



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



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

TUESDAY, AUGUST 4, 2026 at 6:00 PM

Jerry Sonier - Chair
Chase Austin Taylor - Commissioner
Vicky Rudy - Commissioner
Jessica Schaefer - Commissioner
John Mathis - Commissioner

Randall Allsup - Vice Chair
Chad Nolte - Commissioner
Karen Brasier - Commissioner
Angela Allen - Commissioner
Will Henry - Commissioner

AGENDA

1. CALL TO ORDER

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

In the interest of protecting the City's network and data, the City is not accepting flash drives or electronic files for use during the meeting. Please use hard copies, the overhead projector, or send your digital file to the case manager at least two (2) hours prior to the meeting.

2. ROLL CALL

3. APPROVAL OF MINUTES

A) Approval of July 7th, 2026 Regular Meeting Minutes [26-814](#)

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 respond to, ask questions about, or discuss any items that are not on the agenda.

5. INDIVIDUAL ITEMS FOR CONSIDERATION

A) ORD26-228 Public hearing and recommendation to City [26-711](#)
Council, amending the New Braunfels Code of Ordinances, Chapter 144 Zoning, Section 1.4, Section 3.3, Section 3.4, Section 4.2, and Section 5.5 to align home occupation definitions and regulations with House Bill 2464 and Chapter 229 of the Texas Local Government Code.

Colton Barker, Assistant Planner

B) PZ26-0199 Public hearing and recommendation to City [26-834](#)

Council, requested by Thad Rutherford, President and CEO, Southstar at Mayfair Developer, LLC, regarding proposed amendments to the Mayfair Development and Design Control Document (DDCD).

Matt Greene, Principal Planner

- C) PZ26-0216 Public hearing and recommendation to City [26-880](#)
Council, requested by Patrick W. Christensen, on behalf of Karma Enterprises NB LLC, to rezone approximately 2.7 acres out of the Bentwood Commercial Unit Three, Lot 3, from APD SUP (Agricultural/Pre-development District with a Special Use Permit to allow a retail development with specific uses) to C-1A (Neighborhood Business District), currently addressed at 2009 South Walnut Avenue.

Applicant: Patrick W. Christensen

Owner: Karma Enterprises NB LLC

6. 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.

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.