



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



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

WEDNESDAY, AUGUST 7, 2024 at 6:00 PM

AGENDA

1. CALL TO ORDER

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

2. ROLL CALL

3. APPROVAL OF MINUTES

- A) Approval of the July 2, 2024 Regular Meeting Minutes. [24-897](#)

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) HST24-234 Public hearing and recommendation to City [24-954](#)
Council regarding the proposed historic landmark designation of the property currently addressed as 275 S. Sycamore Avenue in response to a demolition permit application.
Katie Totman, Historic Preservation Officer
- B) ORD24-248 Public hearing and recommendation on [24-969](#)
amendments to Chapter 144, Zoning, regarding temporary vending operations and mobile food courts.
Christopher J. Looney, AICP, Planning & Development Services Director
- C) ORD24-218 Public hearing and recommendation to City [24-927](#)
Council on an ordinance amendment to Chapter 144 Zoning, Section 144-3.4 Zoning districts and regulations for property zoned subsequent to June 22, 1987, and Section 144-4.2 Land use matrix regarding RVs on large acreage agriculturally zoned lots.

Amanda Mushinski, CNU-A, Planner

- D) ORD24-250 Public hearing to consider a [24-959](#) recommendation to City Council on proposed amendments to Chapter 144 regarding parking requirements.

Matt Greene, Principal Planner

- E) PZ24-0190 Public hearing and recommendation to City Council to rezone approximately 5.3 acres out of City Block 5089, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, & 13, from R-2 (Single-Family and Two-Family District) to C-O (Commercial Office District), currently addressed as 511 E North St. [24-928](#)

Applicants: Katherine Crowe & TJ Grossi

Owner: Rock Haus Foundation (Comal IDD)

- F) PZ24-0206 Public hearing and recommendation to City Council to rezone approximately 7 acres out of the J Thompson Survey 21, Abstract 608, from R-1 (Single-Family District) to R-1A-4 (Single-Family Small Lot Residential District), currently addressed at 2911 Morningside Dr. [24-955](#)

Applicant: Jacob Kondo, Kimley-Horn

Owner: Alvin Nunez

6. 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.