



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

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



TUESDAY, FEBRUARY 3, 2026 at 6:00 PM

Chase Austin Taylor - Commissioner
Randall Allsup - Commissioner
Vicky Rudy - Commissioner
Jessica Schaefer - Commissioner
Chad Nolte - Commissioner

Jerry Sonier - Commissioner
Karen Brasier - Commissioner
Hunter Schwarz - Commissioner
Angela Allen - Commissioner

AGENDA

1. CALL TO ORDER

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

2. ROLL CALL

3. APPROVAL OF MINUTES

A) Approval of the January 6, 2026 regular meeting [26-127](#)
minutes.

4. CITIZENS' COMMUNICATIONS

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

5. INDIVIDUAL ITEMS FOR CONSIDERATION

A) PZ25-0466 Public hearing and recommendation to City [26-56](#)
Council requested by KB Homes and Killen, Griffin &
Farrimond, PLLC, on behalf of Alice Schwanz, of
approximately 38 acres out of the R Perez Survey 28,
Abstract 460, and the J Stark Survey 277, Abstract 530,
from R-1 (Single Family District) and APD
(Agricultural/Pre-Development District) to R-1A-6.6
(Single Family Residential District), located northwest of
the property currently addressed at 2815 State Highway
46 West.

Applicants: KB Homes and Killen, Griffin & Farrimond, PLLC

Owner: Alice Schwanz

B) PZ25-0457 Public hearing and recommendation to City [26-24](#)

Council, at the request of Colum Malcolmson, on behalf of Gladys Timmermann Koepp, Cheryl Timmermann Fonda, to rezone approximately 4 acres out of the Timmermann Subdivision, Lots AAR, ABR, from R-2 AH (Single-Family and Two-Family Airport Hazard Overlay District) to M-1A AH (Light Industrial Airport Hazard Overlay District), currently addressed at 1239 Barbarosa Road and 1255 Saur Lane.

Applicant: Colum Malcolmson

Owners: Gladys Timmermann Koepp, Cheryl Timmermann Fonda

- C) SUP25-464 Public hearing and recommendation to City [26-49](#)
Council requested by Ayo Phillips, and TJ Grossi of Schumann Consulting, on behalf of Deborah and Garry Miller, of approximately 4 acres out of the A M Eznaurizar Survey, Abstract 20, from APD AH (Agricultural/Pre-Development District, Airport Hazard Overlay) to APD AH SUP (Agricultural/Pre-Development District, Airport Hazard Overlay with a Special Use Permit to allow an Assisted Living Facility), currently addressed at 695 Saengerhalle Road.

Applicants: Ayo Phillips, and TJ Grossi of Schumann Consulting

Owner: Deborah and Garry Miller

- D) PZ25-0454 Public hearing and recommendation to City [26-23](#)
Council, at the request of Mark Mott, on behalf of MLM Trust, to rezone approximately 0.73 of an acre out of the Koehler Subdivision, Lot 1B, from APD (Agricultural/Pre-Development District) to M-1A (Light Industrial District), currently addressed at 190 Old Engel Road.

Applicant: Mark Mott, Trustee of MLM Trust

Owner Agent: David Durham, Outpost Partners

6. EXECUTIVE SESSION

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

7. ADJOURNMENT

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall.

Board Liaison

NOTE: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at (830) 221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.