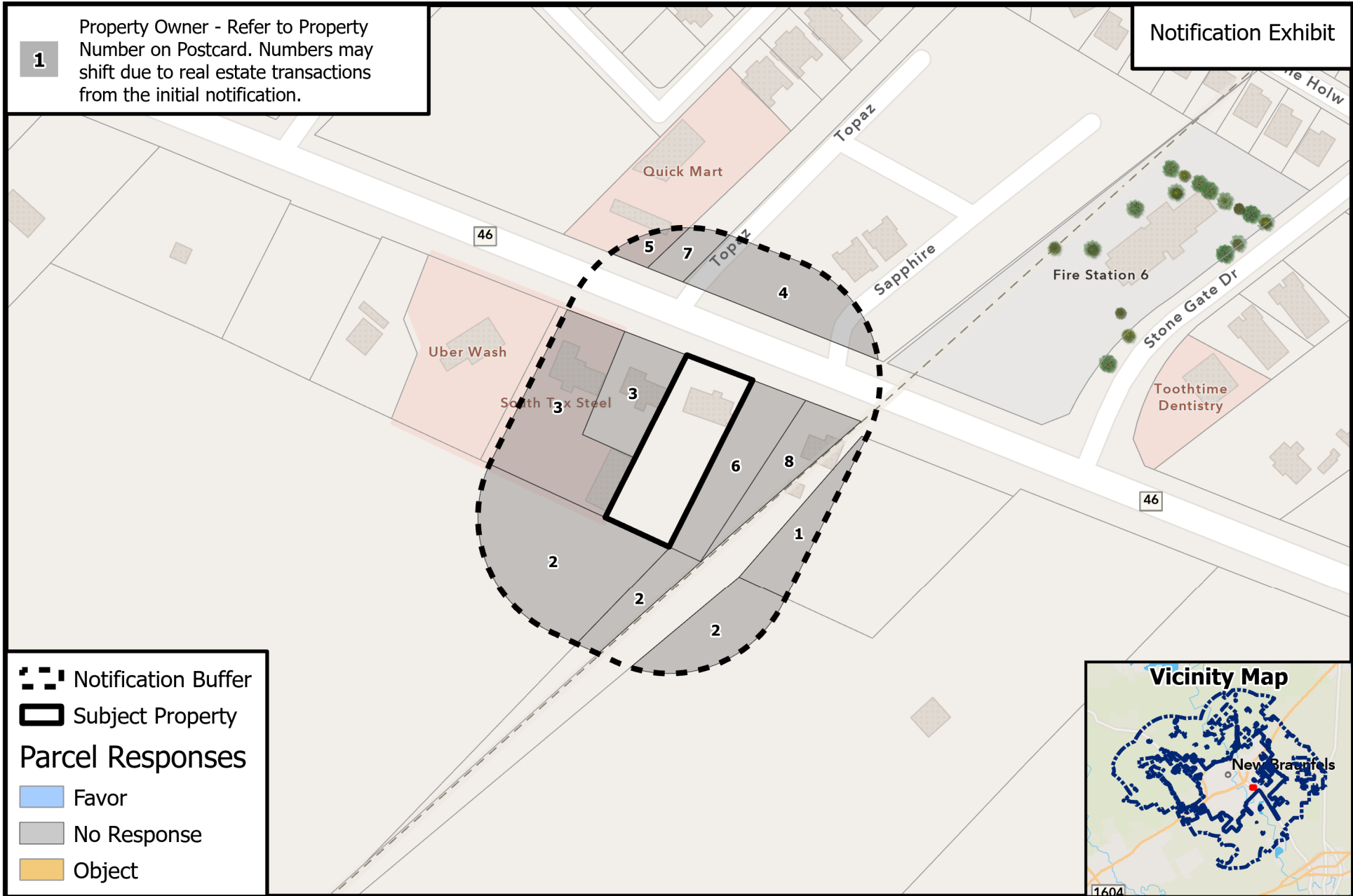
FLOOR PLAN
 NEW RESIDENCE
 1002 TX-48
 NEW BRAUNFELS, TEXAS

DESIGN: B.
 DRAWN: B.
 CHECKED: B.
 DATE:
 JOB NO.: JCS003

SHEET
 A2.0
 OF



1092 State Hwy 46 South



PLANNING COMMISSION – December 2, 2025 – 6:00PM

City Hall Council Chambers

Applicant: Phong Tien Nguyen

Address/Location: 1092 STATE HWY 46 S

SUP25-375

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. HERNANDEZ GERARDO AGUIRRE & ANA
GLORIA FERNANDEZ LEON | 6. ARTLON JAMES |
| 2. GC-CO NORTH LTD | 7. NEW BRAUNFELS CITY OF |
| 3. JASKON LAND & ACQUISITION LLC | 8. 46 PROPERTIES LLC |
| 4. CLEAR SPRINGS RANCH CONDOMINIUM | 9. GC-CO NORTH LTD |
| 5. MITESH R PATEL | |

SEE MAP

12/2/2025

Agenda Item No. F)

PRESENTER:

Applicant: Simms Samonte

Owner: RBHP Texas, LLC

SUBJECT:

SUP25-388 Public hearing and recommendation to City 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.

DEPARTMENT: Neighborhood and Community Planning**COUNCIL DISTRICTS IMPACTED:** 3**BACKGROUND INFORMATION:****Case No:** SUP25-388**Applicant:**

Simms Samonte | simms.samonte@gmail.com

Owner:

RBHP Texas, LLC | info@randbhomesolutions.com

Staff Contact:

Mary Lovell, MPA, AICP, CNU-A

Senior Planner

(830) 221-4051 | mlovell@newbraunfels.gov

The subject property is approximately 0.18 of an acre on the south side of Klingemann Street, between North Houston and North Union Avenue, about 1,000 feet from the Comal River and the Headwaters at the Comal. Surrounding zoning includes C-4 (Resort Commercial) to the north and R-2 to the east, west, and south.

The two-story residence is about 2,400 square feet in total interior livable area with 4 bedrooms and 2 bathrooms. Per the Zoning Ordinance, the maximum occupancy of an STR with 4 bedrooms and 2 bathrooms is 10 occupants, and the minimum off-street parking is 4 spaces. There is sufficient room to accommodate the minimum parking requirements.

ISSUE:

The R-2 Zoning District accommodates detached single-family and duplex dwellings while maintaining compatible development patterns and neighborhood character. Short-Term Rentals (STRs) are not permitted by right or by Special Use Permit within residential zoning districts such as R-2. To seek an SUP for an STR, this property must also be rezoned to a nonresidential district. To meet that procedural requirement, the applicant is

requesting to rezone from R-2 to C-O (Commercial Office District) and concurrently apply for a Special Use Permit (SUP) to allow the short-term rental use of the single-family home.

The 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. The project must comply with all other City Code standards.

COMPREHENSIVE PLAN REFERENCE:

The proposed rezoning is not consistent with the following actions from Envision New Braunfels:

- **Action 1.3:** Encourage balanced and fiscally responsible land-use patterns.
- **Action 3.3:** Balance commercial centers with stable neighborhoods.

Future Land Use Plan: The subject property is located within the New Braunfels Sub Area, near existing Outdoor Recreation, Tourist, and Education Centers.

STRATEGIC PLAN REFERENCE:

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

- In partnership with the New Braunfels Economic Development Corporation (NBEDC) and New Braunfels Utilities, develop a cohesive framework for economic development incentives that encourage a built environment that results in enhanced walkability, mixed housing types, and the co-location of commercial and residential uses.

FISCAL IMPACT:

The property could generate limited revenue through local and state hotel occupancy taxes (HOT) if operated as a short-term rental.

RECOMMENDATION:

If approved, staff recommends the following additional 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.

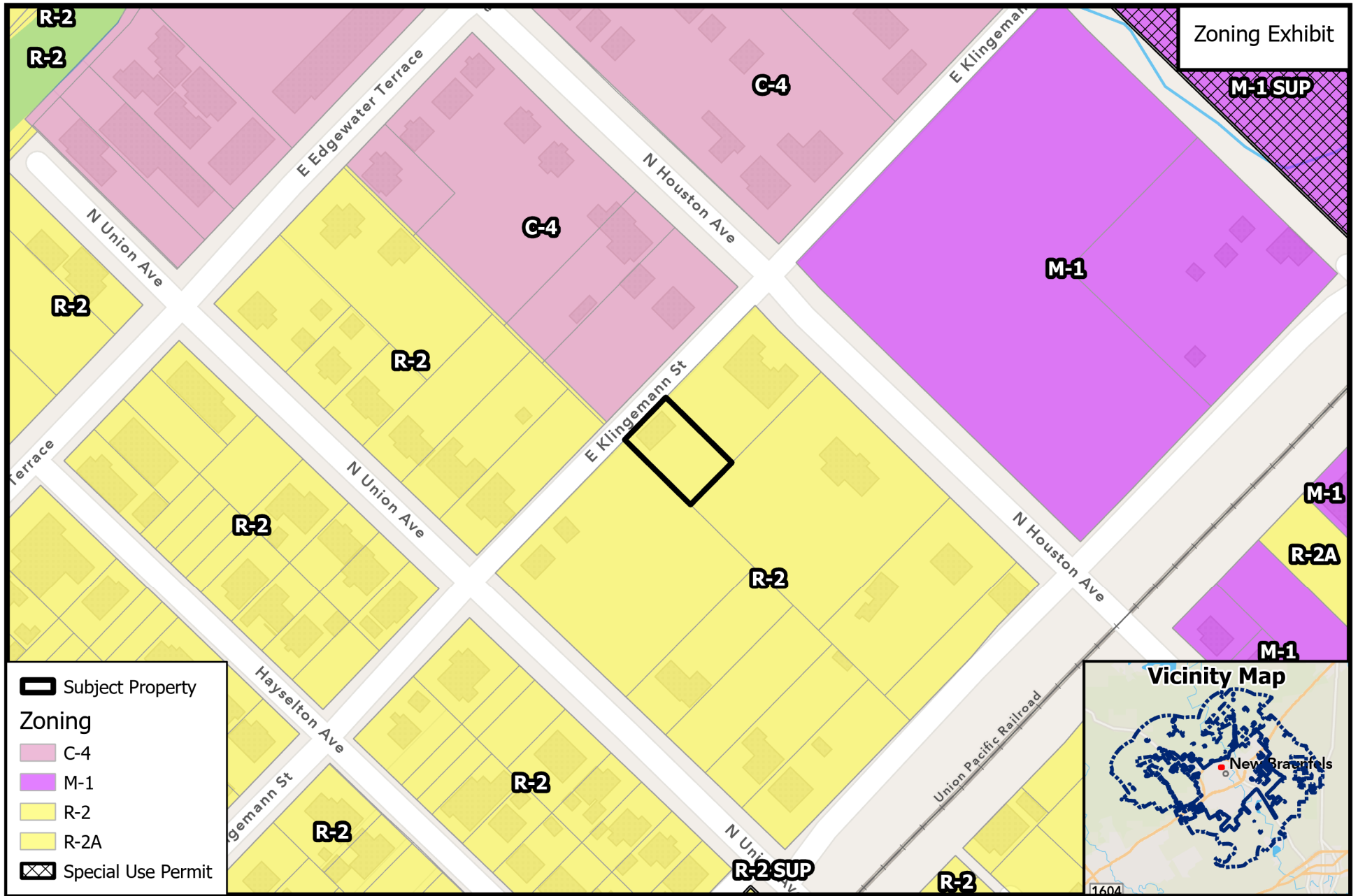
Mailed notification as required by state statute:

Public hearing notices were sent to owners of 7 properties within 200 feet of the request. As of the date this agenda was posted, the city has received no responses.

Resource Links:

- Chapter 144, Sec. 3.3-2 (R-2) 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=2.181111111.1628111111.1628111111-1628111111.1628111111)
- Chapter 144, Sec. 3.4-17 (C-O) 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=2.181111111.1628111111.1628111111-1628111111.1628111111)
- 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=2.181111111.1628111111.1628111111-1628111111.1628111111)
- Chapter 144, Sec. 5.17 (Short-term Rental) of the City's Code of Ordinances:



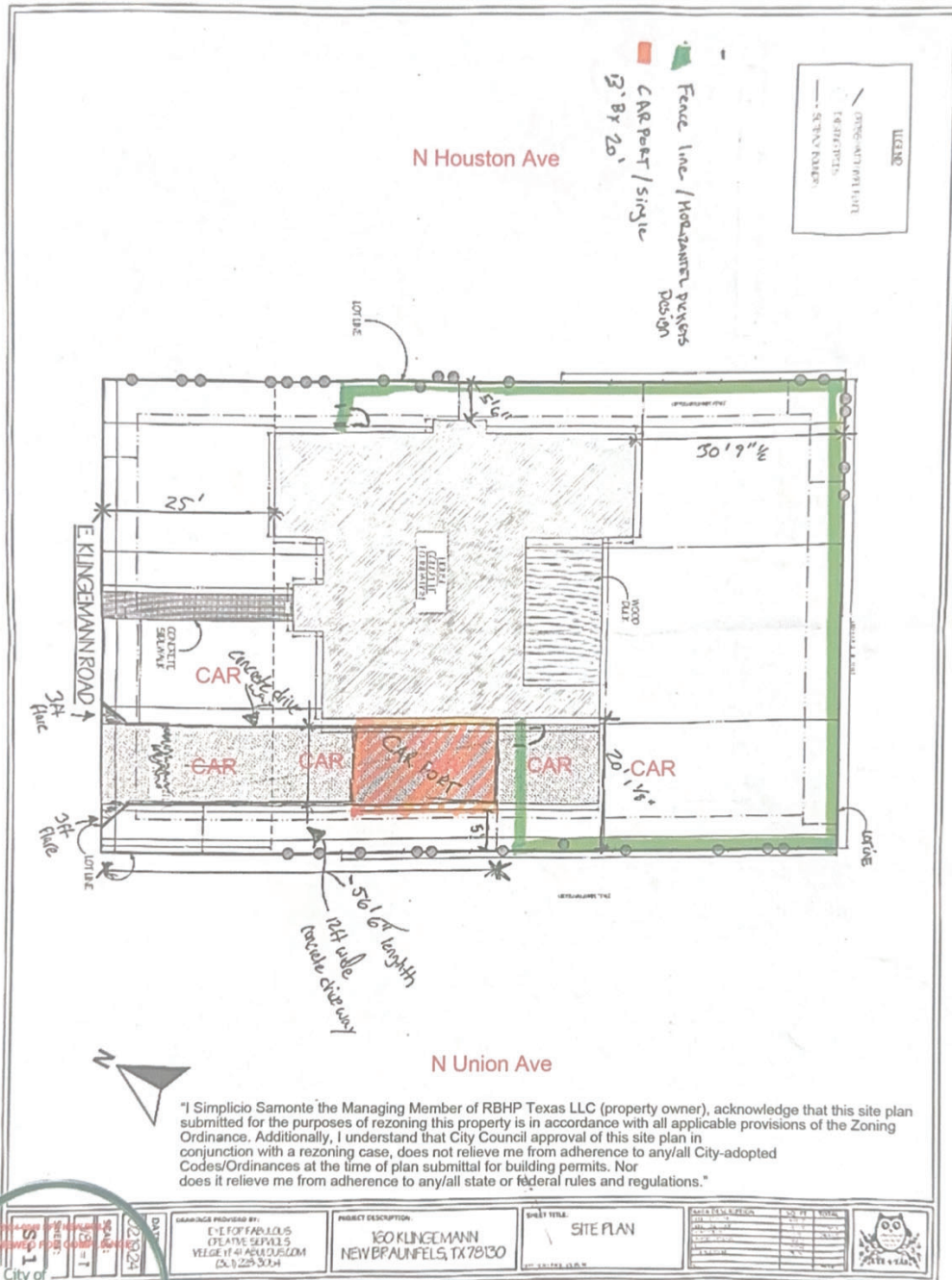


SUP25-388 R-2 to C-O SUP for Short Term Rental

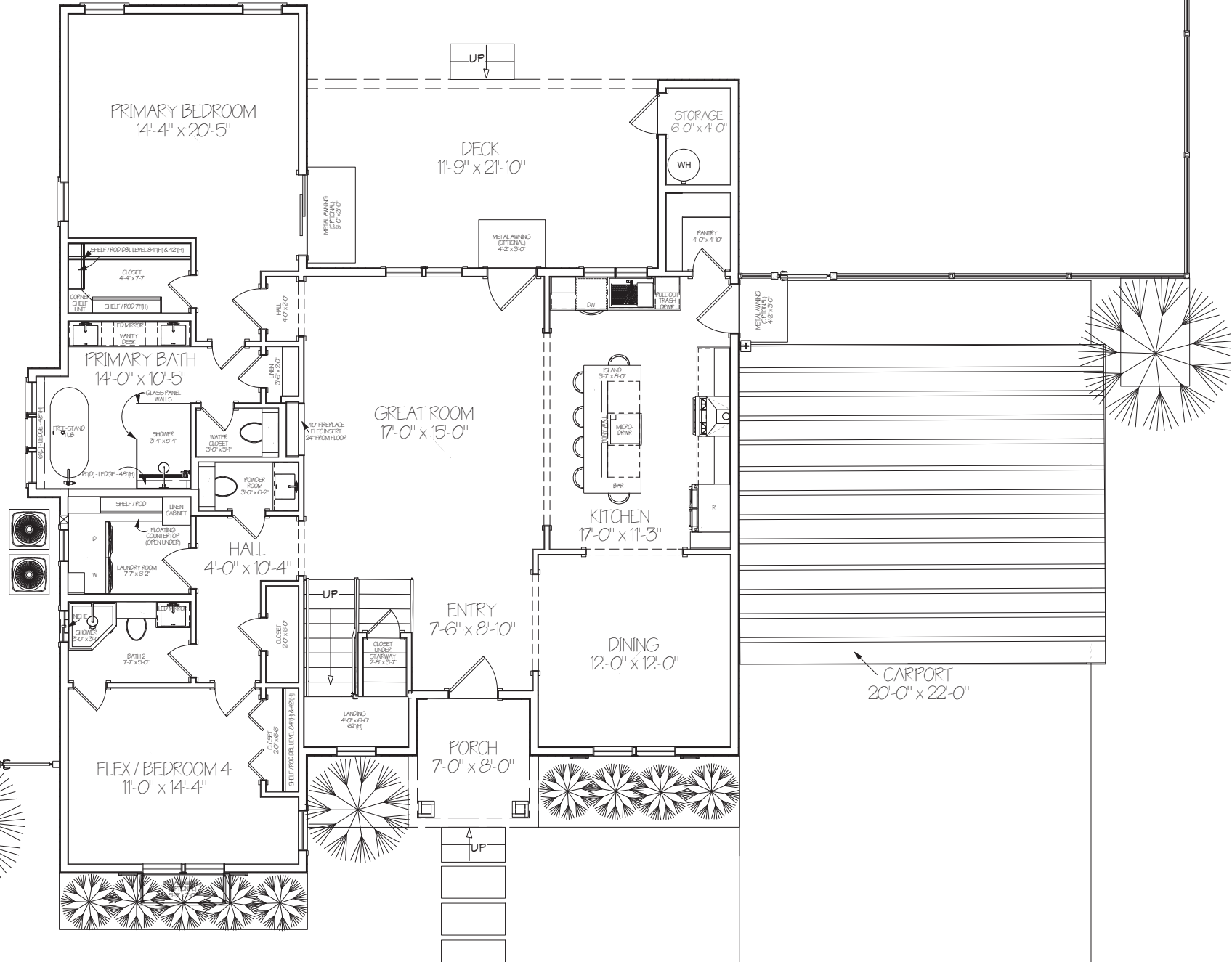
Path: \\CHFS-1\Departments\Planning\ZoneChange & SUPs\2025\SUP25-388 - 160 E Klingemann

Source: City of New Braunfels Planning
Date: 11/10/2025

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 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



Main Floor



AREA DESCRIPTION:	SQ. FT.	TOTAL
INTG. 1ST FLOOR	1000.0	1000.0
INTG. 2ND FLOOR	1000.0	2000.0
INTG. 3RD FLOOR	1000.0	3000.0
INTG. 4TH FLOOR	1000.0	4000.0
INTG. 5TH FLOOR	1000.0	5000.0
INTG. 6TH FLOOR	1000.0	6000.0
INTG. 7TH FLOOR	1000.0	7000.0
INTG. 8TH FLOOR	1000.0	8000.0
INTG. 9TH FLOOR	1000.0	9000.0
INTG. 10TH FLOOR	1000.0	10000.0

SHEET TITLE: FLOOR PLAN FIRST FLOOR

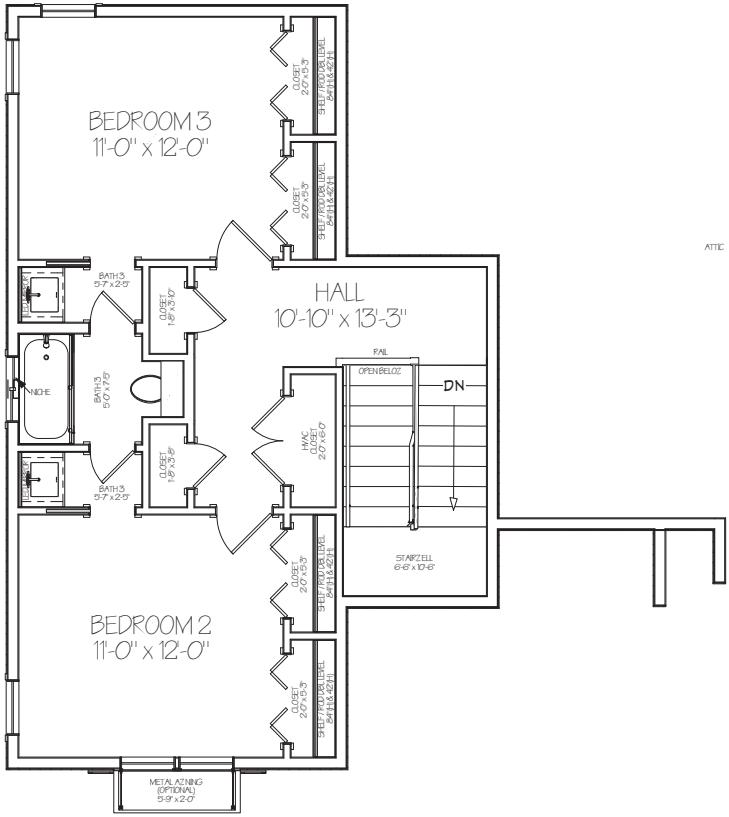
PROJECT DESCRIPTION: 160 KLINGMANN - NB TX 78130 REMODEL / REDESIGN

DRAWINGS PROVIDED BY: EYE FOR FABULOUS CREATIVE SERVICES VEE@EYEFABULOUS.COM (361) 228-3054

DATE: 11.25.23
SCALE: 1/4" = 1'
SHEET: A-1

ATTIC

Upstairs (2nd Floor)



ATTIC



AREA DESCRIPTION:	SQ. FT.	TOTAL
INTG - 1ST FLOOR	1000.0	1000.0
INTG - 2ND FLOOR	1000.0	2000.0
INTG - 3RD FLOOR	1000.0	3000.0
INTG - 4TH FLOOR	1000.0	4000.0
INTG - 5TH FLOOR	1000.0	5000.0
INTG - 6TH FLOOR	1000.0	6000.0
INTG - 7TH FLOOR	1000.0	7000.0
INTG - 8TH FLOOR	1000.0	8000.0
INTG - 9TH FLOOR	1000.0	9000.0
INTG - 10TH FLOOR	1000.0	10000.0
INTG - 11TH FLOOR	1000.0	11000.0
INTG - 12TH FLOOR	1000.0	12000.0
INTG - 13TH FLOOR	1000.0	13000.0
INTG - 14TH FLOOR	1000.0	14000.0
INTG - 15TH FLOOR	1000.0	15000.0
INTG - 16TH FLOOR	1000.0	16000.0
INTG - 17TH FLOOR	1000.0	17000.0
INTG - 18TH FLOOR	1000.0	18000.0
INTG - 19TH FLOOR	1000.0	19000.0
INTG - 20TH FLOOR	1000.0	20000.0
INTG - 21ST FLOOR	1000.0	21000.0
INTG - 22ND FLOOR	1000.0	22000.0
INTG - 23RD FLOOR	1000.0	23000.0
INTG - 24TH FLOOR	1000.0	24000.0
INTG - 25TH FLOOR	1000.0	25000.0
INTG - 26TH FLOOR	1000.0	26000.0
INTG - 27TH FLOOR	1000.0	27000.0
INTG - 28TH FLOOR	1000.0	28000.0
INTG - 29TH FLOOR	1000.0	29000.0
INTG - 30TH FLOOR	1000.0	30000.0
INTG - 31ST FLOOR	1000.0	31000.0
INTG - 32ND FLOOR	1000.0	32000.0
INTG - 33RD FLOOR	1000.0	33000.0
INTG - 34TH FLOOR	1000.0	34000.0
INTG - 35TH FLOOR	1000.0	35000.0
INTG - 36TH FLOOR	1000.0	36000.0
INTG - 37TH FLOOR	1000.0	37000.0
INTG - 38TH FLOOR	1000.0	38000.0
INTG - 39TH FLOOR	1000.0	39000.0
INTG - 40TH FLOOR	1000.0	40000.0
INTG - 41ST FLOOR	1000.0	41000.0
INTG - 42ND FLOOR	1000.0	42000.0
INTG - 43RD FLOOR	1000.0	43000.0
INTG - 44TH FLOOR	1000.0	44000.0
INTG - 45TH FLOOR	1000.0	45000.0
INTG - 46TH FLOOR	1000.0	46000.0
INTG - 47TH FLOOR	1000.0	47000.0
INTG - 48TH FLOOR	1000.0	48000.0
INTG - 49TH FLOOR	1000.0	49000.0
INTG - 50TH FLOOR	1000.0	50000.0
INTG - 51ST FLOOR	1000.0	51000.0
INTG - 52ND FLOOR	1000.0	52000.0
INTG - 53RD FLOOR	1000.0	53000.0
INTG - 54TH FLOOR	1000.0	54000.0
INTG - 55TH FLOOR	1000.0	55000.0
INTG - 56TH FLOOR	1000.0	56000.0
INTG - 57TH FLOOR	1000.0	57000.0
INTG - 58TH FLOOR	1000.0	58000.0
INTG - 59TH FLOOR	1000.0	59000.0
INTG - 60TH FLOOR	1000.0	60000.0
INTG - 61ST FLOOR	1000.0	61000.0
INTG - 62ND FLOOR	1000.0	62000.0
INTG - 63RD FLOOR	1000.0	63000.0
INTG - 64TH FLOOR	1000.0	64000.0
INTG - 65TH FLOOR	1000.0	65000.0
INTG - 66TH FLOOR	1000.0	66000.0
INTG - 67TH FLOOR	1000.0	67000.0
INTG - 68TH FLOOR	1000.0	68000.0
INTG - 69TH FLOOR	1000.0	69000.0
INTG - 70TH FLOOR	1000.0	70000.0
INTG - 71ST FLOOR	1000.0	71000.0
INTG - 72ND FLOOR	1000.0	72000.0
INTG - 73RD FLOOR	1000.0	73000.0
INTG - 74TH FLOOR	1000.0	74000.0
INTG - 75TH FLOOR	1000.0	75000.0
INTG - 76TH FLOOR	1000.0	76000.0
INTG - 77TH FLOOR	1000.0	77000.0
INTG - 78TH FLOOR	1000.0	78000.0
INTG - 79TH FLOOR	1000.0	79000.0
INTG - 80TH FLOOR	1000.0	80000.0
INTG - 81ST FLOOR	1000.0	81000.0
INTG - 82ND FLOOR	1000.0	82000.0
INTG - 83RD FLOOR	1000.0	83000.0
INTG - 84TH FLOOR	1000.0	84000.0
INTG - 85TH FLOOR	1000.0	85000.0
INTG - 86TH FLOOR	1000.0	86000.0
INTG - 87TH FLOOR	1000.0	87000.0
INTG - 88TH FLOOR	1000.0	88000.0
INTG - 89TH FLOOR	1000.0	89000.0
INTG - 90TH FLOOR	1000.0	90000.0
INTG - 91ST FLOOR	1000.0	91000.0
INTG - 92ND FLOOR	1000.0	92000.0
INTG - 93RD FLOOR	1000.0	93000.0
INTG - 94TH FLOOR	1000.0	94000.0
INTG - 95TH FLOOR	1000.0	95000.0
INTG - 96TH FLOOR	1000.0	96000.0
INTG - 97TH FLOOR	1000.0	97000.0
INTG - 98TH FLOOR	1000.0	98000.0
INTG - 99TH FLOOR	1000.0	99000.0
INTG - 100TH FLOOR	1000.0	100000.0

SHEET TITLE:
FLOOR PLAN
SECOND FLOOR

PROJECT DESCRIPTION:
160 KLINGMANN - NB TX 78130
REMODEL / REDESIGN

DRAWINGS PROVIDED BY:
EYE FOR FABULOUS
CREATIVE SERVICES
VEE@EYEFABULOUS.COM
(361) 228-3034

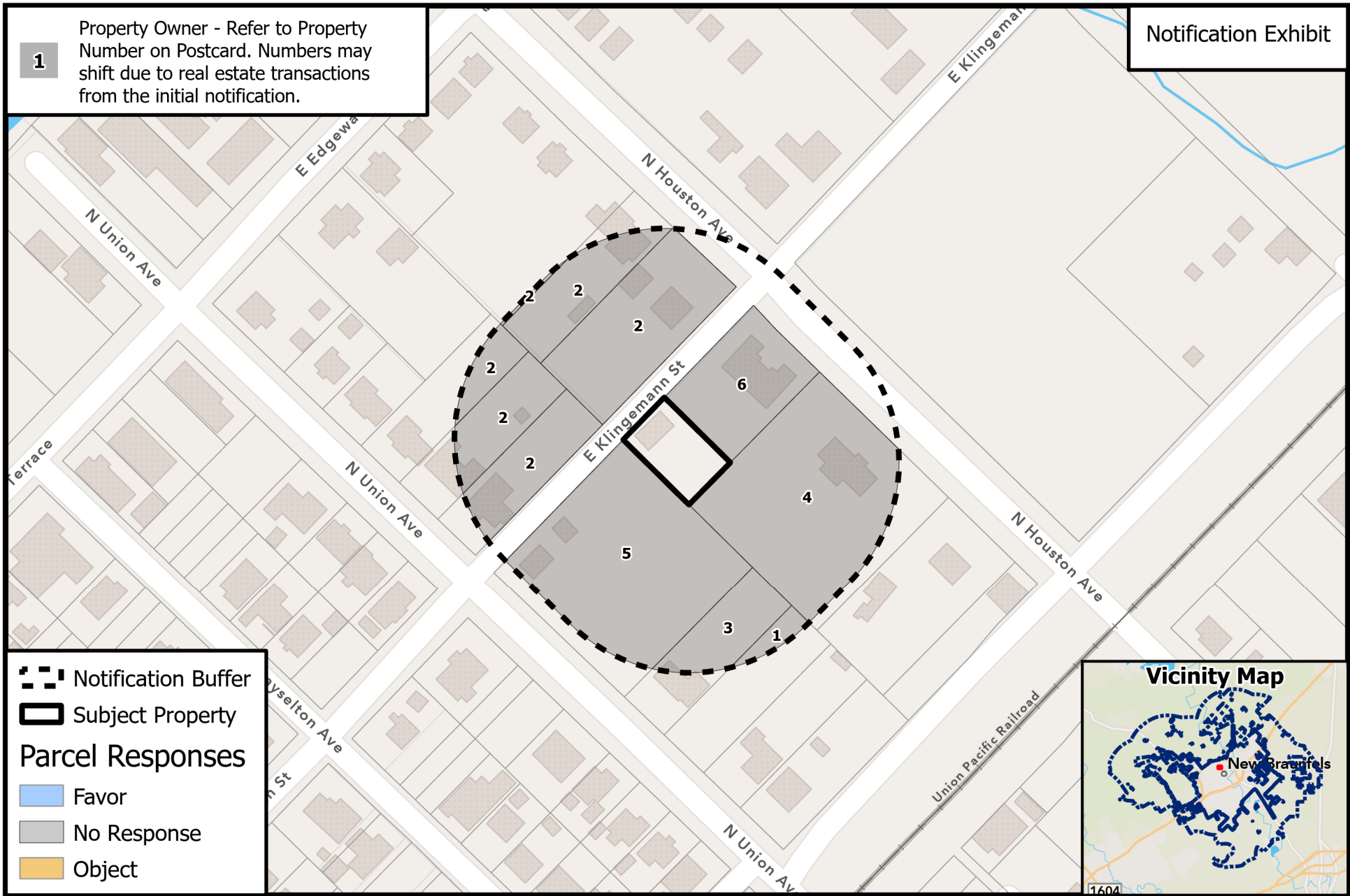
DATE:
11.25.23

SCALE:
1/4" = 1'

SHEET:
A-2



160 E. Klingemann St.



PLANNING COMMISSION – Tuesday, December 2, 2025 – 6:00PM

City Hall Council Chambers

Applicant: Simms Samonte, on behalf of RBHP Texas, LLC

Address/Location: 160 E. Klingemann St.

Case # SUP25-388

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. BRAUNE ASHLEY & JUSTIN | 5. MCGLOTHLIN HOWARD L & IDA R |
| 2. NOLTE MELVIN JR | 6. RAHE ALWIN ROY |
| 3. N/A 1 | 7. NOLTE CHAD LOUISA |
| 4. NOLTE MELVIN JR | |

SEE MAP