

**DRAFT - MINUTES  
OF THE NEW BRAUNFELS PLANNING COMMISSION  
REGULAR MEETING OF WEDNESDAY, AUGUST 7, 2024**

**AGENDA**

**1. CALL TO ORDER**

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

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

**2. ROLL CALL**

The following Commissioners were present:

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

The following Commissioner were absent:

Angela Allen, Taylor Chafin

**3. APPROVAL OF MINUTES**

A) Approval of the July 2, 2024 Regular Meeting Minutes.

**Motion by Commissioner Miedema, seconded by Vice-Chair Nolte, to approve the Regular meeting Minutes of July 2, 2024. 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](mailto:planning@newbraunfels.gov). Emailed comments will be distributed to the Planning Commission.*

Sheila Johnson began to speak regarding an item on the agenda.

Chair Sonier informed her that public comment on Item 5. A) will take place during the hearing of that item and further elaborated on public meeting procedure.

**5. INDIVIDUAL ITEMS FOR CONSIDERATION**

A) HST24-234 Public hearing and recommendation to City 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 presented the aforementioned item and stated the Historic Landmark Commission recommended approval of the item at the July 9, 2024 regular meeting of the HLC.**

**Chair Sonier asked if there were any questions for staff.**

**Discussion followed on the criteria of approval for historic landmark designation, existing additions to the building, the owners position on historic designation, staffs recommendation, and the impact of historic designation.**

**Chair Sonier invited the owner to speak on the item.**

**Kevin Webb elaborated on the request discussing the condition of the home, intent of property purchase, and the potential impacts of historic designation.**

**Further discussion followed on the condition of the home.**

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

**The following individuals spoke in favor of the item:  
Sharon Bennett and Wayne Bennett.**

**The following individuals spoke in opposition of the item:  
Bill Hesbrook.**

**Chair Sonier closed the public hearing.**

**Chair Sonier asked if there were any further discussion or motion.**

**Discussion followed on what is considered historic, the uniqueness and condition of the home, and the process for historic review in response to demolition permit applications.**

**Motion by Vice-Chair Nolte, seconded by Commissioner Allsup, to recommend denial of historic designation to City Council. Motion**

**carried unanimously.**

B) ORD24-248 Public hearing and recommendation on amendments to Chapter 144, Zoning, regarding temporary vending operations and mobile food courts.

**Chris Looney presented the aforementioned item and recommended approval.**

**Chair Sonier asked if there were any questions for staff.**

**Brief discussion followed clarifying the proposed changes.**

**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 discussion or motion.**

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

C) ORD24-218 Public hearing and recommendation to City 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 presented the aforementioned item and recommended approval.**

**Chair Sonier asked if there were any questions for staff.**

**Discussion followed regarding permit requirements, potential impacts, the intent of the requested amendments, existing RV regulations, further clarification of the proposed changes, and defining RVs.**

**Further discussion followed on existing RV regulations under the New Braunfels Health Code, the scope of the proposed amendments, the most appropriate process to make these changes, and Short-Term**

**Rental regulation.**

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

**TJ Grossi, asked questions regarding the impact of the proposed amendments and commented on potential restrictions that could be implemented as part of the amendments.**

**Chair Sonier closed the public hearing.**

**Chair Sonier asked if there were any further discussion or motion.**

**Discussion followed on procedure in the case of no motion being made.**

**Motion by Commissioner Taylor, seconded by Commissioner Rudy, to recommend denial of the item to City Council. Motion carried (5-2-0) with Commissioner Schaeffer and Chair Sonier in opposition.**

**D) ORD24-250 Public hearing to consider a recommendation to City Council on proposed amendments to Chapter 144 regarding parking requirements.**

**Matt Greene presented the aforementioned item and recommended approval.**

**Chair Sonier asked if there were any questions for staff.**

**Discussion followed on affected land uses, ROW regulation, and potential impacts.**

**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 discussion or motion.**

**Motion by Commissioner Allsup, seconded by Commissioner Miedema, to recommend approval of the item to City Council. Motion**

**carried unanimously.**

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.

**Amanda Mushinski presented the aforementioned item and recommended approval.**

**Chair Sonier asked if there were any questions for staff.**

**Brief discussion followed on neighboring opposition and land use.**

**Chair Sonier invited the applicant to speak on the item.**

**Katherine Crowe elaborated on the request.**

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

**The following individuals spoke in opposition of the request:  
Ed Connolly.**

**Chair Sonier closed the public hearing.**

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

**Discussion followed on existing deed restrictions of the property, a brief history of the property and its current use, and the intent of the request.**

**Further discussion followed on zoning allowances, the most appropriate zoning for the location of the property, whether a zone change or a special use permit would be more appropriate to allow the desired expansion of the existing use, and residential protection measures from non-residential development.**

**Discussion then followed on allowed uses in the C-O Commercial Office Zoning District, C-O zoning in residential areas, and residential buffering requirements.**

**Commissioner Miedema stepped away from the dais at 7:38pm and returned at 7:40pm.**

**Discussion followed on the deed restrictions in place on the property, the existing use of the property, and the intent of the request.**

**Chair Sonier reopened public hearing.**

**The following individual spoke in opposition of the request:  
Ed Connolly.**

**Chair Sonier closed the public hearing.**

**Motion by Commissioner Miedema, seconded by Commissioner Schaeffer, to recommend approval of the item to City Council. Motion carried (6-1-0) with Commissioner Taylor in opposition.**

**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.**

**Amanda Mushinski presented the aforementioned item and recommended approval.**

**Chair Sonier left the dais at 7:46pm.**

**Vice-Chair Nolte asked if there were any questions for staff.**

**No one spoke.**

**Vice-Chair Nolte invited the applicant to speak on the item.**

**Jacob Kondo elaborated on the request.**

**Vice-Chair Nolte opened the public hearing and asked if anyone would like to speak on the item.**

**No one spoke.**

**Matthew Simmont clarified the relation of the project to other development in the area.**

**Chair Sonier returned to the dais at 7:49pm.**

**Discussion followed on communication efforts with neighboring residences, the proposed zoning of the development in relation to surrounding residential areas, and how opposition to the request was accounted for.**

**Chair Sonier closed the public hearing.**

**Chair Sonier asked if there were any further discussion or motion.**

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

**6. ADJOURNMENT**

There being no further business Chair Sonier adjourned the meeting at 7:55pm.

**By:** \_\_\_\_\_  
COMMISSION CHAIR

**Attest:**

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COMMISSION LIAISON