

**FINAL - MINUTES
OF THE NEW BRAUNFELS PLANNING COMMISSION
REGULAR MEETING OF TUESDAY, FEBRUARY 3, 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 Randall Allsup
Commissioner Karen Brasier
Commissioner Chad Nolte
Commissioner Vicky Rudy
Commissioner Jessica Schaefer
Vice-Chair Chase Taylor
Chair Jerry Sonier

The following Commissioners were absent:

Commissioner Hunter Schwarz

3. APPROVAL OF MINUTES

A) Approval of the January 6, 2026 regular meeting minutes.

Motion by Commissioner Allsup, seconded by Commissioner Nolte, to approve the January 6, 2026 regular meeting minutes. Motion carried unanimously (8-0-0).

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) PZ25-0466 Public hearing and recommendation to City 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.

Commissioner Allsup recused himself from the item and left the dais at 6:03pm.

Amanda Mushinski introduced the aforementioned item and recommended approval.

Chair Sonier asked if there were any questions for staff.

Discussion followed on residential lot size requirements of the existing and proposed zonings.

Chair Sonier invited the applicant to speak on the item.

Ashley Farrimond elaborated on the request discussing the intent of the owner to develop residentially, the existing and proposed zonings, resident concerns regarding water and sewer, proposed infrastructure improvements, changes from the previous rezoning request, and the intent to comply with all applicable City development standards. She went on to discuss the proposed site plan, conceptual home designs, and project compatibility within the area.

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

15 individuals spoke in opposition to 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 the advisory role of the Commission versus the decision-making authority of City Council, the rezoning process and upcoming City Council hearing, public notice and signage, infrastructure capacity, concerns regarding development and environmental sensitivity, project compatibility, and the commissions focus on the requested rezoning.

The Commission recessed into Executive Session at 6:57pm as read into the record by Chair Sonier.

No action was taken during executive session.

The Commission reconvened into public session at 7:06pm.

Discussion followed on concerns for public safety, property access, and proximity of emergency services.

Motion by Commissioner Nolte, seconded by Commissioner Schaefer, to recommend approval of the item with staff recommendations to City Council. Motion carried (4-3-0) with Commissioner Allen, Commissioner Brasier, and Vice-Chair Taylor in opposition.

Commissioner Allsup returned to the dais at 7:10pm.

B) PZ25-0457 Public hearing and recommendation to City 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.

Mary Lovell introduced the aforementioned item and recommended approval.

Chair Sonier asked if there were any questions for staff.

Discussion followed on property boundaries and responses received from neighboring property owners.

Chair Sonier invited the applicant to speak on the item.

Colum Malcolmson elaborated on the request discussing intent, and efforts made to ensure alignment with applicable airport hazard and zoning standards.

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

One individual 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 existing zoning, allowed uses and the potential for non-residential development.

Motion by Vice-Chair Taylor, seconded by Commissioner Nolte, to recommend approval of the item with staff recommended conditions to City Council. Motion carried unanimously (8-0-0).

C) SUP25-464 Public hearing and recommendation to City 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.

Amanda Mushinski introduced the aforementioned item and recommend approval with the conditions outlined in the staff report.

Chair Sonier asked if there were any questions for staff.

Brief discussion followed on the scope of intended uses as part of the request.

Chair Sonier invited the applicant to speak on the item.

TJ Grossi elaborated on the request discussing project intent, compatibility with the surrounding area, state-regulated unit limits, memory care and related services under the assisted living umbrella, prior experience with similar developments, the proposed conceptual designs, and anticipated traffic impacts.

Brief discussion followed on received written responses from neighboring property owners.

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

Three individuals spoke in favor of the item.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further discussion or motion to be made.

Motion by Commissioner Allsup, seconded by Commissioner Nolte, to recommend approval of the item. Motion carried unanimously (8-0-0).

D) PZ25-0454 Public hearing and recommendation to City 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.

Mary Lovell introduced the aforementioned item and recommended approval.

Chair Sonier asked if there were any questions for staff.

No one spoke.

Chair Sonier invited the applicant to speak on the item.

David Durham elaborated on the request discussing the existing zoning, past use of the property, and compatibility with neighboring properties.

Chair Sonier opened the public hearing and asked if anyone 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.

Motion by Vice-Chair Taylor, seconded by Commissioner Allsup, to recommend approval of the item with staff recommendations to City Council. Motion carried unanimously (8-0-0).

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.

This executive session took place following public comment of Individual Item 4A) and prior to the hearing of individual item 4B).

7. ADJOURNMENT

There being no further business Chair Sonier adjourned the meeting at 7:34pm.

By: _____
COMMISSION CHAIR

Attest:

COMMISSION LIAISON