



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



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

TUESDAY, APRIL 1, 2025 at 6:00 PM

AGENDA

1. CALL TO ORDER

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

2. ROLL CALL

3. APPROVAL OF MINUTES

- A) Approval of the March 4, 2025 regular meeting minutes. [25-325](#)
[March 4, 2025 Minutes](#)

4. CITIZENS' COMMUNICATIONS

This time is for citizens to address the Planning Commission on any issues or items NOT on the agenda. It is a violation of the Texas Open Meetings Act for the Commission to address, discuss or take action on any items not on the agenda. In addition to this venue, citizens may also email any comments to planning@newbraunfels.gov. Emailed comments will be distributed to the Planning Commission.

5. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) PZ25-0020 Public hearing and recommendation to City [25-346](#)
Council to rezone approximately 0.5 acres out of the A M Esnaurizar Survey, Abstract 20, from C-1 AH (Local Business District with Airport Hazard Overlay) to C-1B AH (General Business District with Airport Hazard Overlay), currently addressed at 1655 State Hwy 46 S.
Applicant/Owner: Honorio Guajardo
[City Maps](#)
[Districts Comparison Table](#)
[Subject Property Photos](#)
[Notification Map, List, and Responses](#)

6. STAFF REPORT

- A) Land Development Ordinance update [25-407](#)

7. **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

4/1/2025

Agenda Item No. A)

**DRAFT - MINUTES
OF THE NEW BRAUNFELS PLANNING COMMISSION
REGULAR MEETING OF TUESDAY, MARCH 4, 2025**

1. CALL TO ORDER

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

2. ROLL CALL

The following Commissioners were present:

Angela Allen, Randall Allsup, Ben Miedema, Chad Nolte, Vicky Rudy, Jessica Schaeffer, Chase Taylor and Jerry Sonier.

The following Commissioners were absent:

Taylor Chafin.

3. APPROVAL OF MINUTES

A) Approval of the February 4, 2025 regular meeting minutes.

Motion by Vice-Chair Nolte, seconded by Commissioner Miedema, to approve the February 4, 2025 regular meeting minutes. Motion carried unanimously.

4. CITIZENS' COMMUNICATIONS

This time is for citizens to address the Planning Commission on any issues or items NOT on the agenda. It is a violation of the Texas Open Meetings Act for the Commission to address, discuss or take action on any items not on the agenda. In addition to this venue, citizens may also email any comments to planning@newbraunfels.gov. Emailed comments will be distributed to the Planning Commission before the Commission.

No one 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) DDP25-024 Approval of the Hueco Springs Ranch Planned Development District (HSRPD) Detail Plan consisting of approximately

66 acres out of the Edwardo Hernandez Survey No.454, Abstract 263, currently addressed as 392 Hueco Springs Loop Rd.

Motion by Commissioner Rudy, seconded by Commissioner Allen to approve the consent agenda as presented. Motion carried unanimously.

6. INDIVIDUAL ITEMS FOR CONSIDERATION

A) PZ25-0023 Public hearing and recommendation to City Council to rezone approximately 4 acres out of the J M Veramendi Survey 1, Abstract 2, from R-2 (Single-Family and Two-Family District) to C-1B (General Business District), currently addressed at 415 N Hickory Ave.

Amanda Mushinski stated the applicant wished to postpone the hearing of the item

Chair Sonier invited the applicant to speak on the request.

Brittany Beisert requested postponement of the hearing of the item.

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

The following individual spoke in opposition of the requested postponement of the item: Stuart Blythin.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further questions or motions.

Motion by Commissioner Allen, seconded by Vice-Chair Nolte, to postpone the hearing of the item.

Chair Sonier reopened the public hearing.

The following individual spoke in opposition of the requested postponement of the item: Juan Medrano.

Chair Sonier closed the public hearing.

Discussion followed on opposition to the request, future public hearing opportunities, and the intent of the requested postponement.

Chair Sonier reopened the public hearing.

The following individual spoke in opposition of the requested postponement of the item: Stuart Blythin.

Chair Sonier closed the public hearing.

Motion by Commissioner Allen, seconded by Vice-Chair Nolte, to approve the requested postponement of the item. Motion carried unanimously.

B) PZ25-0019 Public hearing and recommendation to City Council to rezone approximately 9.5 acres out of the John Thompson Survey No. 21, Abstract 608, from R-2 (Single-Family and Two-Family District) to C-1B (General Business District), currently addressed at 3119 IH 35 S.

Mary Lovell presented the aforementioned item and recommended approval of the item.

Chair Sonier asked if there were any questions for staff.

No one spoke.

Chair Sonier invited the applicant to speak on the request.

Matt Fortner elaborated on the request, discussing the intent, the proposed site plan, and neighboring land uses.

Chair Sonier opened the public hearing and asked if anyone would like to speak on the item.

No one spoke.

Chair Sonier closed the public hearing.

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

Motion by Commissioner Allsup, seconded by Vice-Chair Nolte, to recommend approval of the item to City Council.

Discussion followed on residential buffering requirements.

A vote was taken on the earlier motion by Commissioner Allsup,

seconded by Vice-Chair Nolte, to recommend approval of the item to City Council. Motion carried unanimously.

C) PZ25-0021 Public hearing and recommendation to City Council to rezone approximately 0.2 acres, Unicorn Heights N.W. Extension, Block 2, Lot 7, from R-2 (Single-Family and Two-Family District) to C-O (Commercial Office District), currently addressed at 1156 Magazine Ave.

Mary Lovell presented the aforementioned item and recommended approval of the item.

Chair Sonier asked if there were any questions for staff.

Discussion followed on the intent of the request.

Chair Sonier invited the applicant to speak on the request.

Deanna & Blake Timmons elaborated on the request, discussing the existing business, the intent of the request, state licensing requirements for child care, and the need for more space.

Discussion followed on the needs of the existing business, proposed changes to the structure, parking requirements, and the overall intent of the request.

Chair Sonier opened the public hearing and asked if anyone would like to speak on the item.

No one spoke.

Chair Sonier closed the public hearing.

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

Motion by Commissioner Taylor, seconded by Commissioner Allsup, to recommend approval of the item to City Council. Motion carried unanimously.

D) SP24-0423 Proposed amendments to the Veramendi Sector Plan 3 within Precinct 16-2, related to Comal County Flowage Easement

Mary Lovell presented the aforementioned item and recommended approval with the condition listed in the staff report.

Chair Sonier asked if there were any questions for staff.

Discussion followed clarifying the request.

Chair Sonier invited the applicant to speak on the request.

Garrett Mechler elaborated on the intent of the request, provided clarification regarding the proposed number of residential units, discussed the subject property and surrounding properties, and the proposed land use.

Chair Sonier opened the public hearing and asked if anyone would like to speak on the item.

Mary Ann Specht requested clarification of the request.

Discussion followed on the details of the request, the proposed land use, and considerations for flooding.

Chair Sonier closed the public hearing.

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

Motion by Commissioner Allen, seconded by Commissioner Rudy, to recommend approval of the item to City Council with staff recommended conditions. Motion carried unanimously.

7. ADJOURNMENT

There being no further business Chair Sonier adjourned the meeting at 6:50pm.

By: _____
COMMISSION CHAIR

Attest:

COMMISSION LIAISON

4/1/2025

Agenda Item No. A)

PRESENTER:

Applicant/Owner: Honorio Guajardo

SUBJECT:

PZ25-0020 Public hearing and recommendation to City Council to rezone approximately 0.5 acres out of the A M Esnaurizar Survey, Abstract 20, from C-1 AH (Local Business District with Airport Hazard Overlay) to C-1B AH (General Business District with Airport Hazard Overlay), currently addressed at 1655 State Hwy 46 S.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: 2

BACKGROUND INFORMATION:

Case No: PZ25-0020

Applicant/Owner:

Honorio Guajardo
guajardohonorio@yahoo.com

Staff Contact:

Amanda Mushinski, CNU-A, AICP-Candidate
(830) 221-4056 | amushinski@newbraunfels.gov

The subject property is approximately 0.5 of an acre on the northeast side of State Hwy 46 S, an existing Principal Arterial, and approximately 600 feet northwest of the intersection of State Hwy 46 S and FM 758. It is bordered by C-1 AH and MU-B AH. Adjacent land uses consist of Single-Family Residences, Vacant Land, and Commercial Properties.

ISSUE:

The applicant's submission indicates that the proposed zoning change aims to facilitate development under the C-1B district, which permits a broad range of office, retail and service uses. This zoning district is typically intended for commercial nodes situated at intersections of major collectors or arterials, where high traffic volumes support general commercial activity.

COMPREHENSIVE PLAN REFERENCE:

C-1B would be consistent with the following actions from Envision New Braunfels:

- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
- **Action 3.1:** Plan for healthy jobs/housing balance.
- **Action 3.3:** Balance commercial centers with stable neighborhoods.
- **Action 3.6:** Pro actively provide a regulatory framework that remains business and resident friendly.

Future Land Use Plan: The subject property is located within the Dunlap Sub Area, along a Transitional Mixed-Use Corridor, and near a proposed Civic and Market Center.

STRATEGIC PLAN REFERENCE:

Economic Mobility Enhanced Connectivity Community Identity

Organizational Excellence Community Well-Being N/A

- 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.
- 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.
- 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 recommends prioritizing infill projects that add people and buildings in areas with existing infrastructure to increase tax revenue without significant impacts on services and infrastructure costs, distributing cost burdens out across more properties.

RECOMMENDATION:

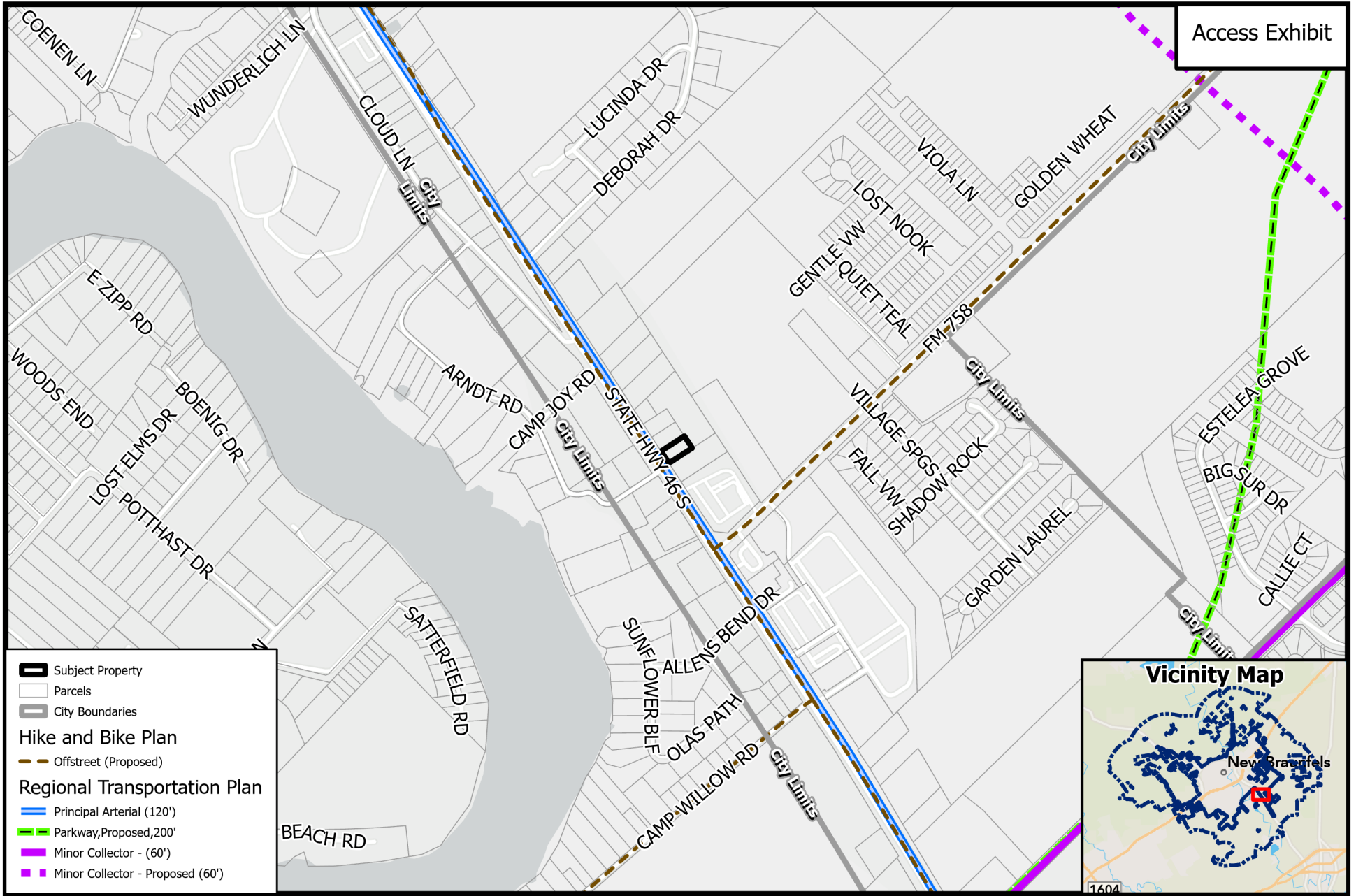
Staff recommends approval. While C-1B is typically reserved for the intersections of major roadways rather than mid-block, C-1B at this location would offer a transition from the more intense abutting MU-B to the remaining surrounding C-1. Additionally, there are existing auto-related uses in the vicinity, which are more indicative of C-1B intensity. Finally, it should be noted that TxDOT's long range plan for Highway 46 is for it to advance to expressway status, further intensifying land use expectations on this Transitional Mixed-Use Corridor.

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, the city has received no responses in opposition.

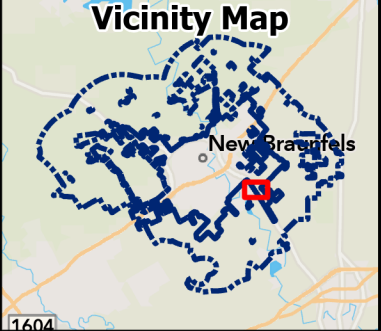
Resource Links:

- Chapter 144, Sec. 3.3-7 (C-1) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 144, Sec. 3.4-13 (C-1B) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?

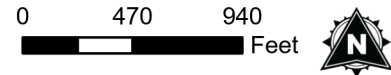


Access Exhibit

-  Subject Property
-  Parcels
-  City Boundaries
- Hike and Bike Plan**
-  Offstreet (Proposed)
- Regional Transportation Plan**
-  Principal Arterial (120')
-  Parkway, Proposed, 200'
-  Minor Collector - (60')
-  Minor Collector - Proposed (60')



PZ25-0020
1655 SH 46 S - C-1 AH to C-1B AH

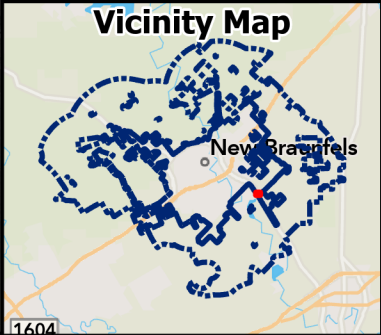




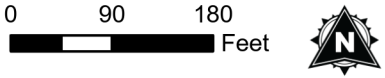
Subject Property

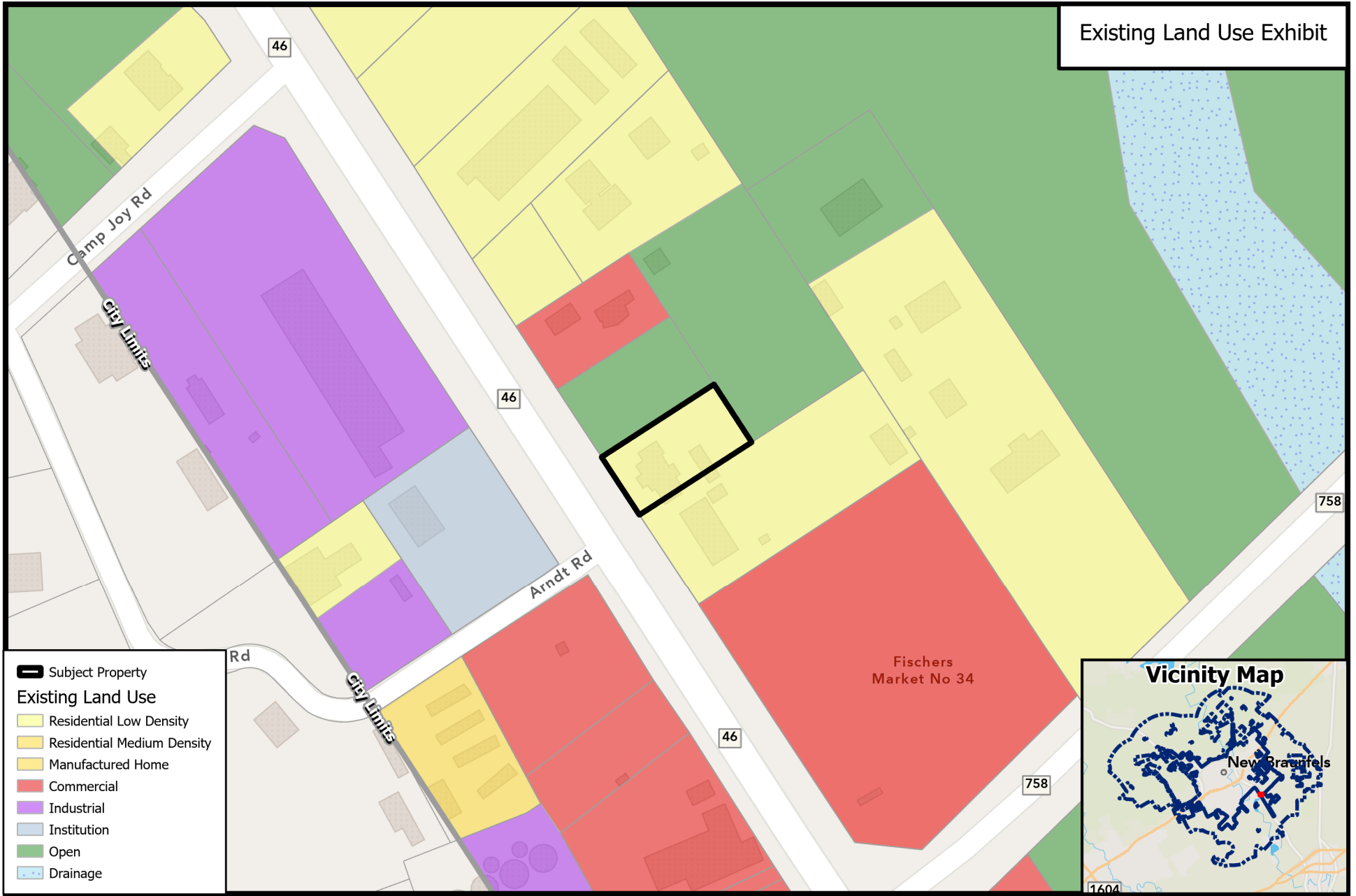
Floodplain

- Floodway
- 1% Annual Chance Flood Hazard



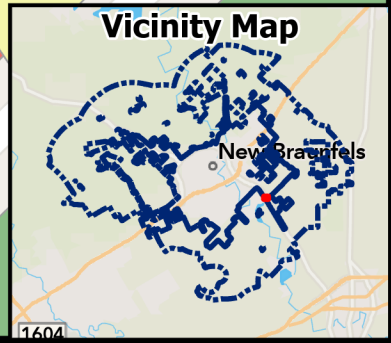
PZ25-0020
1655 SH 46 S - C-1 AH to C-1B AH



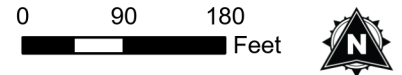


Existing Land Use Exhibit

- Subject Property
- Existing Land Use**
- Residential Low Density
- Residential Medium Density
- Manufactured Home
- Commercial
- Industrial
- Institution
- Open
- Drainage



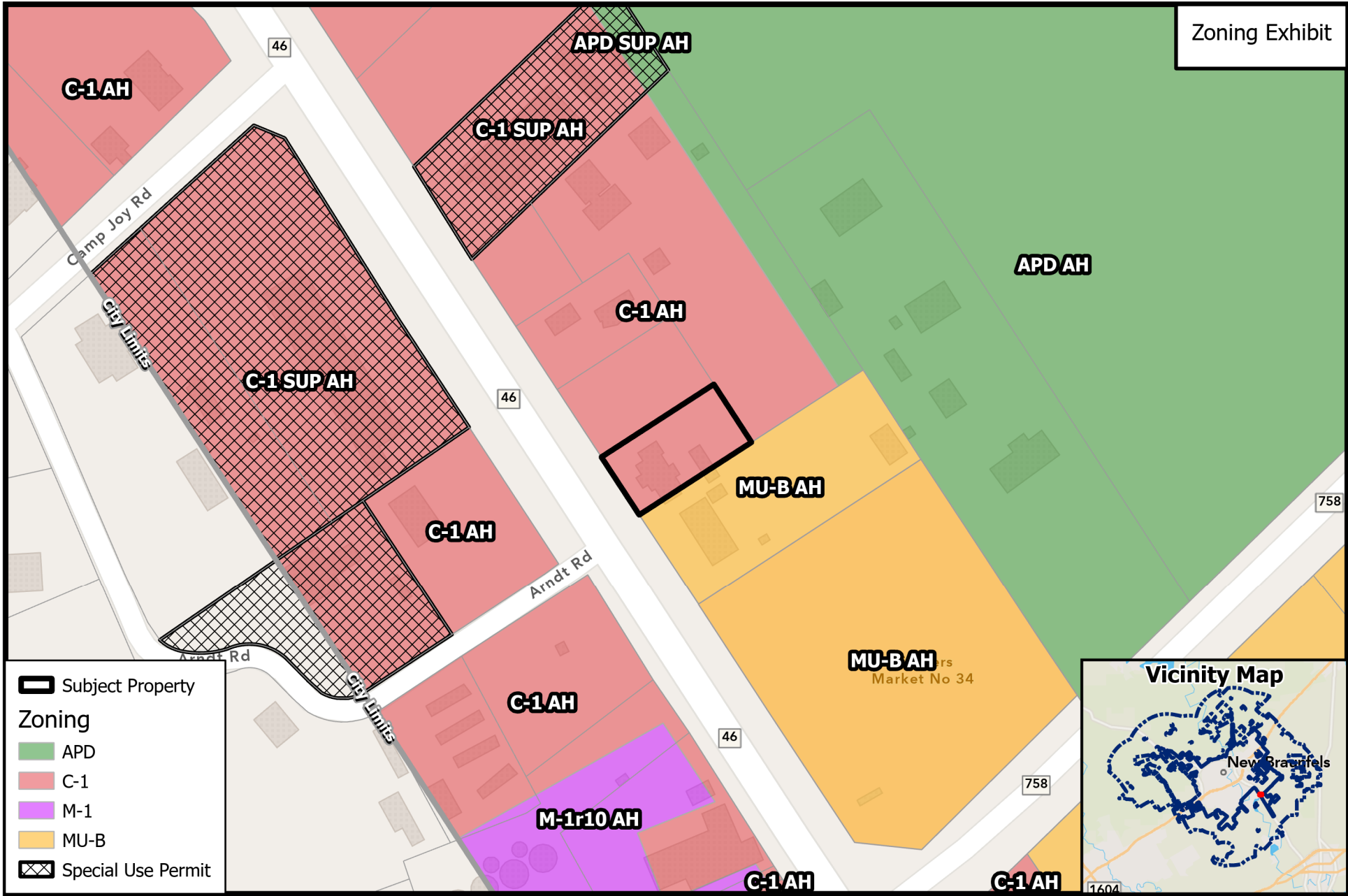
PZ25-0020
1655 SH 46 S - C-1 AH to C-1B AH



Path: P:\ZoneChange & SUPs\2025\PZ25-0020 - 1655 SH 46 S - C-1 to C-1B\NPH\PZ25-0020.aprx

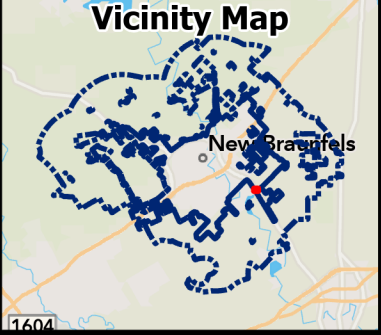
Source: City of New Braunfels Planning
 Date: 3/7/2025

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.

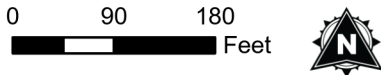


Legend

- Subject Property
- Zoning**
- APD
- C-1
- M-1
- MU-B
- Special Use Permit



PZ25-0020
1655 SH 46 S - C-1 AH to C-1B AH



Land Use	Existing	Proposed
	C-1	C-1B
Accessory building/structure (see section 144-5.4)	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
Aircraft support and related services		
Airport		
All-terrain vehicle (ATV) dealer/sales		P
Ambulance service (private)	P	P
Amphitheaters (outdoor live performances)		P
Amusement devices/arcade (four or more devices)		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	P
Archery range		
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)		P
Auto body repair, garages (see section 144-5.11)		P
Auto glass repair/tinting (see section 144-5.11)		P
Auto interior shop/upholstery (see section 144-5.11)		P
Auto leasing		P
Auto muffler shop (see section 144-5.11)		P
Auto or trailer sales rooms or yards (see section 144-5.12)		P
Auto or truck sales rooms or yards—Primarily new (see section 144-5.12)		P
Auto paint shop		P
Auto repair as an accessory use to retail sales		P
Auto repair garage (general) (see section 144-5.11)		P
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)	P	P
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)	P	P
Barns and farm equipment storage (related to agricultural uses)	P	P
Battery charging station	P	P
Bed and breakfast inn (see section 144-5.6)		P

Land Use	Existing	Proposed
	C-1	C-1B
Bicycle sales and/or repair	P	P
Billiard/pool facility		P
Bingo facility		P
Bio-medical facilities		P
Blacksmith or wagon shops		
Blooming or rolling mills		
Boarding house/lodging house	P	
Book binding	P	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)		P
Bulk storage of gasoline, petroleum products, liquefied petroleum and flammable liquids (see section 5.27)		
Bus barns or lots		P
Bus passenger stations		P
Cabin or cottage (rental)		
Cabin or cottage (rental for more than 30 days)		
Cafeteria/cafe/delicatessen	P	P
Campers' supplies	P	P
Campgrounds		
Canning/preserving factories		
Car wash (self-service; automated)		P
Car wash, full service (detail shop)		P
Carpenter, cabinet, or pattern shops		P
Carpet cleaning establishments		P
Caterer		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	P
Church/place of religious assembly	P	P
Cider mills		
Civic/conference center and facilities		P
Cleaning, pressing and dyeing (non-explosive fluids used)	P	P
Clinic (dental)	P	P
Clinic (emergency care)	P	P
Clinic (medical)	P	P
Club (private)	P	P
Coffee shop	P	P
Cold storage plant		
Commercial amusement concessions and facilities		P
Communication equipment—Installation and/or repair	P	P
Community building (associated with residential uses)	P	

Land Use	Existing	Proposed
	C-1	C-1B
Community home (see definition)	P	P
Computer and electronic sales	P	P
Computer repair	P	P
Concrete or asphalt mixing plants—Permanent		
Concrete or asphalt mixing plants—Temporary		
Confectionery store (retail)		P
Consignment shop	P	P
Contractor's office/sales, with outside storage including vehicles		
Contractor's temporary on-site construction office	P	P
Convenience store with gas sales	P	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	P
Dance hall/dancing facility (see section 144-5.13)		P
Day camp	P	P
Department store	P	P
Distillation of bones		
Dormitory (in which individual rooms are for rental)		
Drapery shop/blind shop	P	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	P	P
Fairground		
Family home adult care	P	
Family home child care	P	
Farmers market (produce market—wholesale)	P	P
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		P
Fertilizer manufacture and storage		
Filling station (gasoline tanks must be below the ground)	P	P
Florist	P	P
Flour mills, feed mills, and grain processing		
Food or grocery store with gasoline sales	P	P
Food or grocery store without gasoline sales	P	P

Land Use	Existing	Proposed
	C-1	C-1B
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	P
Funeral home/mortuary	P	P
Furniture manufacture		
Furniture sales (indoor)	P	P
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)	P	P
Government building or use with no outside storage (outside storage allowed in M-2 and M-2A)	P	P
Grain elevator		
Greenhouse (commercial)	P	P
Handicraft shop	P	P
Hardware store	P	P
Hay, grain, and/or feed sales (wholesale)		
Health club (physical fitness; indoors only)	P	P
Heating and air-conditioning sales/services		
Heavy load (farm) vehicle sales/repair (see section 144-5.14)		P
Heavy manufacturing		
Heliport		
Hides/skins (tanning)		
Home occupation (see section 144-5.5)	P	
Home repair and yard equipment retail and rental outlets		P
Hospice	P	P
Hospital, general (acute care/chronic care)	P	P
Hospital, rehabilitation	P	P
Hotel/motel	P	P
Hotels/motels—Extended stay (residence hotels)	P	P
Ice delivery stations (for storage and sale of ice at retail only)	P	P
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)		P
Laundry/dry cleaning (drop off/pick up)	P	P

Land Use	Existing	Proposed
	C-1	C-1B
Laundry/washateria (self-serve)	P	P
Lawnmower sales and/or repair	P	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		P
Major appliance sales (indoor)		P
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	P	P
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)	P	P
Mini-warehouse/self-storage units with outside boat and RV storage		P
Monument, gravestone, or marble works (manufacture)		
Motion picture studio, commercial film	P	P
Motion picture theater (indoors)	P	P
Motion picture theater (outdoors, drive-in)		P
Motorcycle dealer (primarily new/repair)		P
Moving storage company		P
Moving, transfer, or storage plant		
Multifamily (apartments/condominiums)	P	
Museum	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	Proposed
	C-1	C-1B
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
Parking lots (for passenger car only) (not as incidental to the main use)	P	P
Parking structure/public garage		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	P
Pet store (over 10,000 sq. ft.)		P
Petroleum or its products (refining of)		
Photo engraving plant		
Photographic printing/duplicating/copy shop or printing shop	P	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	P	P
Portable building sales		P
Poultry killing or dressing for commercial purposes		
Propane sales (retail)		
Public recreation/services building for public park/playground areas	P	P
Publishing/printing company (e.g., newspaper)		P
Quick lube/oil change/minor inspection		P
Radio/television shop, electronics, computer repair	P	P
Railroad roundhouses or shops		
Rappelling facilities		
Recreation buildings (private)		P
Recreation buildings (public)	P	P
Recycling kiosk		P
Refreshment/beverage stand	P	P
Rental or occupancy for less than one month (see section 144-5.17)	P	
Research lab (non-hazardous)		P
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	P

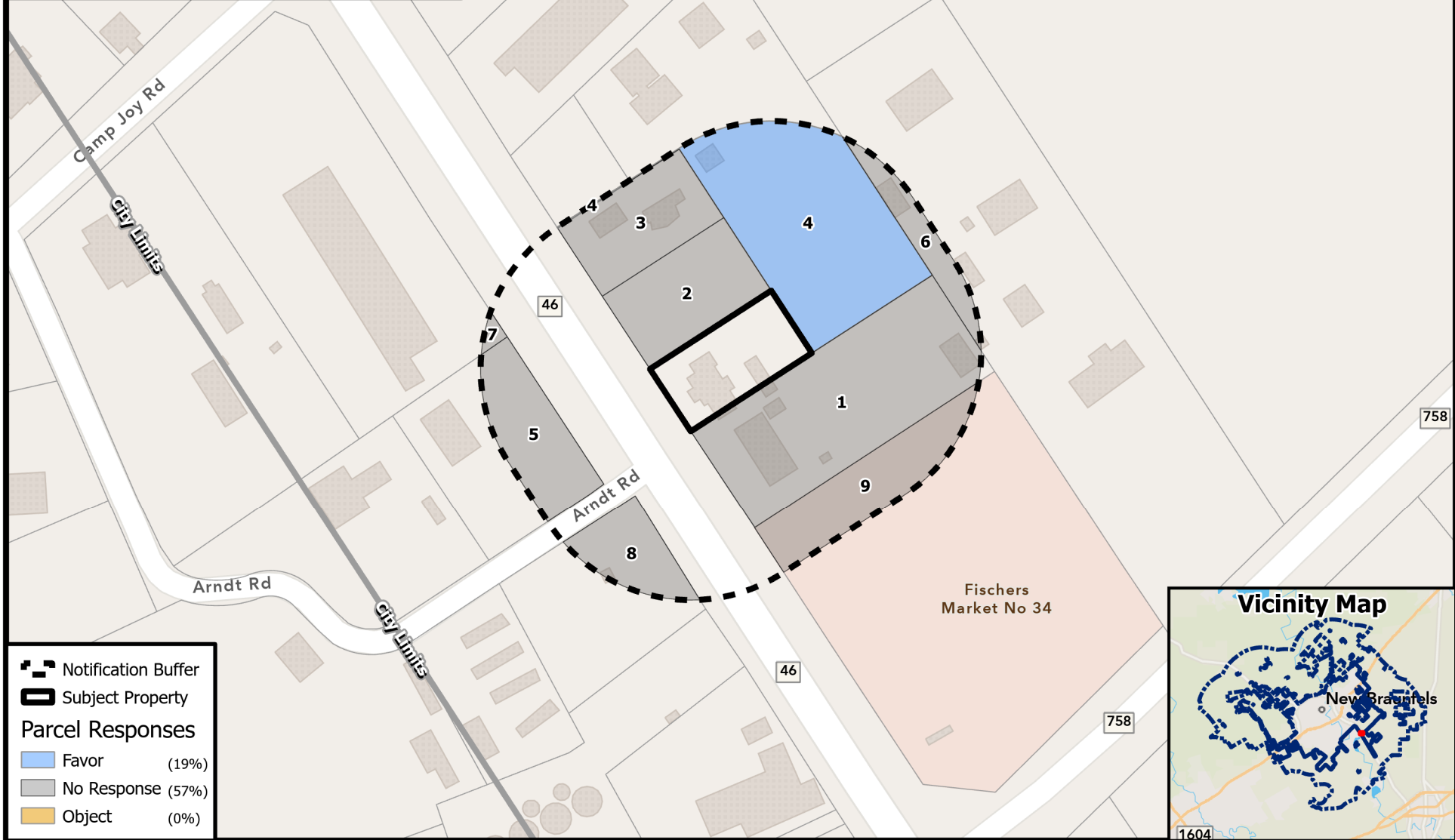
Land Use	Existing	Proposed
	C-1	C-1B
Retail store and shopping center without drive-through service (50,000 sq. ft. bldg. or less)	P	P
Retail store and shopping center with drive-through service (50,000 sq. ft. bldg. or less)	P	P
Retail store and shopping center (more than 50,000 sq. ft. bldg.)	P	P
Retirement home/home for the aged	P	P
Rock crushers and rock quarries		
Rodeo grounds		
RV park		P
RV/travel trailer sales		P
Sand/gravel sales (storage or sales)		
School, K-12 public or private	P	P
School, vocational (business/commercial trade)	P	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)		P
Shooting range—Outdoor (see section 144-5.13)		
Shopping center		P
Sign manufacturing/painting plant		P
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
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
Storage in bulk		
Structural iron or pipe works		
Studio for radio or television, without tower (see zoning district for tower authorization)	P	P
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		P
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)		P
Tool rental	P	P
Townhouse (attached)		
Transfer station (refuse/pick-up)		
Travel agency	P	P

Land Use	Existing	Proposed
	C-1	C-1B
Truck or transit terminal		
Truck stop		
Tuber entrance and takeout facilities (see section 144-5.13)		
University or college (public or private)	P	P
Upholstery shop (non-auto)	P	P
Used or second hand merchandise/furniture store		P
Vacuum cleaner sales and repair	P	P
Vehicle storage facility		P
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		
Waterfront amusement facilities—Boat fuel storage/dispensing facilities		
Waterfront amusement facilities—Boat landing piers/launching ramps		
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
Welding shop		
Wholesale sales offices and sample rooms		P
Wire or rod mills		
Wood distillation plants (charcoal, tar, turpentine, etc.)		
Woodworking shop (ornamental)	P	P
Wool scouring		
Zero lot line/patio homes		



1655 State Highway 46 S

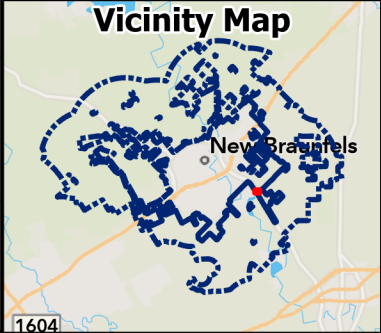
1 Property Owner - Refer to Property Number on Postcard. Numbers may shift due to real estate transactions from the initial notification.



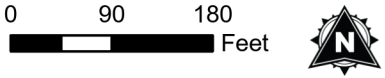
Notification Buffer
Subject Property

Parcel Responses

■ Favor	(19%)
■ No Response	(57%)
■ Object	(0%)



PZ25-0020
1655 SH 46 S - C-1 AH to C-1B AH



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

City Hall Council Chambers

Applicant: Honorio Guajardo

Address/Location: 1655 SH 46 S

PZ25-0020

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. RIDDLE BRENDA | 7. 2460 INTERSTATE LLC |
| 2. WETZ WILLIAM N | 8. DEWITT PARTNERS LTD |
| 3. HARRIS AMELIA A | 9. JUNIPER VENTURES OF TEXAS LLC |
| 4. RIDGWAY SAMUEL L | 10. RIDGWAY SAMUEL L |
| 5. KYPFER ALBERT LODGE #106 | |
| 6. SISAK JIMMY J | |

SEE MAP

RIDGWAY SAMUEL L

1615 HWY 46 S

NEW BRAUNFELS TX 78130

Property #: 4

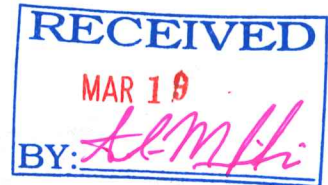
PZ25-0020

Case Manager: AM

FAVOR

OPPOSE

COMMENTS





Planning Commission Agenda Item Report

550 Landa Street
New Braunfels, TX

4/1/2025

Agenda Item No. A)

Land Development Ordinance update