



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



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

TUESDAY, JULY 7, 2026 at 6:00 PM

Chase Austin Taylor - Commissioner
Randall Allsup - Commissioner
Vicky Rudy - Commissioner
Jessica Schaefer - Commissioner
John Mathis - Commissioner

Chad Nolte - Commissioner
Jerry Sonier - 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 the June 2, 2026 regular meeting minutes. [26-719](#)
[June 2, 2026 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 respond to, ask questions about, or discuss any items that are not on the agenda.

5. ELECTION OF OFFICERS

Election of Chair.

Election of Vice Chair.

6. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) SUP26-173 Public hearing and recommendation to City [26-734](#)
Council, requested by Elevate Permit Group, on behalf of Jeremy Coburn, to rezone approximately 0.3 of an acre out of City Block 5092, southwest part of Lot 29, from

R-2 (Single-Family and Two-Family District) to MU-A SUP (Low Intensity Mixed Use District with a Special Use Permit to allow Short Term Rental of a residence), currently addressed at 256 East Austin Street.

Applicant: Elevate Permit Group

Owner: Jeremy Coburn

[City Maps](#)

[Site Plan and Floor Plan](#)

[Subject Property Photo](#)

[Districts Comparison Table](#)

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

- B) PZ26-0214 Public hearing and recommendation to City [26-733](#) Council, requested by Will Baker of Awe Be Ltd., of approximately 0.3 of an acre out of the Starlight Terrace Subdivision Unit 1, Block 2, Lot 9, from M-1 (Light Industrial District) to R-2A (Single-Family and Two-Family District), currently addressed at 1038 and 1042 Seidel Street.

Applicant/Owner: Will Baker with Awe Be Ltd.

[City Maps](#)

[Subject Property Photo](#)

[Districts Comparison Table](#)

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

- C) SUP26-206 Public hearing and recommendation to City [26-740](#) Council, requested by Miles Payne, on behalf of Samantha Richards, Executor of the Estate of John William Turner, to rezone approximately 2 acres out of the City Block 3022, from M-1 (Light Industrial District) to M-1 SUP (Light Industrial District with a Special Use Permit for one residence with an allowance for short term rental), currently addressed at 474 North Guenther Avenue.

Applicant: Miles Payne

Owner: Samantha Richards, Executor of the Estate of John William Turner

[City Maps](#)

[Districts Comparison Table](#)

[Subject Property Photos](#)

[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

7/7/2026

Agenda Item No. A)

**DRAFT - MINUTES
OF THE NEW BRAUNFELS PLANNING COMMISSION
REGULAR MEETING OF TUESDAY, JUNE 2, 2026**

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 Will Henry
Commissioner Chad Nolte
Commissioner Vicky Rudy
Commissioner Jessica Schaefer
Vice-Chair Chase Taylor
Chair Jerry Sonier

The following Commissioners were absent:

Commissioner Randall Allsup
Commissioner Karen Braiser

3. APPROVAL OF MINUTES

A) Approval of May 5th, 2026 Regular Meeting Minutes

Motion by Vice-Chair Taylor, seconded by Commissioner Nolte to approve the May 5, 2026 regular meeting minutes. Motion carried unanimously (7-0-0).

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.

No one spoke.

5. INDIVIDUAL ITEMS FOR CONSIDERATION

A) DCP26-147 Public hearing and recommendation to City Council to rezone approximately 4 acres out of the John Thompson Survey Number 21, Abstract 608, and 1.14 acres out of the Coco Subdivision, Lot 1, at the request of Levi Wintz, on behalf of Kuehler Road Ltd. &

Coco Lane Ltd., from R-2 (Single-Family and Two-Family District) to the Kuehler Court Planned Development District (KCPD), currently addressed at 1842 Kuehler Avenue.

Mary Lovell introduced the aforementioned item and recommended approval.

Chair Sonier asked if there were any questions for staff.

Discussion followed on responses received and opposition percentages, proposed lot sizes, ownership of adjacent undeveloped property, and proposed alternative construction materials.

Chair Sonier invited the applicant to speak on the item.

Graham Weston elaborated on the request discussing the property's development potential, neighborhood compatibility, housing diversity, and the applicant's vision for a lower-density alternative to the currently permitted development.

Levi Wintz further elaborated on the request discussing infill development principles, site design and housing types, infrastructure and stormwater strategies, short-term rental provisions, and the project's consistency with community planning objectives.

Discussion followed on housing affordability and missing-middle development, short-term rental restrictions and ownership, parking and traffic considerations, open space and site design, floodplain impacts, and compatibility with the surrounding neighborhood.

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

1 individual spoke in favor of the item.

7 individuals spoke in opposition 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 commissioner appointment and voting

procedures, the planned development review and approval process, proposed development standards, parking and setback requirements, and the inclusion of short-term rental uses within the development.

Motion by Vice-Chair Taylor, seconded by Commissioner Allen, to postpone consideration of the item. Motion failed (2-4-1) with Commissioner Henry, Commissioner Rudy, Commissioner Schaefer, and Chair Sonier in opposition to the motion. Commissioner Nolte abstained from the vote.

Motion by Commissioner Schaefer, seconded by Commissioner Henry, to recommend approval of the item to City Council with the removal of the proposed short-term rental uses. Motion carried (5-2-0) with Vice-Chair Taylor and Commissioner Allen in opposition of the motion.

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.

Did not convene and no action was taken.

7. ADJOURNMENT

There being no further business Chair Sonier adjourned the meeting at 8:03pm.

7/7/2026

Agenda Item No. A)

PRESENTER:

Applicant: Elevate Permit Group

Owner: Jeremy Coburn

SUBJECT:

SUP26-173 Public hearing and recommendation to City Council, requested by Elevate Permit Group, on behalf of Jeremy Coburn, to rezone approximately 0.3 of an acre out of City Block 5092, southwest part of Lot 29, from R-2 (Single-Family and Two-Family District) to MU-A SUP (Low Intensity Mixed Use District with a Special Use Permit to allow Short Term Rental of a residence), currently addressed at 256 East Austin Street.

DEPARTMENT: Neighborhood and Community Planning

COUNCIL DISTRICTS IMPACTED: 5

BACKGROUND INFORMATION:

Case No: SUP26-173

Applicant:

Elevate Permit Group

(830) 420-0514

Owner:

Jeremy Coburn

(210) 792-2270

Staff Contact:

Amanda Mushinski

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

The subject property is approximately 1/3 of an acre on the southeast side of East Austin Street, and approximately 1/2 block northeast of Christus Santa Rosa Hospital. It is bordered by R-2 and C-1 zoning. Adjacent land uses consist of residences and commercial property.

The 1900s residence is roughly 1050 square feet with 3 bedrooms and 2 bathrooms. Per the Zoning Ordinance, the maximum occupancy of a short term rental (STR) with a total of 3 bedrooms and 2 bathrooms is 8 occupants, and the minimum off-street parking is 3 spaces. There is sufficient room to meet the minimum paved parking requirements.

ISSUE:

The Single-Family and Two-Family (Duplex) District (R-2) is intended to preserve low-density residential neighborhoods by accommodating detached single-family and duplex dwellings while maintaining compatible development patterns and neighborhood character. Short-Term Rentals (STRs) are not allowed by right or by Special Use Permit overlay (SUP) within residential zoning districts such as R-2. To seek an SUP for an STR, a property must be rezoned to a non-residential district. To meet that procedural requirement, the applicant is

requesting to rezone from R-2 to MU-A (Low Intensity Mixed Use District) and concurrently apply for a Special Use Permit (SUP) to allow the short-term rental use of the existing single-family home.

The applicant selected MU-A because it is a mixed-use zoning district that allows both 1) the continued use of the existing residence as a single-family dwelling and 2) the potential operation of a short-term rental with SUP approval. MU-A also allows other residential types including multifamily, offices, and additional low-intensity nonresidential uses. The immediate surrounding area is primarily developed with single-family homes. Rezoning the property to a mixed-use district would introduce a broader range of potential uses than what currently exists in the neighborhood.

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 will be required. Also, the project must comply with all other City Code standards.

COMPREHENSIVE PLAN REFERENCE:

The proposed rezoning and SUP overlay 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.
- **Action 3.1:** Plan for healthy jobs/housing balance.
- **Action 3.3:** Balance commercial centers with stable neighborhoods.
- **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.

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

STRATEGIC PLAN REFERENCE:

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

The proposed rezoning does not represent a targeted mixed-use redevelopment or contribute to integrated housing and commercial opportunities identified in the plan. Instead, it would introduce opportunity for some non-residential uses within an established residential neighborhood, outside of designated mixed-use or employment focus areas. Additionally, the conversion of an existing single-family home to a short-term rental at this location would not support the Strategic Plan’s goal of increasing affordable housing options or advancing community connectivity improvements.

FISCAL IMPACT:

As noted in the Comprehensive Plan and Strategic Plan consistency review above, the proposed rezoning would introduce opportunities for nonresidential uses mid-block within an established residential area of the neighborhood without contributing to a broader mixed-use or redevelopment objective. The proposed rezoning request is not in alignment with the recommendations and strategies of the Land Use Fiscal Analysis; while the property could generate limited revenue through local and state hotel occupancy taxes (HOT) if operated as a short-term rental, the request would result in a mix of uses and development intensity that could have potential

negative impacts to abutting properties and the neighborhood's residential fabric.

RECOMMENDATION:

Denial. The requested zoning change would introduce the potential for nonresidential uses mid-block within an established residential area and allow for higher intensity uses such as multifamily or office development that are not consistent with the surrounding neighborhood character or the intent of the Comprehensive Plan and Strategic Plan. The request does not support the Land Use Fiscal Analysis objectives related to mixed-use or fiscally productive development patterns and may set a precedent for similar commercial rezonings within traditional residential neighborhoods.

If approved, however, 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:

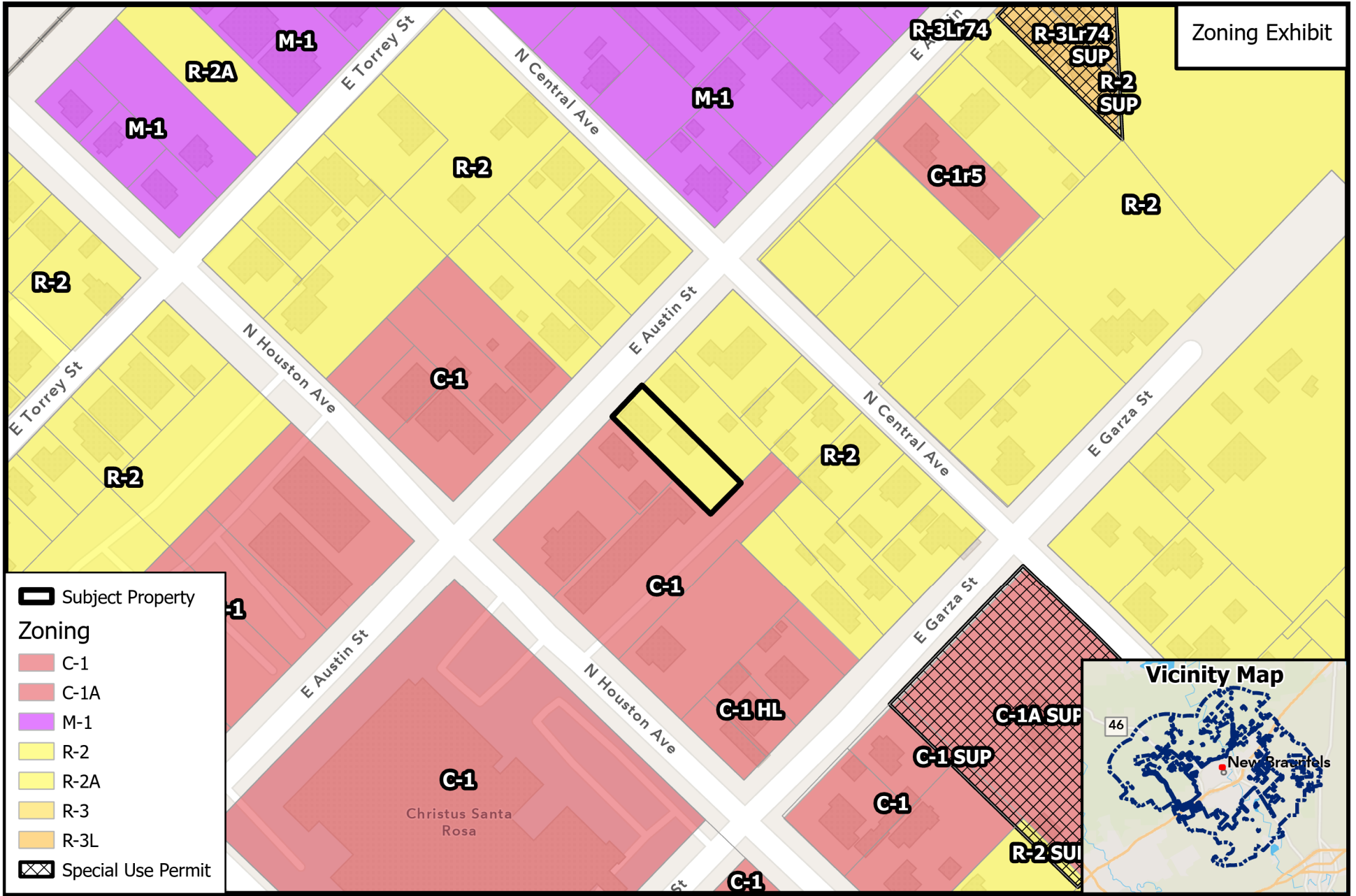
- (1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the city as a whole;
- (2) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, 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 20 properties within 200 feet of the request. As of the date this agenda was posted, zero responses have been received either in favor or in opposition, and a supermajority vote of City Council would not be required to approve the applicant's request.

Resource Links:

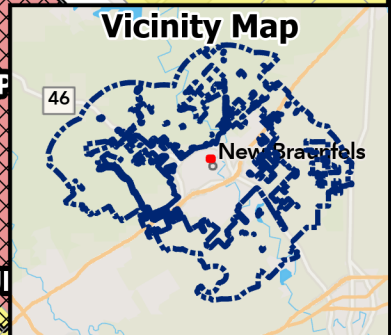
- Chapter 144, Sec. 3.3-2 (R-2) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 144, Sec. 3.4-10 (MU-A) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 144, Sec. 3.6 (SUP) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- 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?



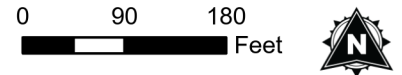
Subject Property

Zoning

- C-1
- C-1A
- M-1
- R-2
- R-2A
- R-3
- R-3L
- Special Use Permit



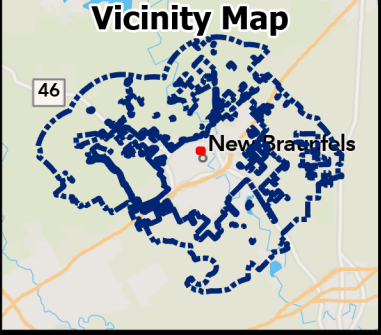
SUP26-173
256 E Austin St - R-2 to MU-A w/ SUP for STR



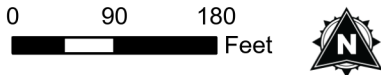
Aerial Exhibit



▭ Subject Property
▭ Floodplain
▭ 1% Annual Chance Flood Hazard



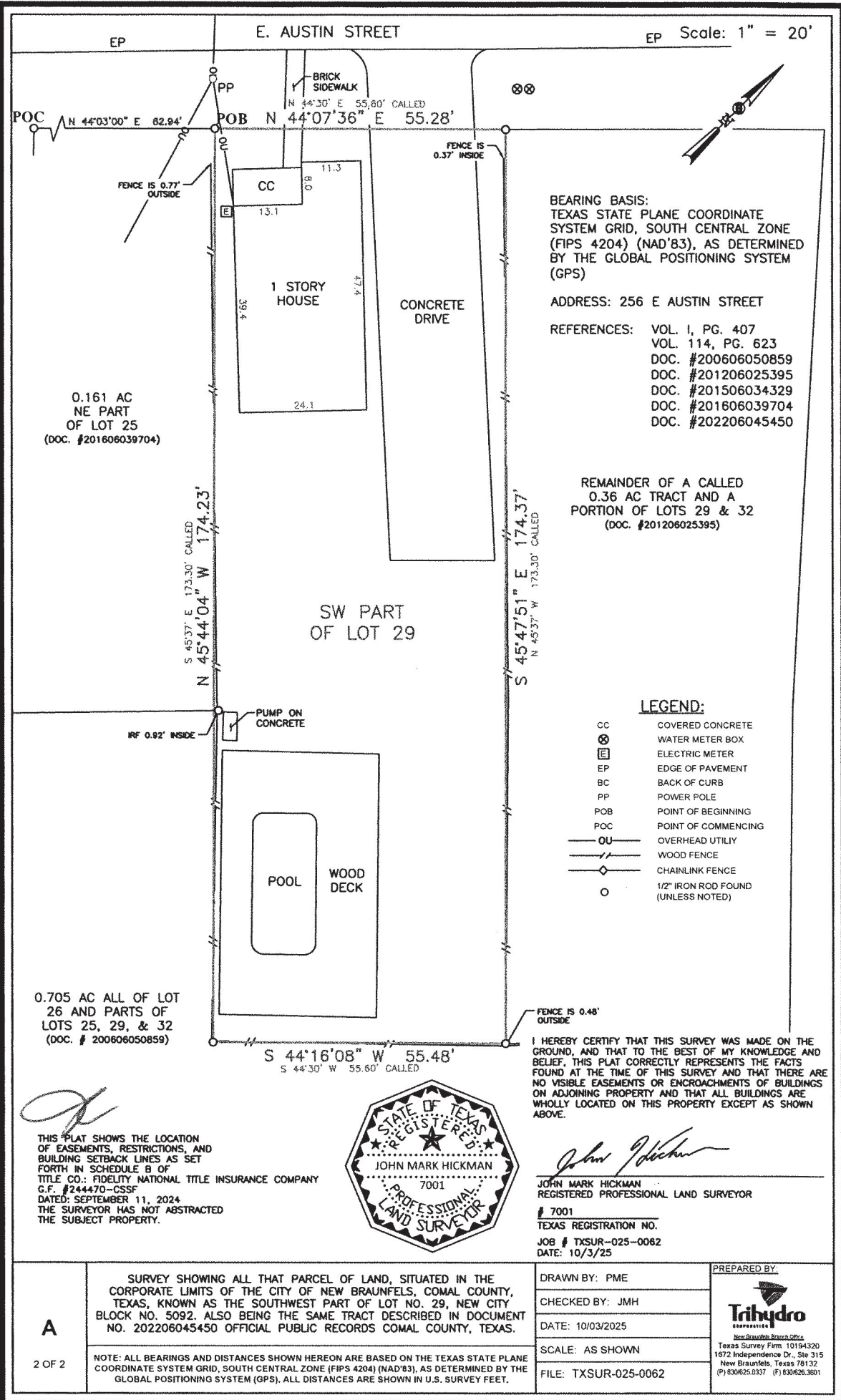
SUP26-173
256 E Austin St - R-2 to MU-A w/ SUP for STR



Path: L:\Boards and Commissions\ZoneChange & SUPs\2026\SUP26-173 - 256 E Austin St - R-2

Source: City of New Braunfels Planning
 Date: 6/11/2026

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.





256 E Austin St

Land Use	Existing	Proposed
	R-2	MU-A
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
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)		
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

Land Use	Existing	Proposed
	R-2	MU-A
Bicycle sales and/or repair		P
Billiard/pool facility		
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
Club (private)		
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

Land Use	Existing	Proposed
	R-2	MU-A
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
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)		
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

Land Use	Existing	Proposed
	R-2	MU-A
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
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)		
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

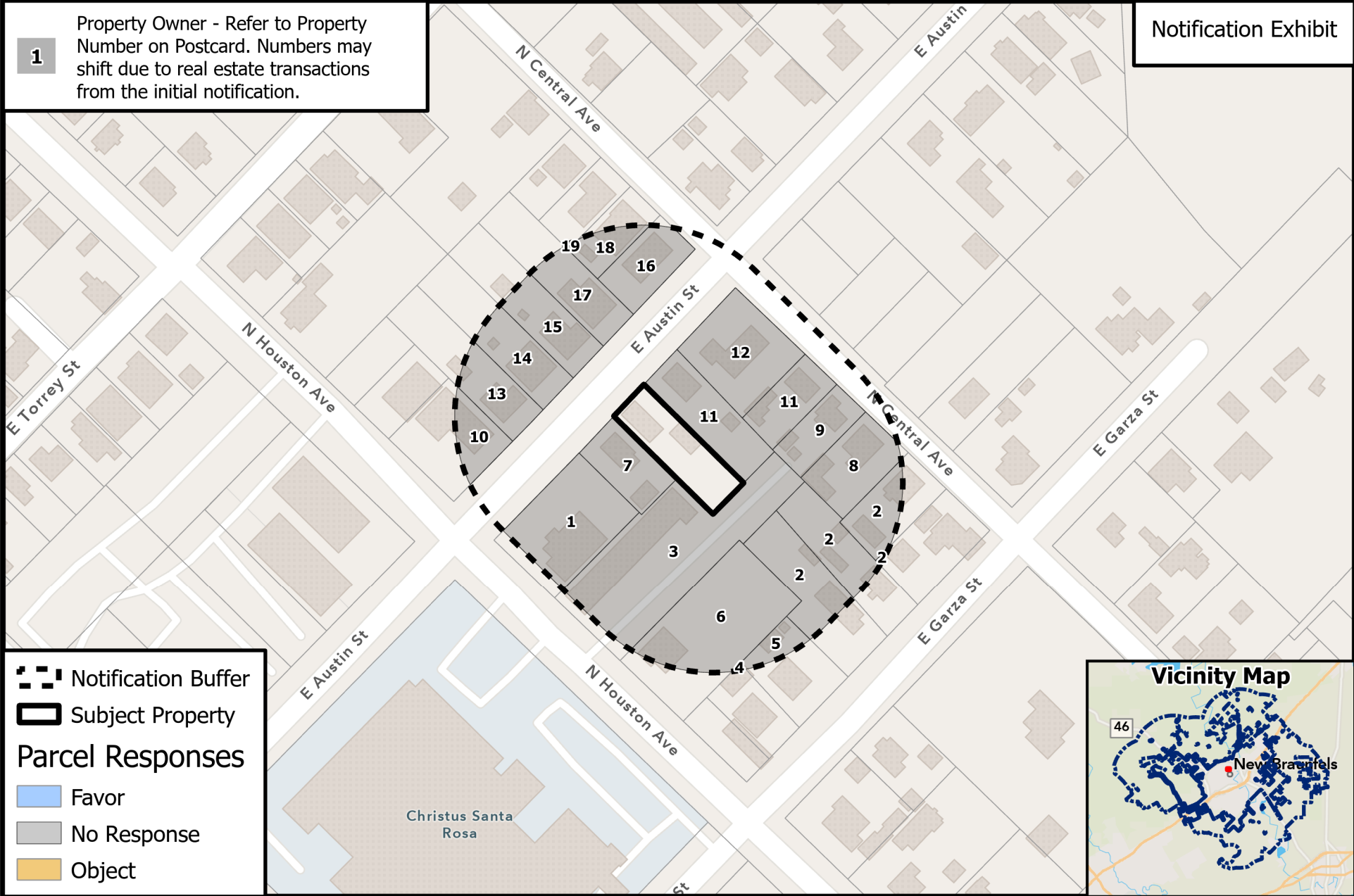
Land Use	Existing	Proposed
	R-2	MU-A
Laundry/washateria (self-serve)		P
Lawnmower sales and/or repair		P
Leather products manufacturing		
Light manufacturing		
Limousine/taxi service		
Livestock sales/auction		
Locksmith		P
Lumber mill		
Lumberyard (see section 144-5.15)		
Lumberyard or building material 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)		
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
Offices, brokerage services		P
Offices, business or professional		P
Offices, computer programming and data processing		P

Land Use	Existing	Proposed
	R-2	MU-A
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		
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

Land Use	Existing	Proposed
	R-2	MU-A
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		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		
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

Land Use	Existing	Proposed
	R-2	MU-A
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

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

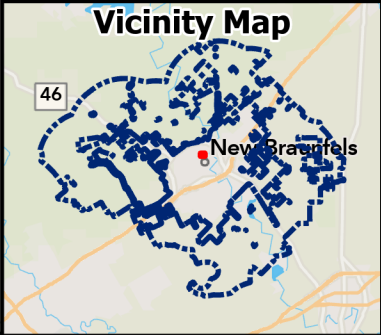


Notification Buffer

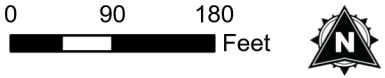
Subject Property

Parcel Responses

- Favor
- No Response
- Object



SUP26-173
256 E Austin St - R-2 to MU-A w/ SUP for STR



PLANNING COMMISSION – July 7, 2026 – 6:00PM

City Hall Council Chambers

Applicant: Elevate Permit Group

Address/Location: 256 E AUSTIN ST

SUP26-173

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. CAPITAL OF TEXAS REALTY LLC | 11. KASPER KENNETH R |
| 2. DIETERT MICHAEL W & LINDA | 12. KASPER KENNETH R |
| 3. L J CASTLE HILLS VENTURE LTD | 13. KASPER KENNETH |
| 4. LEEPER MARY E | 14. ROBLES MARTIN SR |
| 5. DIETERT MICHAEL W & LINDA P | 15. CAMPOS ATANACIO |
| 6. INSTITUTE FOR PUBLIC HEALTH &
EDUCATION RESEARCH | 16. MARTINEZ AIDA |
| 7. AA HILL COUNTRY PROPERTIES LLC | 17. YBARRA EDDIE M & ANGELES MATA-
YBARRA |
| 8. HANSEL LORI J | 18. RODRIGUEZ CONSUELO |
| 9. GUERRERO ALICIA G RVCBL TRST 04-16-
2025 | 19. GONZALES ANDREW J |
| 10. FORNEY BUILDING PARTNERS LTD | 20. RAMSEY ESTHER GARCIA |

SEE MAP

7/7/2026

Agenda Item No. B)

PRESENTER:

Applicant/Owner: Will Baker with Awe Be Ltd.

SUBJECT:

PZ26-0214 Public hearing and recommendation to City Council, requested by Will Baker of Awe Be Ltd., of approximately 0.3 of an acre out of the Starlight Terrace Subdivision Unit 1, Block 2, Lot 9, from M-1 (Light Industrial District) to R-2A (Single-Family and Two-Family District), currently addressed at 1038 and 1042 Seidel Street.

DEPARTMENT: Neighborhood and Community Planning

COUNCIL DISTRICTS IMPACTED: 1

BACKGROUND INFORMATION:

Case No: PZ26-0214

Applicant/Owner:

Will Baker
(830) 743-2256

Staff Contact:

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

The subject property is approximately 1/3 of an acre located on the northwest side of Seidel Street, approximately 700 feet southwest of the intersection of Seidel Street and North Live Oak Avenue, and near the HEB Soccer Fields. It lies within the Starlight Terrace Subdivision, platted in 1972. Many of the lots on Seidel Street are between one-quarter acre and one-half acre in size and are developed with single-family and two-family (duplex) residences. It is bordered by M-1 and R-2A zoning with adjacent land uses consisting of both stick-built and manufactured homes.

ISSUE:

The submitted application indicates that the proposed zoning change is intended to allow the property to develop under the R-2A zoning district, which allows both single-family and two-family (duplex) residential uses. The M-1 Light Industrial District formerly allowed residential uses; however, the ordinance was amended in 2019 to remove residential uses from the industrial district to preserve M-1 for industrial development and to protect residential areas from the potential negative impacts associated with industrial activity. As a result, existing residential uses within M-1 zoning districts became legal nonconforming uses.

Post 2019, several property owners sought to rezone their properties from M-1 to a residential zoning district to ensure they could rebuild or redevelop if their homes were damaged or destroyed, as the previous standards limited the ability to replace legal nonconforming residential structures. In spring 2023, a subsequent ordinance amendment clarified that existing homes zoned M-1 would be allowed to develop, replace, rebuild, repair, and otherwise improve their properties without standard nonconforming limitations.

The subject proposed rezoning would remove the existing industrial zoning designation and formally align the property with the residential use and development pattern already established in the surrounding neighborhood. Additionally, removing the M-1 zoning would protect the existing residential neighborhood from the potential encroachment of future industrial development.

Traffic Impact Analysis (TIA): Per adopted ordinance, if a TIA is required, it will be conducted at the future 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 future Public Infrastructure Construction Plan approval process and/or Building Permit stage, as applicable.

COMPREHENSIVE PLAN REFERENCE:

R-2A would be consistent with the following actions from Envision New Braunfels:

- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
- **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 3.1:** Plan for 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.

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

STRATEGIC PLAN REFERENCE:

Economic Mobility Enhanced Connectivity Community Identity

Organizational Excellence Community Well-Being N/A

- Economic Mobility - Output: Increase the number of new affordable housing units produced each fiscal year.

FISCAL IMPACT:

The property owner’s request is in alignment with the following recommendations and strategies of the Land Use Fiscal Analysis:

- Align development policy to support fiscal health and affordability.
- Provide a mix of uses and building types, heights, and sizes in a more walkable context to produce more value and fiscal productivity.
- Align zoning with compatible future redevelopment potential (residential neighborhood).

RECOMMENDATION:

Approval. The Starlight Terrace Subdivision, Unit 1 was platted in 1972, many of the homes on Seidel Street were built in the 1970s. Due to the neighborhood's historic use, the surrounding area's residential use, and the lot sizes of this subdivision, R-2A is an appropriate and compatible zoning district.

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 8 owners of property within 200 feet of the request. As of the date this agenda was posted, one response has been received in favor, and a supermajority vote of City Council would not be required to approve the applicant's request.

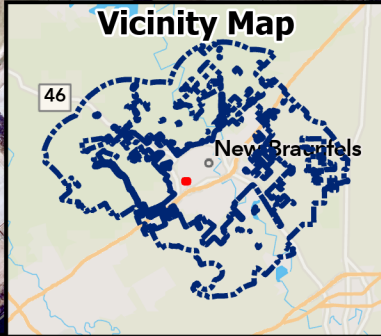
Resource Links:

- Chapter 144, Sec. 3.3-11 (M-1) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 144, Sec. 3.4-3 (R-2A) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?

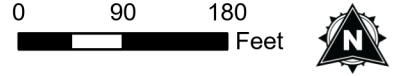
Aerial Exhibit



Subject Property
 Floodplain
 1% Annual Chance Flood Hazard



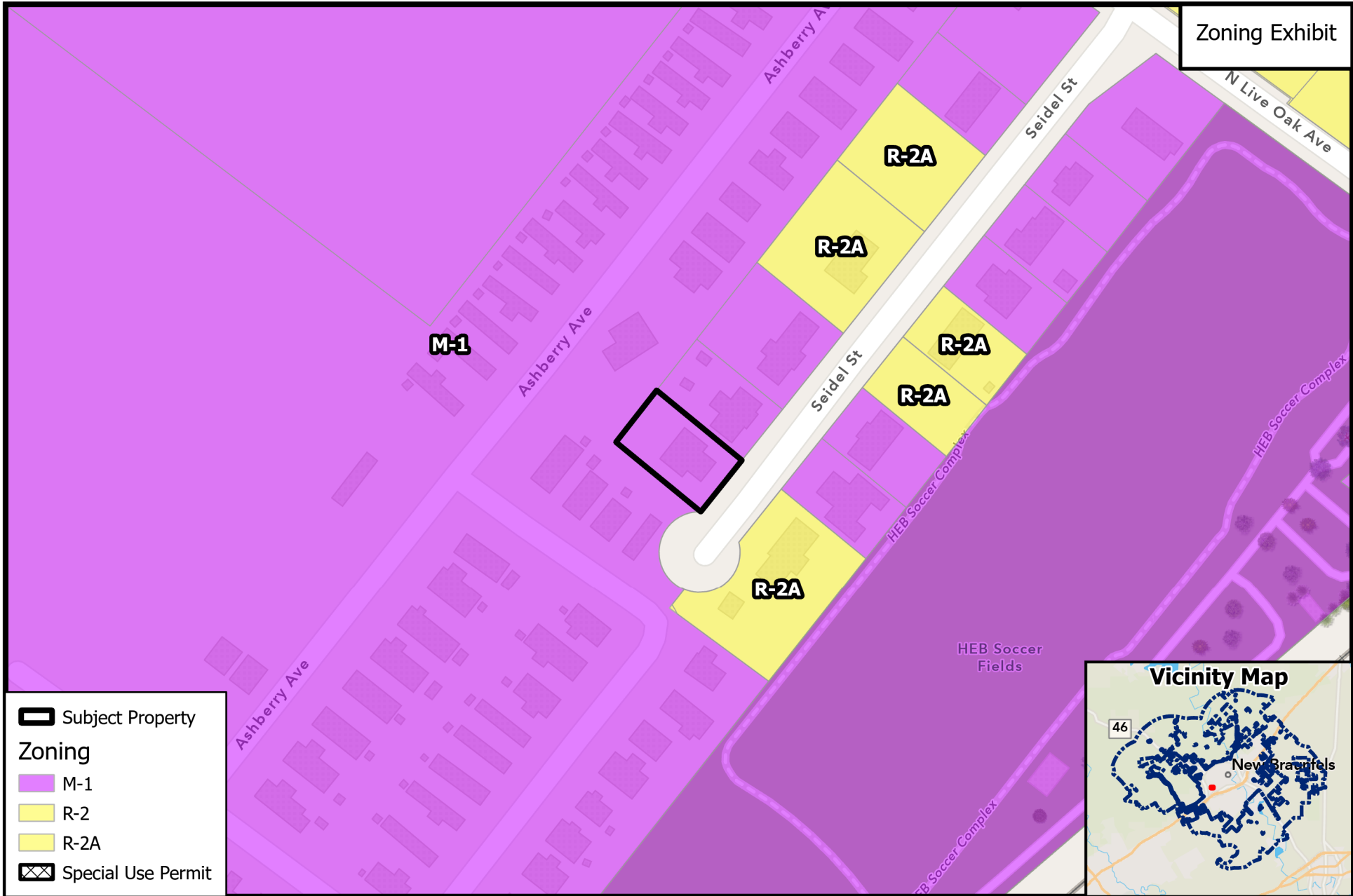
PZ26-0214
1038 & 1042 Seidel St - M-1 to R-2A



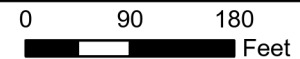
Path: L:\Boards and Commissions\ZoneChange & SUPs\2026\PZ26-0214 - 1038 Seidel St - M-1 to

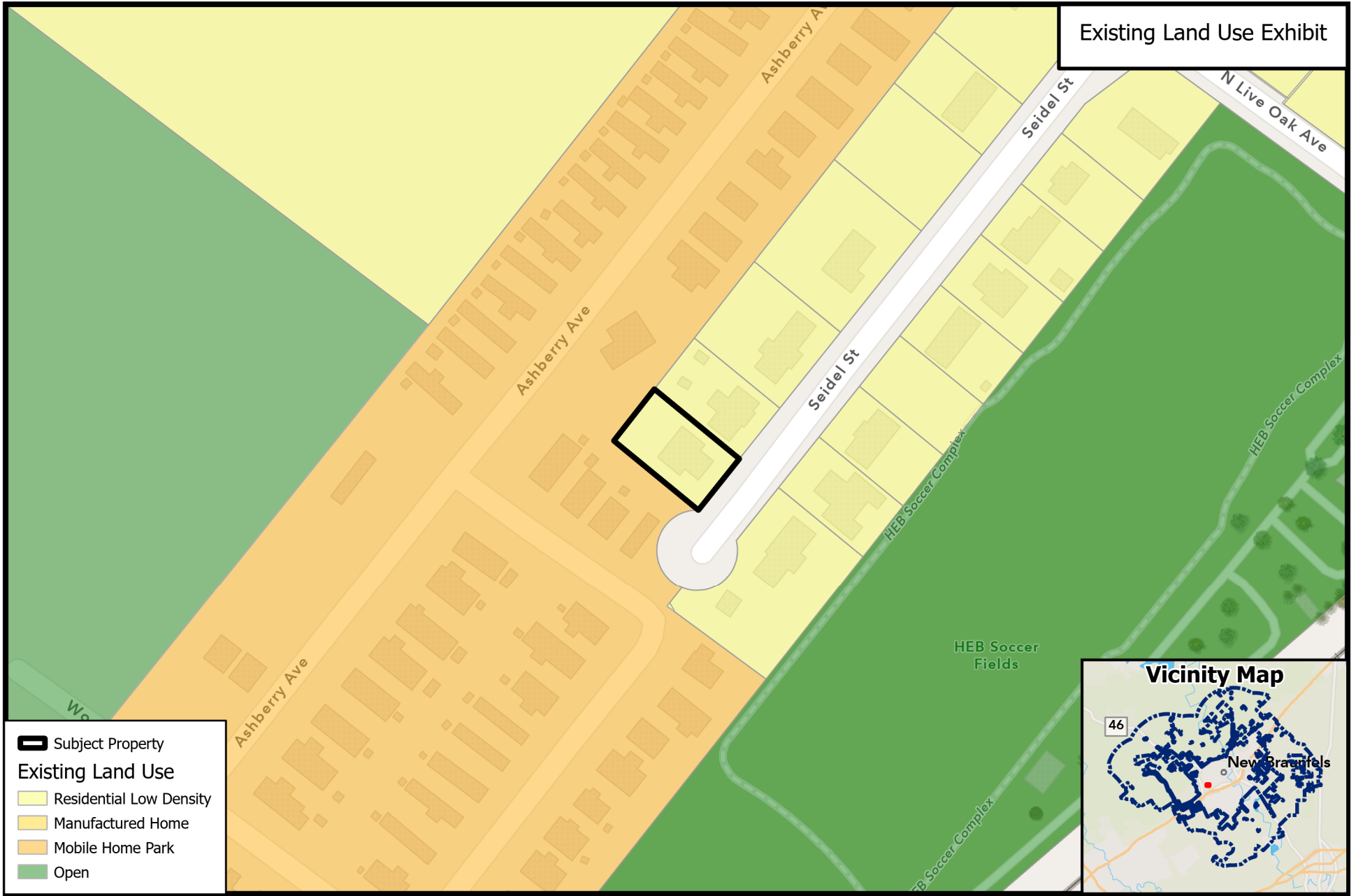
Source: City of New Braunfels Planning
 Date: 6/11/2026

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.








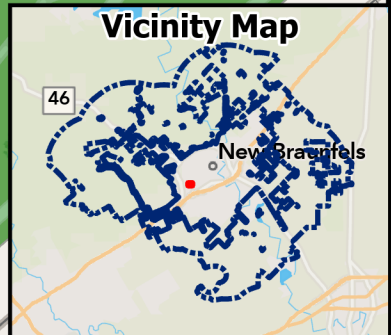
PZ26-0214
1038 & 1042 Seidel St - M-1 to R-2A



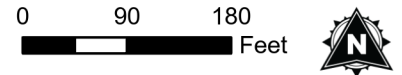


Existing Land Use Exhibit

-  Subject Property
- Existing Land Use**
-  Residential Low Density
-  Manufactured Home
-  Mobile Home Park
-  Open



PZ26-0214
1038 & 1042 Seidel St - M-1 to R-2A





1038 & 1042 Seidel St

Land Use	Existing	Proposed
	M-1	R-2A
Accessory building/structure (see section 144-5.4)		P
Accessory dwelling (one accessory dwelling per lot)		P
Accounting, auditing, bookkeeping, and tax preparations	P	
Acid manufacture		
Adult day care (no overnight stay)		
Adult day care (with overnight stay)		
Aircraft support and related services	P	
Airport	P	
All-terrain vehicle (ATV) dealer/sales	P	
Ambulance service (private)	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	
Answering and message services	P	
Antique shop	P	
Appliance repair	P	
Archery range	P	
Armed services recruiting center	P	
Art dealer/gallery	P	
Artist or artisans studio	P	
Assembly/exhibition hall or areas	P	
Assisted living facility/retirement home		
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	
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	
Barns and farm equipment storage (related to agricultural uses)	P	P
Battery charging station	P	
Bed and breakfast inn (see section 144-5.6)		

Land Use	Existing	Proposed
	M-1	R-2A
Bicycle sales and/or repair	P	
Billiard/pool facility	P	
Bingo facility	P	
Bio-medical facilities	P	
Blacksmith or wagon shops	P	
Blooming or rolling mills		
Boarding house/lodging house		
Book binding	P	
Book store	P	
Bottling or distribution plants (milk)	P	
Bottling works	P	
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	
Campers' supplies	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	
Chemical laboratories (e.g., ammonia, bleaching powder)		
Chemical laboratories (not producing noxious fumes or odors)	P	
Child day care/children's nursery (business)		
Church/place of religious assembly	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	
Cold storage plant	P	
Commercial amusement concessions and facilities	P	
Communication equipment—Installation and/or repair	P	
Community building (associated with residential uses)	P	P

Land Use	Existing	Proposed
	M-1	R-2A
Community home (see definition)		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	P	
Contractor's temporary on-site construction office	P	P
Convenience store with gas sales	P	
Convenience store without gas sales	P	
Cotton ginning or baling works		
Country club (private)	P	
Credit agency	P	
Crematorium	P	
Curio shops	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)		
Drapery shop/blind shop	P	
Driving range	P	
Drug store/pharmacy	P	
Duplex/two-family/duplex condominiums		P
Electrical generating plant		
Electrical repair shop	P	
Electrical substation	P	
Electronic assembly/high tech manufacturing	P	
Electroplating works	P	
Enameling works		
Engine repair/motor manufacturing re-manufacturing and/or repair	P	
Explosives manufacture or storage		
Exterminator service	P	
Fairground	P	
Family home adult care		P
Family home child care		P
Farmers market (produce market—wholesale)	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	
Florist	P	
Flour mills, feed mills, and grain processing	P	
Food or grocery store with gasoline sales	P	
Food or grocery store without gasoline sales	P	

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

Land Use	Existing	Proposed
	M-1	R-2A
Laundry/washateria (self-serve)	P	
Lawnmower sales and/or repair	P	
Leather products manufacturing	P	
Light manufacturing	P	
Limousine/taxi service	P	
Livestock sales/auction		
Locksmith	P	
Lumber mill		
Lumberyard (see section 144-5.15)	P	
Lumberyard or building material sales (see section 144-5.15)	P	
Machine shop	P	
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	P	
Manufacturing and processes	P	
Manufacturing processes not listed		
Market (public, flea)	P	
Martial arts school	P	
Meat or fish packing/storage plants		
Medical supplies and equipment	P	
Metal fabrication shop	P	
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	
Mini-warehouse/self-storage units with outside boat and RV storage	P	
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)	P	
Moving storage company	P	
Moving, transfer, or storage plant	P	
Multifamily (apartments/condominiums)		
Museum	P	
Natural resource extraction and mining		
Needlework shop	P	
Nonbulk storage of gasoline, petroleum products and liquefied petroleum	P	
Nursing/convalescent home/sanitarium		
Offices, brokerage services	P	
Offices, business or professional	P	
Offices, computer programming and data processing	P	


Land Use	Existing	Proposed
	M-1	R-2A
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
Outside storage (as primary use)	P	
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)	P	
Pet shop/supplies (less than 10,000 sq. ft.)	P	
Pet store (over 10,000 sq. ft.)	P	
Petroleum or its products (refining of)		
Photo engraving plant	P	
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	
Plant nursery (retail sales/outdoor storage)	P	
Plastic products molding/reshaping	P	
Plumbing shop	P	
Portable building sales	P	
Poultry killing or dressing for commercial purposes	P	
Propane sales (retail)	P	
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	
Railroad roundhouses or shops		
Rappelling facilities	P	
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)	P	
Residential use in buildings with non-residential uses permitted in the district		
Restaurant/prepared food sales	P	
Restaurant with drive-through service	P	


Land Use	Existing	Proposed
	M-1	R-2A
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.)	P	
Retirement home/home for the aged		
Rock crushers and rock quarries		
Rodeo grounds	P	
RV park		
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	
Security monitoring company (no outside storage or installation)	P	
Security systems installation company	P	
Sexually oriented business (see chapter 18)		
Sheet metal shop	P	
Shoe repair shops	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	P	
Storage—Exterior storage for boats and recreational vehicles	P	
Storage in bulk	P	
Structural iron or pipe works		
Studio for radio or television, without tower (see zoning district for tower authorization)	P	
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	P	
Telecommunications towers/antennas (see section 144-5.7)		
Telemarketing agency	P	
Telephone exchange buildings (office only)	P	
Tennis court (commercial)	P	
Theater (non-motion picture; live drama)	P	
Tire sales (outdoors)	P	
Tool rental	P	
Townhouse (attached)		
Transfer station (refuse/pick-up)	P	
Travel agency	P	

Land Use	Existing	Proposed
	M-1	R-2A
Truck or transit terminal	P	
Truck stop		
Tuber entrance and takeout facilities (see section 144-5.13)		
University or college (public or private)	P	
Upholstery shop (non-auto)	P	
Used or second hand merchandise/furniture store	P	
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.)	P	
Video rental/sales	P	
Warehouse/office and storage/distribution center	P	
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
Welding shop	P	
Wholesale sales offices and sample rooms	P	
Wire or rod mills		
Wood distillation plants (charcoal, tar, turpentine, etc.)		
Woodworking shop (ornamental)	P	
Wool scouring		
Zero lot line/patio homes		


1


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


 Notification Buffer

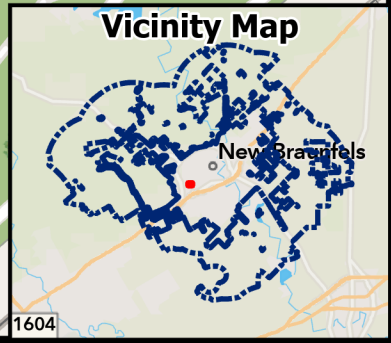
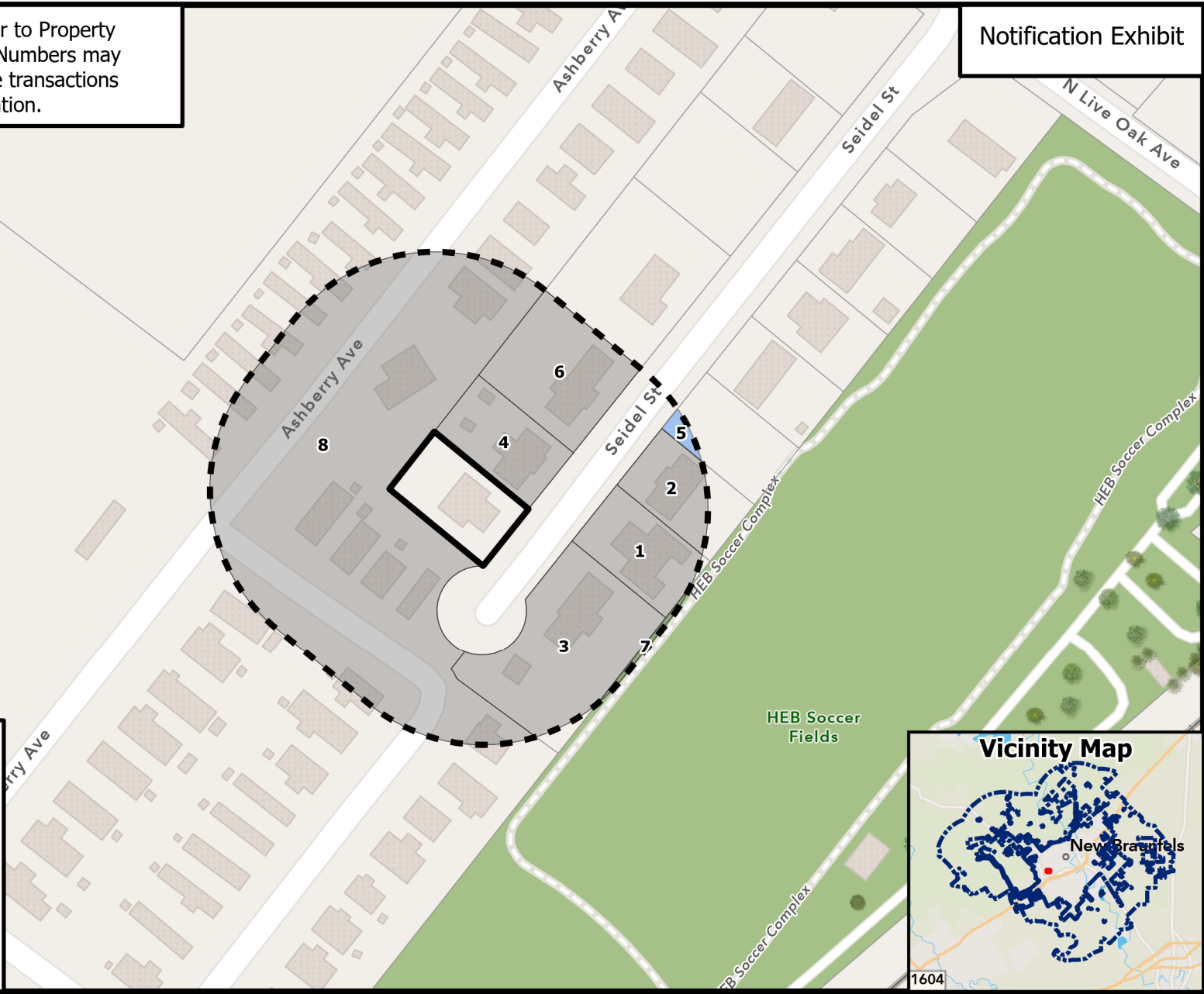
 Subject Property

Parcel Responses

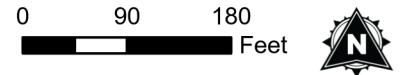
 Favor

 No Response

 Object



PZ26-0214
1038 & 1042 Seidel St - M-1 to R-2A



PLANNING COMMISSION – July 7, 2026 – 6:00PM

City Hall Council Chambers

Applicant: Will Baker

Address/Location: 1038 and 1042 Seidel St

PZ26-0214

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. MARSH CANET ANNETTE M | 6. LERMA MANUEL & MARY |
| 2. LEMMONS INVESTMENT GROUP LLC | 7. NEW BRAUNFELS CITY OF |
| 3. PROPERTY OWNER #3 | 8. BAVARIAN VILLAGE INC |
| 4. ROBINSON DOUGLAS A & KRISTIN G | |
| 5. GRAHAM LINDA K TRST 06-11-2025 | |

SEE MAP

GRAHAM LINDA K TRST 06-11-2025

1020 SEIDEL STREET

NEW BRAUNFELS TX 78130

Property #: 5

PZ26-0214

Case Manager: AM

FAVOR

OPPOSE

COMMENTS

RECEIVED
JUN 30
BY: *AM*

7/7/2026

Agenda Item No. C)

PRESENTER:

Applicant: Miles Payne

Owner: Samantha Richards, Executor of the Estate of John William Turner

SUBJECT:

SUP26-206 Public hearing and recommendation to City Council, requested by Miles Payne, on behalf of Samantha Richards, Executor of the Estate of John William Turner, to rezone approximately 2 acres out of the City Block 3022, from M-1 (Light Industrial District) to M-1 SUP (Light Industrial District with a Special Use Permit for one residence with an allowance for short term rental), currently addressed at 474 North Guenther Avenue.

DEPARTMENT: Neighborhood and Community Planning

COUNCIL DISTRICTS IMPACTED: 1

BACKGROUND INFORMATION:

Case No: SUP26-206

Applicant:

Miles Payne
(254) 913-3612

Owner:

Samantha Richard, Executor of the Estate of John William Turner
(830) 708-7774

Staff Contact:

Mary Lovell, AICP, CNU-A
(830) 221-4051 | mlovell@newbraunfels.gov

The subject property consists of approximately two acres along the east side of North Guenther Avenue, approximately 150 feet east of the intersection of Guenther Avenue and the Union Pacific Railroad. The property is currently zoned M-1 (Light Industrial District). An equipment shed, approximately 1,800 square feet, is sited on the property.

The surrounding zoning includes M-1 (Light Industrial District) to the east and west, PD (Town Creek Planned Development District) to the north, and R-2 (Single-Family and Two-Family District) to the south. The Dry Comal Creek lies to the north and surrounding land uses include the railroad tracks to the south, undeveloped property to the east and a parking lot for the New Braunfels Smokehouse to the west.

A portion of the subject property is situated within the 100-year floodplain, which significantly reduces the applicant's development options. The remainder of the property is within the 500-year floodplain, and this area is suitable for a smaller footprint development. The property is wooded with a substantial tree canopy that the applicant intends to preserve.

ISSUE:

The applicant is requesting a Special Use Permit (SUP) overlay to allow the construction of one single-family residence within the existing M-1 zoning district with an allowance for operation as a short-term rental. If approved, the short-term rental would be required to submit a short-term rental registration application, subject to annual fire inspections, insurance requirements, and payment of hotel occupancy taxes.

The applicant states that given the floodplain constraints on the property and the desire to keep the tree canopy on the property intact, a single-family residence with the allowance of a short-term rental is the best use of the property at this time.

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

Drainage: Per adopted ordinance, if a drainage study is required, it will be conducted during future development review and permitting processes, as applicable.

COMPREHENSIVE PLAN REFERENCE:

The SUP overlay 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 provisions of a variety of flexible and innovative lodging options and attractions.
- **Action 3.1:** Plan for 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 5.8** Encourage native vegetation and remove non-native invasive species in natural riparian and enhanced drainage areas.

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

STRATEGIC PLAN REFERENCE:

Economic Mobility Enhanced Connectivity Community Identity

Organizational Excellence Community Well-Being N/A

- Economic Mobility - Increase the number of new affordable housing units produced each fiscal year.
- Economic Mobility - 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.

FISCAL IMPACT:

The property owner's request is in alignment with the following recommendations and strategies of the Land Use Fiscal Analysis:

- Focus development in areas with existing infrastructure to increase property tax revenue without significantly raising service costs.
- Provide a mix of uses and building types, heights, and sizes in a more walkable context to

produce more value and fiscal productivity.

- Cultivate partnerships with stakeholders to support small-scale infill projects.

RECOMMENDATION:

Approval. The applicant's request aligns with the actions and goals of the comprehensive plan, the Strategic Plan and the Land Use Fiscal Analysis. Approval of the SUP would provide a mechanism to allow one low-impact use in the underlying M-1 zoning. This approach preserves the City's long-term ability to support industrial or employment-related uses in the area should redevelopment occur in the future, while allowing the property owner reasonable use of the property in the near term, adding to the local lodging inventory without introducing additional intensity beyond what currently exists on the site.

If approved, staff recommends the following conditions and allowances:

1. Submit a registration application for short-term rental and meet all requirements set forth in Sec. 144-5.17, Short term rental or occupancy.
2. A maximum of one (1) single-family dwelling shall be permitted on the subject property. Construction of the dwelling must be in compliance with the development standards of the "R-1A-6.6" Single-Family District.

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 19 properties within 200 feet of the request. As of the date this agenda was posted, one (1) response in opposition and two (2) responses in favor were received. A supermajority vote of City Council would not be required to approve the applicant's request.

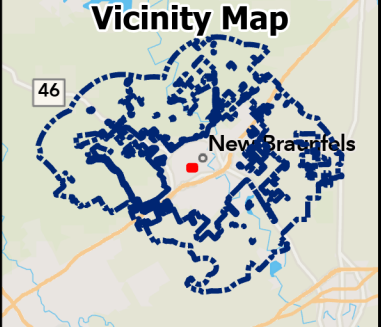
Resource Links:

- Chapter 144, Sec. 3.3-11 (M-1) 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?

Aerial Exhibit

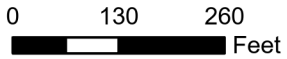


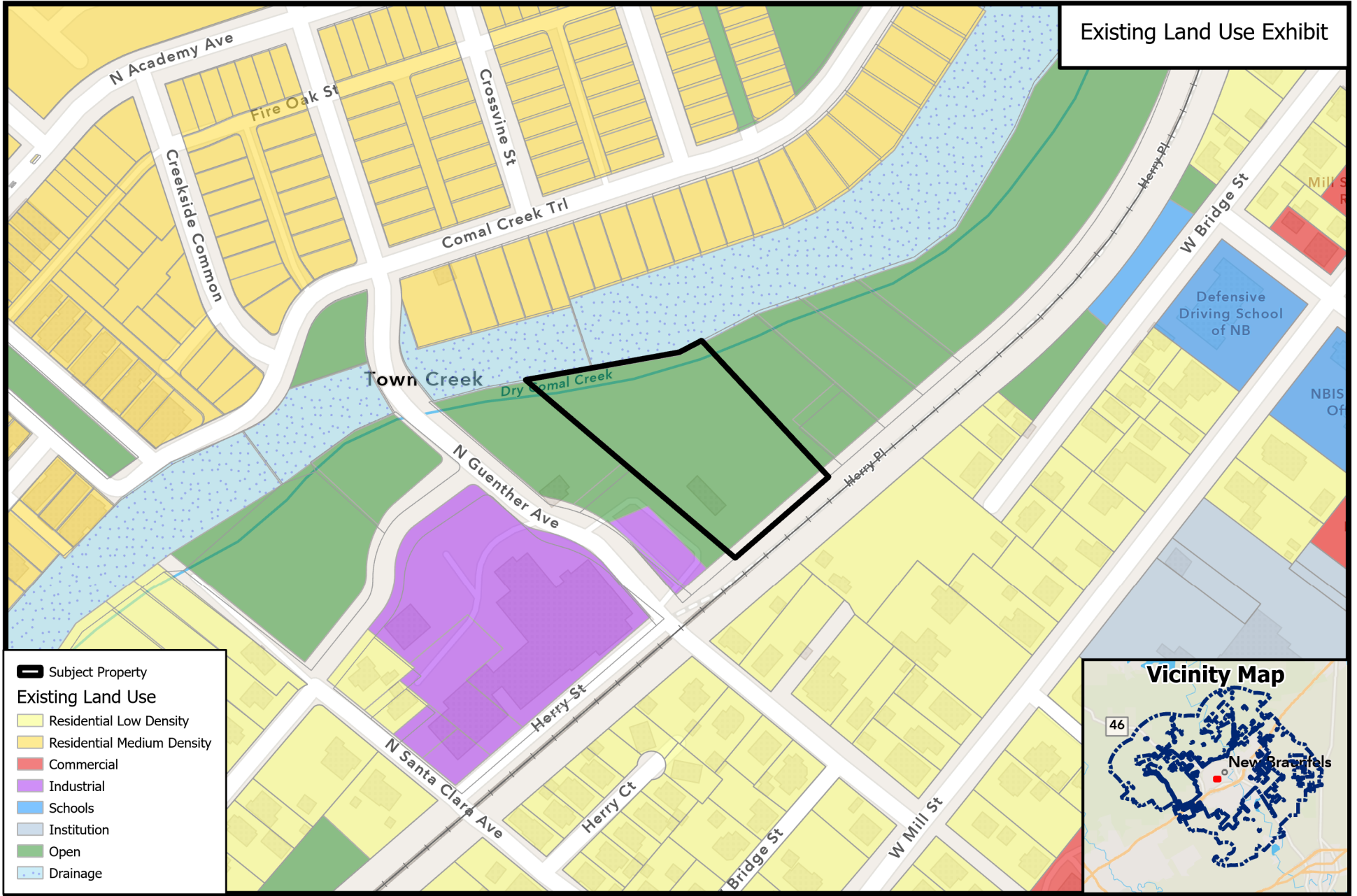
Subject Property
Floodplain
 Floodway
 1% Annual Chance Flood Hazard



SUP26-206

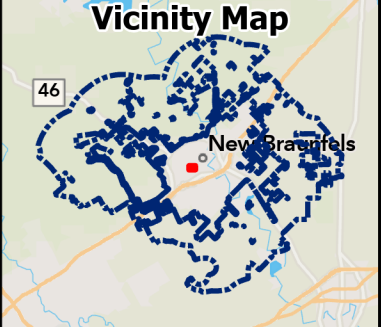
M-1 to M-1 SUP for One Residence with allowance for a Short Term Rental



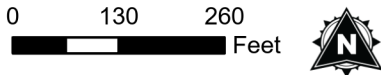


Existing Land Use Exhibit

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



SUP26-206
M-1 to M-1 SUP for One Residence with allowance for a Short Term Rental



Path: L:\Boards and Commissions\ZoneChange & SUPs\2026\SUP26-206 - 474 N Guenther Ave -

Source: City of New Braunfels Planning
 Date: 6/8/2026

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.

Land Use	Existing	Proposed
	M-1	M-1 SUP
Accessory building/structure (see section 144-5.4)		
Accessory dwelling (one accessory dwelling per lot)		
Accounting, auditing, bookkeeping, and tax preparations	P	P
Acid manufacture		
Adult day care (no overnight stay)		
Adult day care (with overnight stay)		
Aircraft support and related services	P	P
Airport	P	P
All-terrain vehicle (ATV) dealer/sales	P	P
Ambulance service (private)	P	P
Amphitheaters (outdoor live performances)	P	P
Amusement devices/arcade (four or more devices)	P	P
Amusement services or venues (indoors) (see section 144-5.13)	P	P
Amusement services or venues (outdoors)	P	P
Animal grooming shop	P	P
Answering and message services	P	P
Antique shop	P	P
Appliance repair	P	P
Archery range	P	P
Armed services recruiting center	P	P
Art dealer/gallery	P	P
Artist or artisans studio	P	P
Assembly/exhibition hall or areas	P	P
Assisted living facility/retirement home		
Athletic fields	P	P
Auction sales (non-vehicle)	P	P
Auto body repair, garages (see section 144-5.11)	P	P
Auto glass repair/tinting (see section 144-5.11)	P	P
Auto interior shop/upholstery (see section 144-5.11)	P	P
Auto leasing	P	P
Auto muffler shop (see section 144-5.11)	P	P
Auto or trailer sales rooms or yards (see section 144-5.12)	P	P
Auto or truck sales rooms or yards—Primarily new (see section 144-5.12)	P	P
Auto paint shop	P	P
Auto repair as an accessory use to retail sales	P	P
Auto repair garage (general) (see section 144-5.11)	P	P
Auto supply store for new and factory rebuilt parts	P	P
Auto tire repair/sales (indoor)	P	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	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

Land Use	Existing	Proposed
	M-1	M-1 SUP
Bed and breakfast inn (see section 144-5.6)		
Bicycle sales and/or repair	P	P
Billiard/pool facility	P	P
Bingo facility	P	P
Bio-medical facilities	P	P
Blacksmith or wagon shops	P	P
Blooming or rolling mills		
Boarding house/lodging house		
Book binding	P	P
Book store	P	P
Bottling or distribution plants (milk)	P	P
Bottling works	P	P
Bowling alley/center (see section 144-5.13)	P	P
Breweries/distilleries and manufacture of alcohol and alcoholic beverages		
Broadcast station (with tower) (see section 144-5.7)	P	P
Bulk storage of gasoline, petroleum products, liquefied petroleum and flammable liquids (see section 5.27)		
Bus barns or lots	P	P
Bus passenger stations	P	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	P
Car wash, full service (detail shop)	P	P
Carpenter, cabinet, or pattern shops	P	P
Carpet cleaning establishments	P	P
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)	P	P
Child day care/children's nursery (business)		
Church/place of religious assembly	P	P
Cider mills		
Civic/conference center and facilities	P	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	P	P
Commercial amusement concessions and facilities	P	P

Land Use	Existing	Proposed
	M-1	M-1 SUP
Communication equipment—Installation and/or repair	P	P
Community building (associated with residential uses)	P	P
Community home (see definition)		
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	P
Consignment shop	P	P
Contractor's office/sales, with outside storage including vehicles	P	P
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	P	P
Curio shops	P	P
Custom work shops	P	P
Dance hall/dancing facility (see section 144-5.13)	P	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	P
Drug store/pharmacy	P	P
Duplex/two-family/duplex condominiums		
Electrical generating plant		
Electrical repair shop	P	P
Electrical substation	P	P
Electronic assembly/high tech manufacturing	P	P
Electroplating works	P	P
Enameling works		
Engine repair/motor manufacturing re-manufacturing and/or repair	P	P
Explosives manufacture or storage		
Exterminator service	P	P
Fairground	P	P
Family home adult care		
Family home child care		
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	P
Fertilizer manufacture and storage		
Filling station (gasoline tanks must be below the ground)	P	P
Florist	P	P

Land Use	Existing	Proposed
	M-1	M-1 SUP
Flour mills, feed mills, and grain processing	P	P
Food or grocery store with gasoline sales	P	P
Food or grocery store without gasoline sales	P	P
Food processing (no outside public consumption)	P	P
Forge (hand)	P	P
Forge (power)	P	P
Fraternal organization/civic club (private club)	P	P
Freight terminal, rail/truck (when any storage of freight is wholly outside an enclosed building)	P	P
Freight terminal, truck (all storage of freight in an enclosed building)	P	P
Frozen food storage for individual or family use	P	P
Funeral home/mortuary	P	P
Furniture manufacture	P	P
Furniture sales (indoor)	P	P
Galvanizing works	P	P
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	P	P
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	P	P
Heavy load (farm) vehicle sales/repair (see section 144-5.14)	P	P
Heavy manufacturing		
Heliport	P	P
Hides/skins (tanning)		
Home occupation (see section 144-5.5)		
Home repair and yard equipment retail and rental outlets	P	P
Hospice		
Hospital, general (acute care/chronic care)	P	P
Hospital, rehabilitation	P	P
Hotel/motel	P	P
Hotels/motels—Extended stay (residence hotels)		
Ice delivery stations (for storage and sale of ice at retail only)	P	P
Ice plants	P	P
Indoor or covered sports facility		
Industrial laundries	P	P
Iron and steel manufacture		
Junkyards, including storage, sorting, baling or processing of rags		
Kiosk (providing a retail service)	P	P
Laboratory equipment manufacturing	P	P

Land Use	Existing	Proposed
	M-1	M-1 SUP
Laundromat and laundry pickup stations	P	P
Laundry, commercial (without self-serve)	P	P
Laundry/dry cleaning (drop off/pick up)	P	P
Laundry/washateria (self-serve)	P	P
Lawnmower sales and/or repair	P	P
Leather products manufacturing	P	P
Light manufacturing	P	P
Limousine/taxi service	P	P
Livestock sales/auction		
Locksmith	P	P
Lumber mill		
Lumberyard (see section 144-5.15)	P	P
Lumberyard or building material sales (see section 144-5.15)	P	P
Machine shop	P	P
Maintenance/janitorial service	P	P
Major appliance sales (indoor)	P	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	P	P
Manufacturing and processes	P	P
Manufacturing processes not listed		
Market (public, flea)	P	P
Martial arts school	P	P
Meat or fish packing/storage plants		
Medical supplies and equipment	P	P
Metal fabrication shop	P	P
Micro brewery (onsite mfg. and/or sales)	P	P
Micro distillery (onsite mfg. and/or sales)	P	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	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	P
Motorcycle dealer (primarily new/repair)	P	P
Moving storage company	P	P
Moving, transfer, or storage plant	P	P
Multifamily (apartments/condominiums)		
Museum	P	P
Natural resource extraction and mining		
Needlework shop	P	P
Nonbulk storage of gasoline, petroleum products and liquefied petroleum	P	P
Nursing/convalescent home/sanitarium		

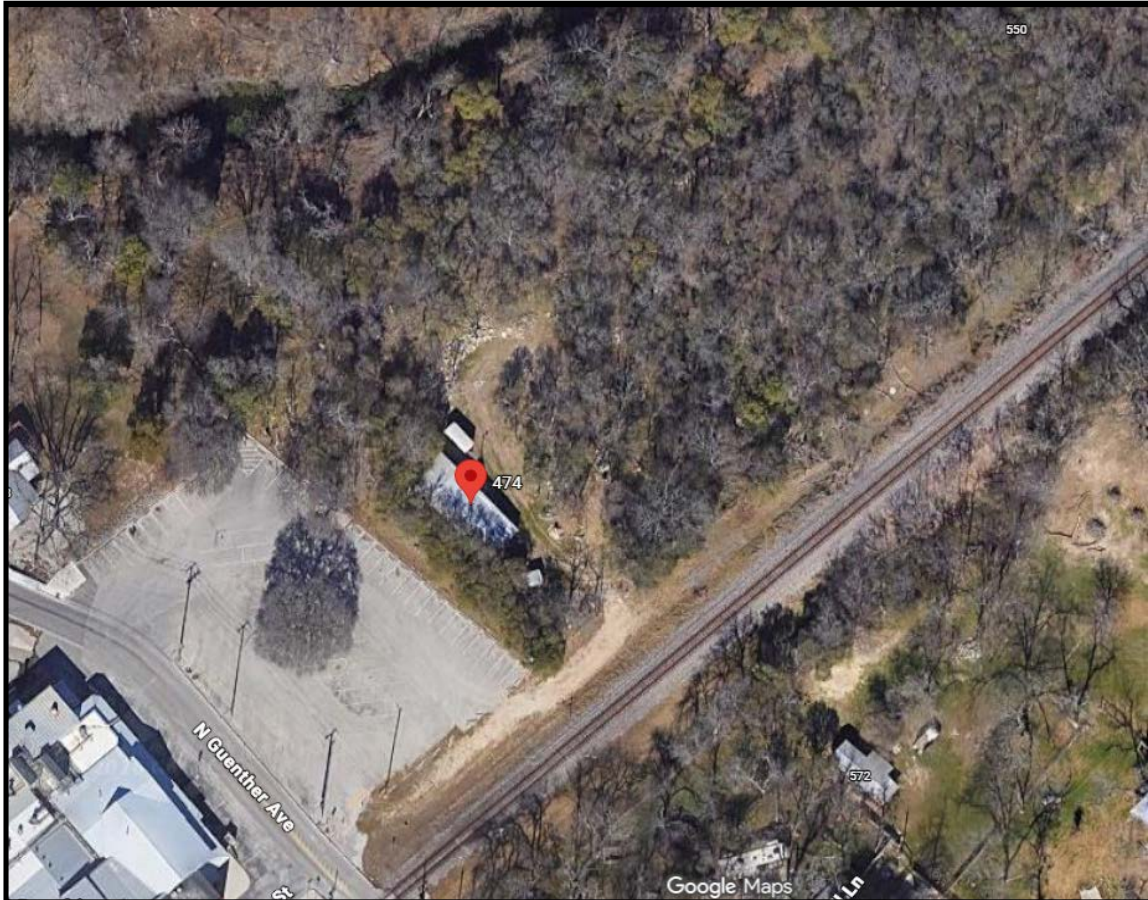
Land Use	Existing	Proposed
	M-1	M-1 SUP
Offices, brokerage services	P	P
Offices, business or professional	P	P
Offices, computer programming and data processing	P	P
Offices, consulting	P	P
Offices, engineering, architecture, surveying or similar	P	P
Offices, health services	P	P
Offices, insurance agency	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)	P	P
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	P
Pawn shop	P	P
Personal services	P	P
Personal watercraft sales (primarily new/repair)	P	P
Pet shop/supplies (less than 10,000 sq. ft.)	P	P
Pet store (over 10,000 sq. ft.)	P	P
Petroleum or its products (refining of)		
Photo engraving plant	P	P
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	P	P
Plumbing shop	P	P
Portable building sales	P	P
Poultry killing or dressing for commercial purposes	P	P
Propane sales (retail)	P	P
Public recreation/services building for public park/playground areas	P	P
Publishing/printing company (e.g., newspaper)	P	P
Quick lube/oil change/minor inspection	P	P
Radio/television shop, electronics, computer repair	P	P
Railroad roundhouses or shops		
Rappelling facilities	P	P
Recreation buildings (private)	P	P
Recreation buildings (public)	P	P
Recycling kiosk	P	P
Refreshment/beverage stand	P	P
Rental or occupancy for less than one month (see section 144-5.17)		

Land Use	Existing	Proposed
	M-1	M-1 SUP
Research lab (non-hazardous)	P	P
Residential use in buildings with non-residential uses permitted in the district		
Restaurant/prepared food sales	P	P
Restaurant with drive-through service	P	P
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		
Rock crushers and rock quarries		
Rodeo grounds	P	P
RV park		
RV/travel trailer sales	P	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	P
Sexually oriented business (see chapter 18)		
Sheet metal shop	P	P
Shoe repair shops	P	P
Shooting gallery—Indoor (see section 144-5.13)	P	P
Shooting range—Outdoor (see section 144-5.13)		
Shopping center	P	P
Sign manufacturing/painting plant	P	P
Single-family industrialized home (see section 144-5.8)		
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	P	P
Storage—Exterior storage for boats and recreational vehicles	P	P
Storage in bulk	P	P
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	P
Taxidermist	P	P
Telecommunications towers/antennas (see section 144-5.7)		
Telemarketing agency	P	P
Telephone exchange buildings (office only)	P	P
Tennis court (commercial)	P	P
Theater (non-motion picture; live drama)	P	P

Land Use	Existing	Proposed
	M-1	M-1 SUP
Tire sales (outdoors)	P	P
Tool rental	P	P
Townhouse (attached)		
Transfer station (refuse/pick-up)	P	P
Travel agency	P	P
Truck or transit terminal	P	P
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	P
Vacuum cleaner sales and repair	P	P
Vehicle storage facility		
Veterinary hospital (no outside animal runs or kennels)	P	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.)	P	P
Video rental/sales	P	P
Warehouse/office and storage/distribution center	P	P
Waterfront amusement facilities—Berthing facilities sales and rentals	P	P
Waterfront amusement facilities—Boat fuel storage/dispensing facilities	P	P
Waterfront amusement facilities—Boat landing piers/launching ramps	P	P
Waterfront amusement facilities—Swimming/wading pools/bathhouses	P	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	P	P
Wholesale sales offices and sample rooms	P	P
Wire or rod mills		
Wood distillation plants (charcoal, tar, turpentine, etc.)		
Woodworking shop (ornamental)	P	P
Wool scouring		
Zero lot line/patio homes		

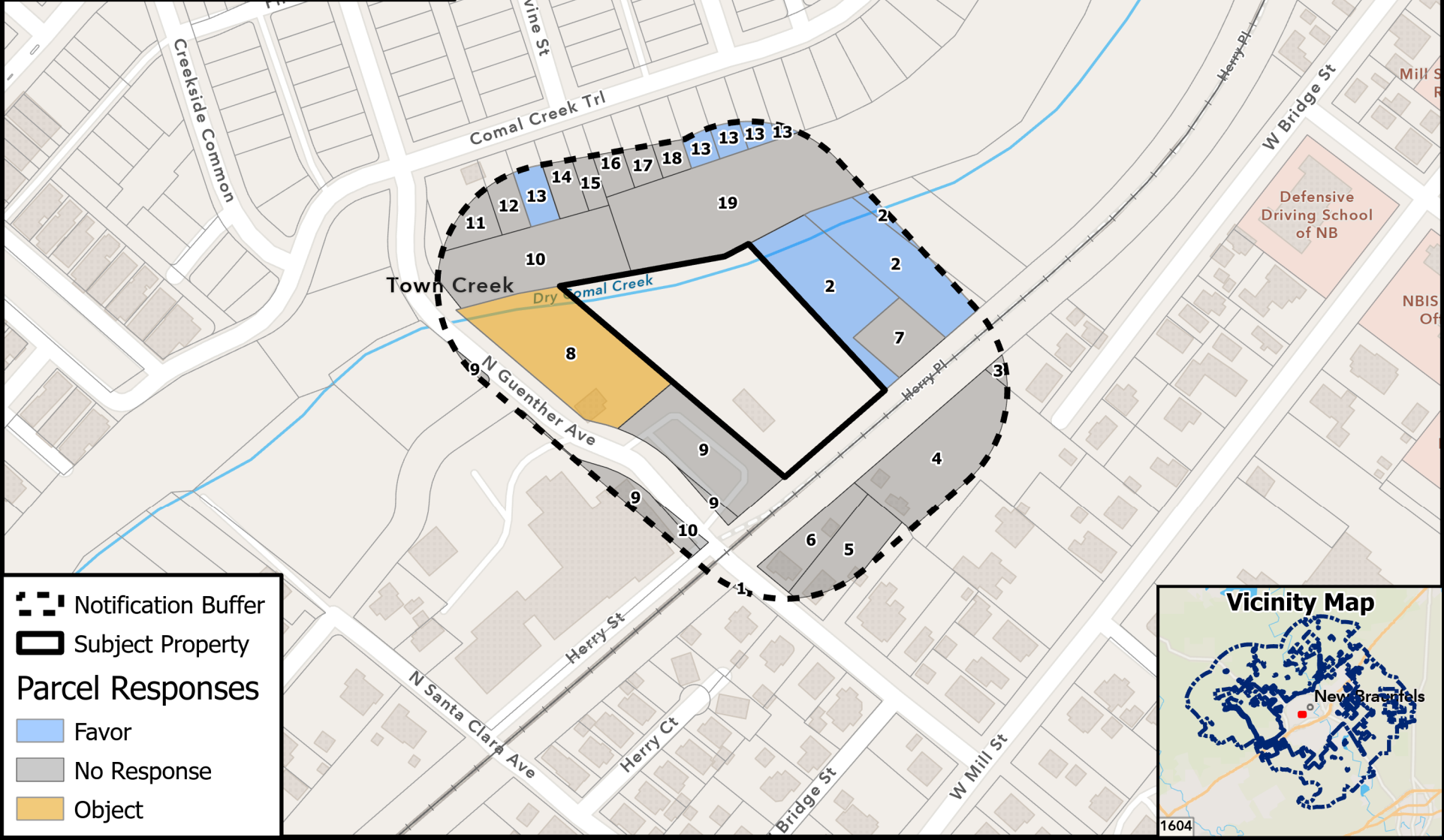


474 North Guenther Avenue



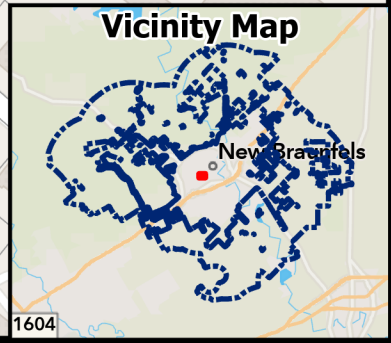
474 North Guenther Avenue

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



Parcel Responses

- Notification Buffer
- Subject Property
- Favor
- No Response
- Object



SUP26-206
M-1 to M-1 SUP for One Residence with allowance for a Short Term Rental



PLANNING COMMISSION – JULY 7, 2026 – 6:00PM

City Hall Council Chambers

Applicant: Miles Payne

Address/Location: 474 N. Guenther Ave.

Case # SUP26-206

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. GALBREATH KEVIN M | 11. FLORES PAUL & SHARLA |
| 2. TALCOTT THOMAS L & CATHY C | 12. BMK PROPERTIES LP |
| 3. FLINT DEREK | 13. TC TOWN CREEK TEXAS LP |
| 4. KENDRICK JOHN C | 14. SCOTT JEFF & MANDI |
| 5. DE LA HOYA LETICIA | 15. CITY OF NEW BRAUNFELS |
| 6. PEREZ FRANK | 16. MATHIS ELIZABETH L K K |
| 7. TAYS DUSTIN | 17. LUCERO HORACIO |
| 8. SNYDER J DUDLEY & SUSAN D | 18. CHACON DAVID F |
| 9. NEW BRAUNFELS SMOKEHOUSE INC | 19. TOWN CREEK TEXAS POA |
| 10. NEW BRAUNFELS CITY OF | |

SEE MAP

TALCOTT THOMAS L & CATHY C

932 ENCINO DR

NEW BRAUNFELS TX 78130

Property #: 2

SUP26-206

Case Manager: ML

TC TOWN CREEK TEXAS LP

352 LANDA ST

NEW BRAUNFELS TX 78130

Property #: 13

SUP26-206

Case Manager: ML

COMMENTS

FAVOR

OPPOSE

FAVOR

OPPOSE

Beautiful setting
for a residence.

Cathy Talcott

SNYDER J DUDLEY & SUSAN D
441 N. GUENTHER AVENUE
NEW BRAUNFELS TX 78130
Property #: 8
SUP26-206
Case Manager: ML

FAVOR

OPPOSE

COMMENTS

There needs to be a
defined way, maybe even
dedded, to get in and
out of the property without
driving over our property.