

**DRAFT - MINUTES
OF THE NEW BRAUNFELS PLANNING COMMISSION
REGULAR MEETING OF TUESDAY, JULY 1, 2025**

1. CALL TO ORDER

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

2. ROLL CALL

The following Commissioners were present:

Angela Allen

Randall Allsup

Karen Brasier

Chad Nolte

Vicky Rudy

Hunter Schwarz

Jessica Schaefer

Chase Taylor

Jerry Sonier

Nathan Brown provided clarification regarding the posted executive session.

3. APPROVAL OF MINUTES

A) Approval of the June 3, 2025 regular meeting minutes.

Motion by Vice-Chair Taylor, seconded by Commissioner Allsup, to approve the June 3, 2025 regular meeting minutes. Motion carried unanimously (9-0-0).

4. CITIZENS' COMMUNICATIONS

This time is for citizens to address the Planning Commission on any issues or items NOT on the agenda.

No one spoke.

5. INDIVIDUAL ITEMS FOR CONSIDERATION

A) SUP25-144 Public hearing and recommendation to City Council to rezone approximately 0.3 acres out of Kuehler Addition Subdivision, New City Block 1055, Lot 9 from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit to allow Short Term Rental of a Residence), currently addressed as 1070 Sanger Ave.

Amanda Mushinski presented the aforementioned item and recommended approval with the conditions listed in the staff report.

Chair Sonier asked if there were any questions for staff.

No one spoke.

Chair Sonier invited the applicant to speak on the item.

Justin Dixon stated he was present to answer any questions.

Brief discussion followed on the intent of the request.

Chair Sonier opened the public hearing and asked if any present wished 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 to be made.

Brief discussion followed on parking requirements for short-term rentals.

Motion by Commissioner Schaefer, seconded by Commissioner Nolte, to recommend approval of the item to City Council. Motion carried unanimously (9-0-0).

6. STAFF REPORT

A) Presentation and update on the City of New Braunfels Thoroughfare Plan Update.

Gary Ford and Elizabeth Dupont presented the aforementioned item.

Brief discussion followed on upcoming opportunities for public input.

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

Six individuals spoke in opposition of the item.

Chair Sonier closed the public hearing.

No action was taken.

7. EXECUTIVE SESSION

In accordance with the Open Meetings Act, Texas Government Code, Ch. 551.071, the Commission may convene in a closed session to discuss any of the items listed on this agenda. Any final action or vote on any executive session item will be taken in open session.

No action taken.

8. ADJOURNMENT

There being no further business Chair Sonier adjourned the meeting at 6:58pm.

By: _____
COMMISSION CHAIR

Attest:

COMMISSION LIAISON