



**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.

[January 6, 2026 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

[City Maps](#)

[Subject Property Photo](#)

[Districts Comparison Table](#)

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

- 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

[City Maps](#)

[Districts Comparison Table](#)

[Subject Property Photo](#)

[Notification Map, List & Responses](#)

- 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

[City Maps](#)

[Project Letter](#)

[Subject Property Photos](#)

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

- 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

[City Maps](#)

[Districts Comparison Table](#)

[Subject Property Photos](#)

[Notification Map, List & Responses](#)

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.



Planning Commission Agenda Item Report

550 Landa Street
New Braunfels, TX

2/3/2026

Agenda Item No. A)

**DRAFT - MINUTES
OF THE NEW BRAUNFELS PLANNING COMMISSION
REGULAR MEETING OF TUESDAY, JANUARY 6, 2026**

1. CALL TO ORDER

Vice-Chair Taylor called the meeting to order at 6:00pm.

2. ROLL CALL

The following Commissioners were present:

Commissioner Randall Allsup

Commissioner Karen Brasier

Commissioner Chad Nolte

Commissioner Vicky Rudy

Commissioner Jessica Schaefer

Commissioner Hunter Schwarz

Vice-Chair Chase Taylor

The following Commissioners were absent:

Commissioner Angela Allen

Chair Jerry Sonier

3. APPROVAL OF MINUTES

A) Approval of the December 2, 2025 Regular Meeting Minutes.

Motion by Commissioner Allsup, seconded by Commissioner Nolte, to approve the regular meeting minutes of December 2, 2025. 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.

No individuals spoke.

5. INDIVIDUAL ITEMS FOR CONSIDERATION

A) Public hearing and recommendation to City Council regarding amendments to Chapter 118 Subdivision Platting, Section 46 Streets, Subsection y, Traffic Impact Analysis.

Carly Farmer introduced the aforementioned item.

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

Discussion followed on proposed code changes, development review procedures, transportation impacts, and implementation considerations.

Vice-Chair Taylor invited the applicant to speak on the item.

Carly Farmer elaborated on the request, discussing the purpose of the amendments, coordination with developers and engineers, and flexibility in applying infrastructure requirements.

Discussion followed on construction impacts, roadway improvements, timing of required studies and mitigation, transportation standards, applicability to city streets, and consistency with adopted plans.

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

No one spoke on the item.

Vice-Chair Taylor closed the public hearing.

Vice-Chair Taylor asked if there were any further discussion or motion to be made.

Motion by Commissioner Rudy, seconded by Commissioner Schaefer, to recommend approval of the item to City Council. Motion carried unanimously (7-0-0).

- B) SUP25-421 Public hearing and recommendation to City Council at the request of Vincent Huebinger of Vincent Gerard & Assoc. Inc to rezone approximately 0.1 of an acre out of the Oak Run School 2 Subdivision, Block 1, Lot 2B, from R-1 (Single-Family District) to R-1 SUP (Single Family District with a Special Use Permit to allow a Telecommunications Tower), currently addressed at 2212 Alyssa Way.

Amanda Mushinski introduced the aforementioned item.

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

Discussion followed on consultation with the Fire Department, visual screening and landscaping buffering requirements, and the proposed location.

Vice-Chair Taylor invited the applicant to speak on the item.

Vincent Gerard elaborated on the request discussing various iterations of the site plan, residential zoning considerations, site access and environmental impacts, landscaping and buffering, cell service needs and capacity for the area, and the intent of the proposed location and pole design.

Discussion followed on potential safety concerns and impacts to the fire station, alternative site locations, visual design of the tower and buffers, and health and FCC-related concerns.

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

One individual spoke in opposition of the item.

Vice-Chair Taylor closed the public hearing.

Vice-Chair Taylor asked if there were any further discussion or motion to be made.

Discussion followed on federal preemption regarding health effects, FCC regulations, zoning limitations, and final clarification of impacts.

Motion by Commissioner Rudy, seconded by Commissioner Schwarz, to recommend approval of the item to City Council. Motion carried (6-1-0), with Commissioner Schaefer in opposition.

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 Vice-Chair Taylor adjourned the meeting at 6:37pm.

By: _____
COMMISSION CHAIR

Attest:

COMMISSION LIAISON

2/3/2026

Agenda Item No. A)

PRESENTER:

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

Owner: Alice Schwanz

SUBJECT:

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.

DEPARTMENT: Neighborhood and Community Planning**COUNCIL DISTRICTS IMPACTED:** 3**BACKGROUND INFORMATION:****Case No:** PZ25-0466**Applicants:**

KB Homes & Killen, Griffen & Farrimond, PLLC

(210) 960-2750 | ashley@kgftx.com

Owner:

Alice Schwanz

(830) 609-7689 | hugoalice@axsto.net

Staff Contact:

Amanda Mushinski, AICP, CNU-A

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

The subject property is approximately 38 acres on the southwest side of State Highway 46 West, an existing principal arterial, approximately ¼ mile northwest of the intersection of State Highway 46 West and Hueco Springs Loop Road, and ½ mile northwest of T Bar M Camps & Retreats. The subject property is bordered by the Mission Hills Ranch Planned Development (PD), R-1, and APD zoning. Adjacent land uses consist of vacant land and a residential neighborhood.

ISSUE:

In Spring 2025, the applicant submitted a request to rezone the subject property to R-1A-5.5, Single-Family Residential District. Following the May 2025 Planning Commission meeting, the applicant withdrew their original request and subsequently submitted an application for R-1A-6.6 zoning. Both zoning districts allow for single-family detached residential development, however the new request requires larger minimum lot sizes of 6,600 square feet. This difference does not change the overall consistency of the proposal with the Comprehensive Plan or the surrounding zoning pattern. Rather, it reflects the applicant's intent to pursue a less intensive zoning district while remaining aligned with the Comprehensive Plan.

Traffic Impact Analysis (TIA): Per adopted ordinance, if a TIA is required, it will be conducted at the Subdivision Platting and/or Building Permit stage, as applicable. Currently, a Level 1 TIA Report is required based on preliminary development information and the applicant's requested zoning district. The TIA will analyze how the development will affect the surrounding roads and identify necessary improvements to maintain traffic operations, safety, and access in accordance with city and state requirements.

Additionally, the subject property includes the extension of the Minor Collector, Old Mission Lane, to State Highway 46 in accordance with the adopted Throughfare Plan. Assessment and mitigation of impacts to State Highway 46 West and the area neighborhoods shall be provided in the TIA and/or in accordance with a Throughfare Plan Design and Area Transportation Plan. As presented in the 2025 Throughfare Plan Update, city staff have initiated analysis and design of a plan to address existing concerns and anticipated operational changes to traffic resulting from the Old Mission Lane thoroughfare extension. The plan will be finalized in conjunction with the developer and residents in the surrounding neighborhoods and implemented when the extension is made by the developer.

Drainage: Per adopted ordinance, if a drainage study is required, it will be conducted as part of the Public Infrastructure Construction Plan approval process and/or the Building Permit stage, as applicable.

COMPREHENSIVE PLAN REFERENCE:

R-1A-6.6 would be consistent with the following actions from Envision New Braunfels:

- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
- **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 Hoffman Lane Sub Area, along a Transitional Mixed-Use Corridor, near an existing Employment Center and a Future Market Center.

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 proposed rezoning supports the recommendations of the Land Use Fiscal Analysis (LUFA) by encouraging fiscally responsible development patterns. The LUFA emphasizes the importance of infill development in areas already served by existing infrastructure, as it increases revenue without placing significant strain on city services or requiring major new infrastructure investments. Additional development opportunities allowed by this proposed rezoning can contribute to long-term fiscal health by potentially generating net positive revenue per acre, reducing future budget burdens, and supporting the continued provision of more affordable housing options.

RECOMMENDATION:

Approval. The requested R-1A-6.6 zoning would allow for single-family residential development that is compatible with adjacent zoning districts and surrounding built-environment patterns, while incorporating compatible minimum lot size standards. This zoning approach supports orderly development by balancing

additional housing opportunities with neighborhood compatibility and appropriate transitions between uses on an infill site. Additionally, it promotes fiscally responsible development that aligns with adopted policy direction and long-range planning goals. All of these factors make the request consistent with the Comprehensive Plan, Land Use Fiscal Analysis, and Strategic Plan.

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:

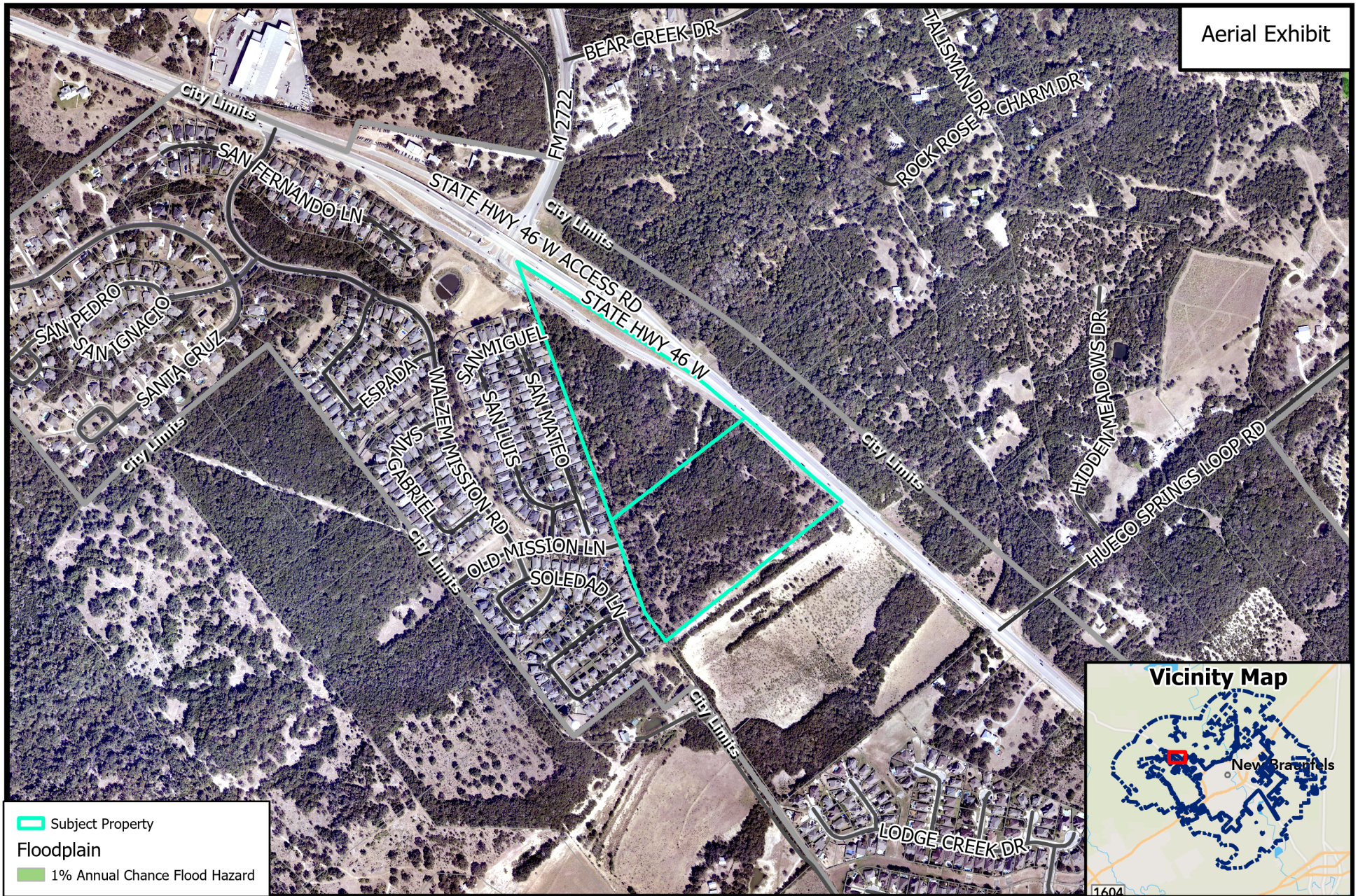
- (1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the city as a whole;
- (2) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, 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 63 owners of property within 200 feet of the request. As of the date this agenda was posted, a supermajority vote of City Council is not required to approve the applicant's request.

Resource Links:

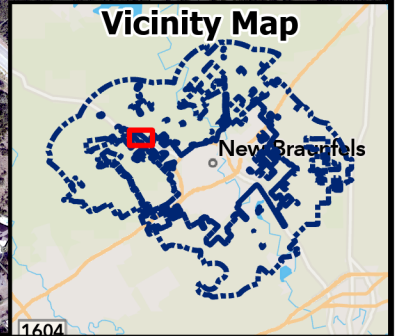
- Chapter 144, Sec. 3.3-1 (R-1) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 144, Sec. 3.4-1 (APD) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 144, Sec. 3.4-2 (R-1A-6.6) 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

Vicinity Map



PZ25-0466 **State Hwy 46 W - R-1 & APD to R-1A-6.6**

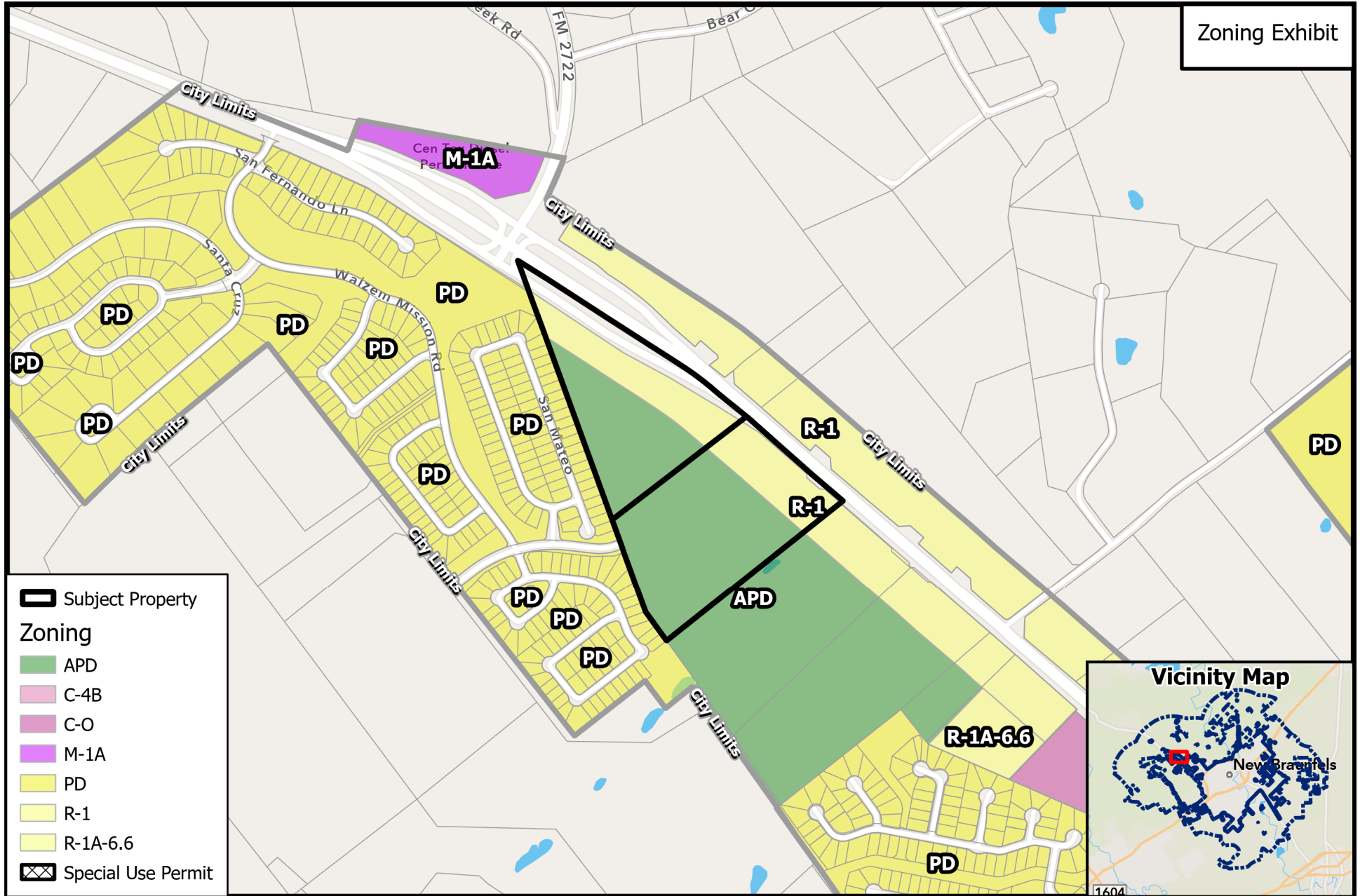
0 470 940 Feet



Path: L:\Boards and Commissions\ZoneChange & SUPs\2026\PZ25-0466 - STATE HWY 46 W - R-1

Source: City of New Braunfels Planning
 Date: 1/9/2026

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.





Property Frontage along SH 46 W

Land Use	Existing	Existing	Proposed
	R-1	APD	R-1A-6.6
Accessory building/structure (see section 144-5.4)	P	P	P
Accessory dwelling (one accessory dwelling per lot)	P	P	P
Accounting, auditing, bookkeeping, and tax preparations			
Acid manufacture			
Adult day care (no overnight stay)			
Adult day care (with overnight stay)			
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)			
Amusement services or venues (indoors) (see section 144-5.13)			
Amusement services or venues (outdoors)			
Animal grooming shop			
Answering and message services			
Antique shop			
Appliance repair			
Archery range			
Armed services recruiting center			
Art dealer/gallery			
Artist or artisans studio			
Assembly/exhibition hall or areas			
Assisted living facility/retirement home			
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			
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			
Auto tire repair/sales (indoor)			
Auto wrecking yards			
Automobile driving school (including defensive driving)			
Bakery (retail)			
Bank, savings and loan, or credit union			
Bar/tavern (no outdoor music)			
Bar/tavern			
Barber/beauty college (barber or cosmetology school or college)			
Barns and farm equipment storage (related to agricultural uses)	P	P	P
Battery charging station			
Bed and breakfast inn (see section 144-5.6)			

Land Use	Existing	Existing	Proposed
	R-1	APD	R-1A-6.6
Bicycle sales and/or repair			
Billiard/pool facility			
Bingo facility			
Bio-medical facilities			
Blacksmith or wagon shops			
Blooming or rolling mills			
Boarding house/lodging house			
Book binding			
Book store			
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			
Campers' supplies			
Campgrounds			
Canning/preserving factories			
Car wash (self-service; automated)			
Car wash, full service (detail shop)			
Carpenter, cabinet, or pattern shops			
Carpet cleaning establishments			
Caterer			
Cement, lime, gypsum or plaster of Paris manufacture			
Cemetery and/or mausoleum	P	P	
Check cashing service			
Chemical laboratories (e.g., ammonia, bleaching powder)			
Chemical laboratories (not producing noxious fumes or odors)			
Child day care/children's nursery (business)			
Church/place of religious assembly	P	P	P
Cider mills			
Civic/conference center and facilities			
Cleaning, pressing and dyeing (non-explosive fluids used)			
Clinic (dental)			
Clinic (emergency care)			
Clinic (medical)			
Club (private)			
Coffee shop			
Cold storage plant			
Commercial amusement concessions and facilities			
Communication equipment—Installation and/or repair			
Community building (associated with residential uses)	P		P

Land Use	Existing	Existing	Proposed
	R-1	APD	R-1A-6.6
Community home (see definition)	P	P	P
Computer and electronic sales			
Computer repair			
Concrete or asphalt mixing plants—Permanent			
Concrete or asphalt mixing plants—Temporary			
Confectionery store (retail)			
Consignment shop			
Contractor's office/sales, with outside storage including vehicles			
Contractor's temporary on-site construction office	P	P	P
Convenience store with gas sales			
Convenience store without gas sales			
Cotton ginning or baling works			
Country club (private)	P	P	
Credit agency			
Crematorium			
Curio shops			
Custom work shops			
Dance hall/dancing facility (see section 144-5.13)			
Day camp			
Department store			
Distillation of bones			
Dormitory (in which individual rooms are for rental)			
Drapery shop/blind shop			
Driving range			
Drug store/pharmacy			
Duplex/two-family/duplex condominiums			
Electrical generating plant			
Electrical repair shop			
Electrical substation			
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	P
Family home child care	P	P	P
Farmers market (produce market—wholesale)		P	
Farms, general (crops) (see chapter 6 and section 144-5.9)	P	P	P
Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9)	P	P	P
Feed and grain store			
Fertilizer manufacture and storage			
Filling station (gasoline tanks must be below the ground)			
Florist			
Flour mills, feed mills, and grain processing		P	
Food or grocery store with gasoline sales			
Food or grocery store without gasoline sales			

Land Use	Existing	Existing	Proposed
	R-1	APD	R-1A-6.6
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			
Funeral home/mortuary			
Furniture manufacture			
Furniture sales (indoor)			
Galvanizing works			
Garbage, offal or dead animal reduction or dumping			
Garden shops and greenhouses			
Gas manufacture			
Gas or oil wells			
Golf course (public or private)	P	P	P
Golf course (miniature)			
Government building or use with no outside storage (outside storage allowed in M-2 and M-2A)	P	P	P
Grain elevator		P	
Greenhouse (commercial)			
Handicraft shop			
Hardware store			
Hay, grain, and/or feed sales (wholesale)		P	
Health club (physical fitness; indoors only)			
Heating and air-conditioning sales/services			
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	P
Home repair and yard equipment retail and rental outlets			
Hospice			
Hospital, general (acute care/chronic care)			
Hospital, rehabilitation			
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)			
Laboratory equipment manufacturing			
Laundromat and laundry pickup stations			
Laundry, commercial (without self-serve)			
Laundry/dry cleaning (drop off/pick up)			

Land Use	Existing	Existing	Proposed
	R-1	APD	R-1A-6.6
Laundry/washateria (self-serve)			
Lawnmower sales and/or repair			
Leather products manufacturing			
Light manufacturing			
Limousine/taxi service			
Livestock sales/auction		P	
Locksmith			
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			
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)			
Museum			
Natural resource extraction and mining			
Needlework shop			
Nonbulk storage of gasoline, petroleum products and liquefied petroleum			
Nursing/convalescent home/sanitarium			
Offices, brokerage services			
Offices, business or professional			
Offices, computer programming and data processing			

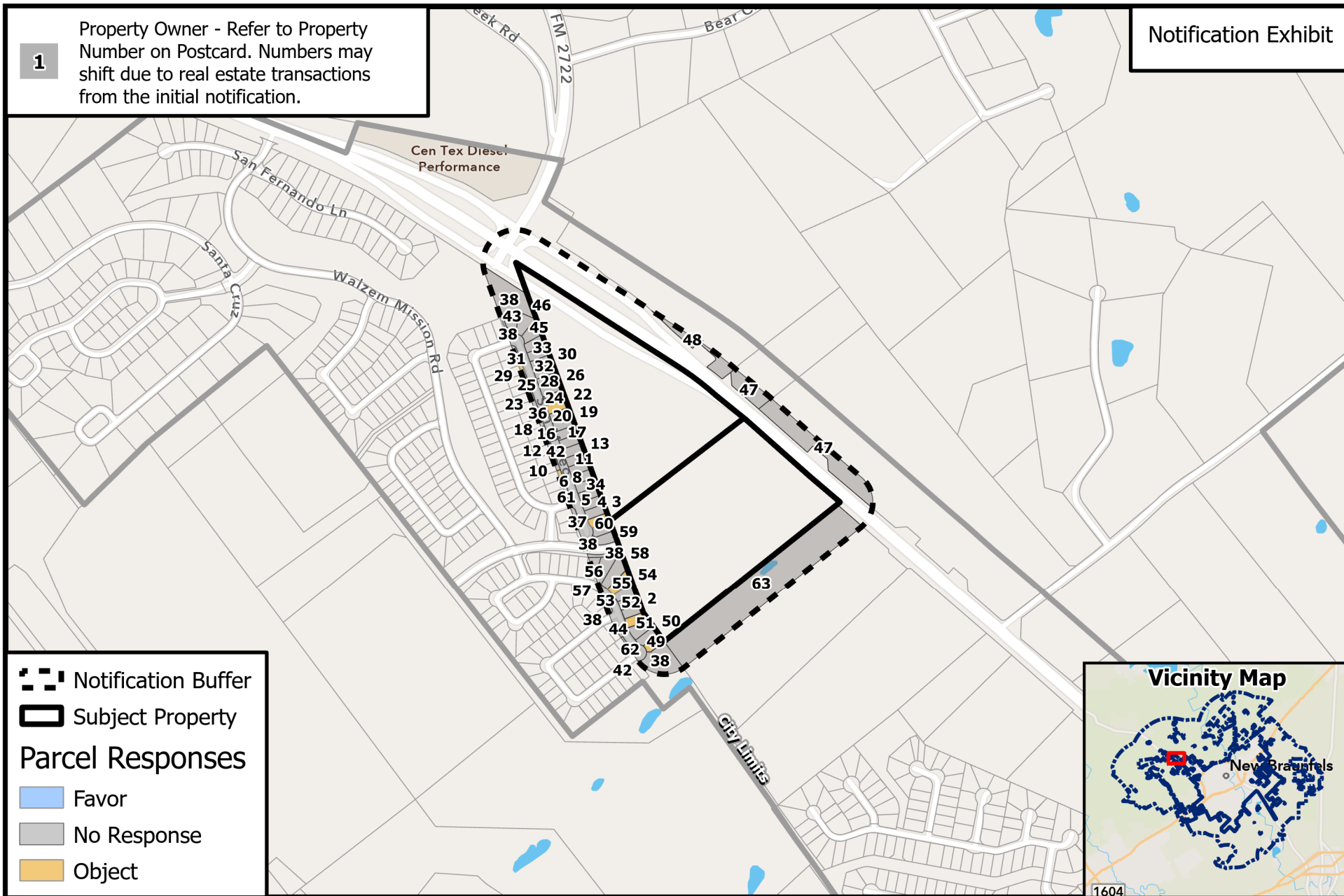
Land Use	Existing	Existing	Proposed
	R-1	APD	R-1A-6.6
Offices, consulting			
Offices, engineering, architecture, surveying or similar			
Offices, health services			
Offices, insurance agency			
Offices, legal services, including court reporting			
Offices, medical offices			
Offices, real estate			
Offices, security/commodity brokers, dealers, exchanges and financial services			
Oil compounding and barreling plants			
One-family dwelling, detached	P	P	P
Outside storage (as primary use)			
Paint manufacturing			
Paper or pulp manufacture			
Park and/or playground (private and public)	P	P	P
Parking lots (for passenger car only) (not as incidental to the main use)			
Parking structure/public garage			
Pawn shop			
Personal services			
Personal watercraft sales (primarily new/repair)			
Pet shop/supplies (less than 10,000 sq. ft.)			
Pet store (over 10,000 sq. ft.)			
Petroleum or its products (refining of)			
Photo engraving plant			
Photographic printing/duplicating/copy shop or printing shop			
Photographic studio (no sale of cameras or supplies)			
Photographic supply			
Plant nursery (no retail sales on site)	P	P	
Plant nursery (retail sales/outdoor storage)			
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			
Radio/television shop, electronics, computer repair			
Railroad roundhouses or shops			
Rappelling facilities			
Recreation buildings (private)			
Recreation buildings (public)	P	P	P
Recycling kiosk			
Refreshment/beverage stand			
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			
Restaurant/prepared food sales			
Restaurant with drive-through service			

Land Use	Existing	Existing	Proposed
	R-1	APD	R-1A-6.6
Retail store and shopping center without drive-through service (50,000 sq. ft. bldg. or less)			
Retail store and shopping center with drive-through service (50,000 sq. ft. bldg. or less)			
Retail store and shopping center (more than 50,000 sq. ft. bldg.)			
Retirement home/home for the aged			
Rock crushers and rock quarries			
Rodeo grounds		P	
RV park			
RV/travel trailer sales			
Sand/gravel sales (storage or sales)			
School, K-12 public or private	P	P	P
School, vocational (business/commercial trade)			
Security monitoring company (no outside storage or installation)			
Security systems installation company			
Sexually oriented business (see chapter 18)			
Sheet metal shop			
Shoe repair shops			
Shooting gallery—Indoor (see section 144-5.13)			
Shooting range—Outdoor (see section 144-5.13)			
Shopping center			
Sign manufacturing/painting plant			
Single-family industrialized home (see section 144-5.8)	P	P	P
Smelting of tin, copper, zinc or iron ores			
Specialty shops in support of project guests and tourists			
Stables (as a business) (see chapter 6)	P	P	
Stables (private, accessory use) (see chapter 6)	P	P	
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.)			
Sugar refineries			
Tailor shop (see home occupation)			
Tar distillation or manufacture			
Tattoo or body piercing studio			
Taxidermist			
Telecommunications towers/antennas (see section 144-5.7)			
Telemarketing agency			
Telephone exchange buildings (office only)			
Tennis court (commercial)			
Theater (non-motion picture; live drama)			
Tire sales (outdoors)			
Tool rental			
Townhouse (attached)			
Transfer station (refuse/pick-up)			
Travel agency			

Land Use	Existing	Existing	Proposed
	R-1	APD	R-1A-6.6
Truck or transit terminal			
Truck stop			
Tuber entrance and takeout facilities (see section 144-5.13)			
University or college (public or private)			
Upholstery shop (non-auto)			
Used or second hand merchandise/furniture store			
Vacuum cleaner sales and repair			
Vehicle storage facility			
Veterinary hospital (no outside animal runs or kennels)			
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			
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	P
Welding shop			
Wholesale sales offices and sample rooms			
Wire or rod mills			
Wood distillation plants (charcoal, tar, turpentine, etc.)			
Woodworking shop (ornamental)			
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.



PLANNING COMMISSION – February 3, 2026 – 6:00PM

City Hall Council Chambers

Applicant: KB Homes

Address/Location: northwest of the property currently addressed at 2815 State Highway 46 W

PZ25-0466

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. BLAKEY JIM | 33. SCHNEIDER COURTNY M |
| 2. MEURER SUSAN | 34. PROPERTY OWNER # 34 |
| 3. KOZIARSKI WOJCIECH & AGATHA KWASNIK
LVNG TRST 12-14-2023 | 35. PROPERTY OWNER # 35 |
| 4. GIGNAC WILLIAM J | 36. PROPERTY OWNER # 36 |
| 5. BOYLES VICKI | 37. BELL DEREK D & ANDREA A |
| 6. CAMERON RODNEY & KATHY | 38. MISSION HILLS RANCH HOA INC |
| 7. MILLER JASON S & ALLISON L | 39. BECK TODD & CATHERINE E |
| 8. FITZPATRICK ASHLEY & SETH PHEGLEY | 40. LE CANU SARAH L |
| 9. HINOJOSA MELISA L | 41. PITCHFORD LESLIE RVCBL TRST 06-12-2025 |
| 10. DEISSEROTH CHRISTOPHER & JOAN | 42. NEW BRAUNFELS CITY OF |
| 11. RHAME JOHN E & SOPHIA M | 43. HAGERTY DANIEL R |
| 12. PROPERTY OWNER # 12 | 44. MAYNARD KEVIN & JOANN DURANGO-
MAYNARD |
| 13. SZEKELY JOSEPH JR & KIMBERLY A | 45. NIUMATA KERISIANO J & TRISHA M |
| 14. BONDESEN BRADLEY | 46. HINOJOSA JUAN M & NORMA J |
| 15. TURNER AMY & COREY D | 47. QUENT TANA K & PENNY M PENCE |
| 16. DOWNING DENNIS & LINDA FAMILY TRUST
1-24-2023 | 48. MCNIEL KATHRYN J ET AL |
| 17. JONES ELLEN E | 49. HASSELL DANNY R & REBECCA S |
| 18. GARCIA VANESSA | 50. HOLDER BRANDON |
| 19. ADAMSON JOHN III & KATE E | 51. HERNANDEZ STEPHEN R & CARLA M |
| 20. DEARDORFF JOSEPH LEE & BICH LY | 52. MCNAIR CHERYL A |
| 21. WEDDEL MICHAEL & RACHEL | 53. BOHNING LORI |
| 22. GLYNN VICTORIA & MARTIN D | 54. CURTIS SCOTT C & CASSANDRA M |
| 23. LE CANU MARC H & LISA R | 55. GRADY DANIEL JR |
| 24. GONZALEZ RAFAEL JR & CHRISTINE M | 56. PAYNE MICHELLE C |
| 25. GARNIER KELLIE L & SHILOH M | 57. MAYTON THOMAS & DINORAH |
| 26. POINDEXTER LIVING TRUST 12-22-2022 | 58. PROPERTY OWNER # 58 |
| 27. STEINDORF JUSTIN | 59. TAYLOR JANICE |
| 28. MCDONALD MARTIN DEAN | 60. BEST BRANDON & LAURA |
| 29. SMITH BRODY & MICHELLA | 61. TROCHES-LUGO MELISSA & GLENN LUGO |
| 30. KOENIG DARIN J & NOCONA L | 62. PROPERTY OWNER # 62 |
| 31. VEALE THOMAS K | 63. STAATS RANDALL E |
| 32. CONTRERAS MAURICIO | |

SEE MAP

BLAKEY JIM

307 RIDGE BLUFF

SAN ANTONIO TX 78216

Property #: 1

PZ25-0466

Case Manager: AM

FAVOR ☐

OPPOSE ☒

COMMENTS

Developers do not leave
enough trees, so I am
opposed.

New Braunfels

MILLER JASON S & ALLISON L

737 SAN MATEO

NEW BRAUNFELS TX 78132

Property #: 7

PZ25-0466

Case Manager: AM

FAVOR ☐

OPPOSE ☒

COMMENTS

DEISSEROTH CHRISTOPHER & JOAN

745 SAN MATEO

NEW BRAUNFELS TX 78132

Property #: 10

PZ25-0466

Case Manager: AM

FAVOR ☐

OPPOSE ☒

COMMENTS

GLYNN VICTORIA & MARTIN D

766 SAN MATEO

NEW BRAUNFELS TX 78132

Property #: 22

PZ25-0466

Case Manager: AM

FAVOR ☐

COMMENTS

OPPOSE ☒

KB Homes does not
build Quality homes.
This builder will negatively
affect current home owners
property value. Please find
another builder. I pray
City Council will hear
our concerns. Our
District 3 representative
has sold us out for his own
gain. This will be his last term.

SMITH BRODY & MICHELLA

785 SAN MATEO

NEW BRAUNFELS TX 78132

Property #: 29

PZ25-0466

Case Manager: AM

FAVOR ☐

COMMENTS

OPPOSE ☒

I oppose this zoning change because it would introduce a dense housing development that does not align with the character or infrastructure of our neighborhood (Mission Hills Ranch). This area cannot safely support the added traffic + strain on resources. I urge the planning Commission + city council to deny this request + protect the quality of life existing for current residents + families.

Growth should be intentional, not crammed in where it clearly doesn't fit,

Michella Smith

HASSELL DANNY R & REBECCA S

3000 SOLEDAD LN

NEW BRAUNFELS TX 78132

Property #: 49

PZ25-0466

Case Manager: AM

FAVOR ☐

OPPOSE ☒

COMMENTS

GRADY DANIEL JR
3110 SOLEDAD LN
NEW BRAUNFELS TX 78132
Property #: 55
PZ25-0466
Case Manager: AM

FAVOR ☐

OPPOSE ☒

COMMENTS

Lot sizes are
not comparable to
homes they will back
up to.

We need to keep
trees and not clear
all of the land

BEST BRANDON & LAURA
714 SAN MATEO
NEW BRAUNFELS TX 78132
Property #: 60
PZ25-0466
Case Manager: AM

COMMENTS

FAVOR ☐
OPPOSE ☒

2/3/2026

Agenda Item No. B)

PRESENTER:

Applicant: Colum Malcolmson

Owners: Gladys Timmermann Koepp, Cheryl Timmermann Fonda

SUBJECT:

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.

DEPARTMENT: Neighborhood and Community Planning**COUNCIL DISTRICTS IMPACTED:** 2, 5**BACKGROUND INFORMATION:****Case Number:** PZ25-0457

Applicant: Colum Malcolmson
(512) 644-9962 / colum@themalcolmsongroup.com,

Owners: Gladys Timmermann Koepp
(830) 832-7560 / gladysk1413@hotmail.com

Cheryl Timmermann Fonda
(830) 660-5183 / cherylfonda54@yahoo.com

Staff Contact: Mary Lovell, AICP, CNU-A
(830) 221-4051 / mlovell@newbraunfels.gov

The approximate 4-acre subject property is located on the northeast side of Barbarosa Road and Saur Lane (a principal arterial), approximately 1000 feet northwest of the New Braunfels National Airport. The property consists of a portion of a 15.3 acre tract, the majority of which lies outside of the city limits. The applicant is requesting a change in zoning from R-2 AH (Single-Family and Two-Family Airport Hazard Overlay District) to M-1A AH (Light Industrial Airport Hazard Overlay District).

The subject property is bordered by areas outside the city limits to the northeast and southwest. Adjacent properties are zoned R-2 and are developed with single-family residences on large lots.

The subject property is located within the Horizontal Zone of the Airport Hazard Overlay Zone. The overlay limits building height to 150 feet or 801 feet above mean sea level. The proposed M-1A zoning district allows a maximum building height of 120 feet, which is more restrictive and complies with the overlay standards.

ISSUE:

The submitted application indicates that the proposed zoning change is intended to allow for light industrial development.

Traffic Impact Analysis (TIA): Per adopted ordinance, a Level 1 Traffic Impact Report is required at the 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 Public Infrastructure Construction Plan approval process and/or Building Permit stage, as applicable.

Utilities: As part of the routine intake review process, the water provider for the subject site, NBU (New Braunfels Utilities), reviewed the proposed zoning change request and has responded with no comments.

Barbarosa Road / Saur Lane Road Widening: The Barbarosa Road and Saur Lane Road Widening Project, located between FM 1101 and Saur Lane, is currently in final design with right-of-way acquisition underway. The roadway is proposed to be expanded to a four-lane major urban collector with continuous bicycle and pedestrian facilities. This planned improvement will enhance access, circulation, and transportation capacity for the subject property and is well-suited to support proposed light industrial use.

COMPREHENSIVE PLAN REFERENCE:

The M-1A zoning district would be consistent with the following actions from Envision New Braunfels:

- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
- **Action 1.6:** Incentivize infill development and redevelopment to take advantage of existing infrastructure.
- **Action 1.8:** Concentrate future investment in industrial and employment centers near existing and emerging hubs, such as the airport; and along existing high-capacity transportation networks, such as Interstate Highway 35.
- **Action 3.1:** Plan for a healthy jobs/ housing balance.
- **Action 3.3:** Balance commercial centers with stable neighborhoods.
- **Action 6.2:** Protect the airport from incompatible land use encroachment.

Future Land Use Plan: The subject property is located within the Oak Creek Subarea, near a Future Employment Center at the intersection of Barbarosa Road and FM 1101, as well as a Future Market Center at the intersection of Saur Lane and Saengerhalle Road.

STRATEGIC PLAN REFERENCE:

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

- **Economic Mobility:** Incentivize mixed-use developments and redevelopments in targeted locations to create a built environment with integrated housing, commercial centers, and opportunities for improved connectivity.
- **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.

AIRPORT MASTER PLAN COMPATIBILITY ANALYSIS REFERENCE:

- The proposed M-1A zoning district is consistent with the policies and intent of the New Braunfels

Regional Airport Master Plan.

- The Master Plan emphasizes the importance of protecting the airport from incompatible land uses and avoiding encroachment that could negatively impact current or future airport operations.
- Light industrial uses, such as those allowed in M-1A zoning, are generally considered compatible with airport environments due to their lower sensitivity to noise and limited concentrations of people that may be impacted by nearby airport activity.
- The Master Plan notes that surrounding land use decisions beyond the airport boundary can directly affect the airport's long term viability and expansion potential.
- M-1A zoning supports employment-oriented development while minimizing land use conflicts with airport operations and is therefore consistent with the Master Plan's goal of preserving the airport and supporting its continued operation and economic contribution to the community.

FISCAL IMPACT:

The proposed rezoning request is in alignment with the following recommendations and strategies of the Land Use Fiscal Analysis:

- Infill projects that add people and buildings in areas with existing infrastructure increase tax revenue without significant impacts on services and infrastructure costs and distribute cost burdens across more property owners. An increase in development opportunities from rezoning will allow net positive revenue per acre.

RECOMMENDATION:

Approval. M-1A allows light industrial uses that are consistent with Envision New Braunfels, the Strategic Plan, the Land Use Fiscal Analysis and the Airport Master Plan. In addition, the Barbarosa Road / Saur Lane Road Widening Project will improve roadway capacity and access in the area, further supporting the proposed rezoning request.

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.

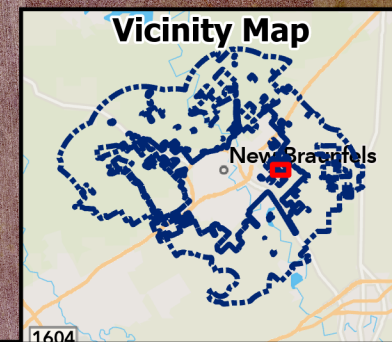
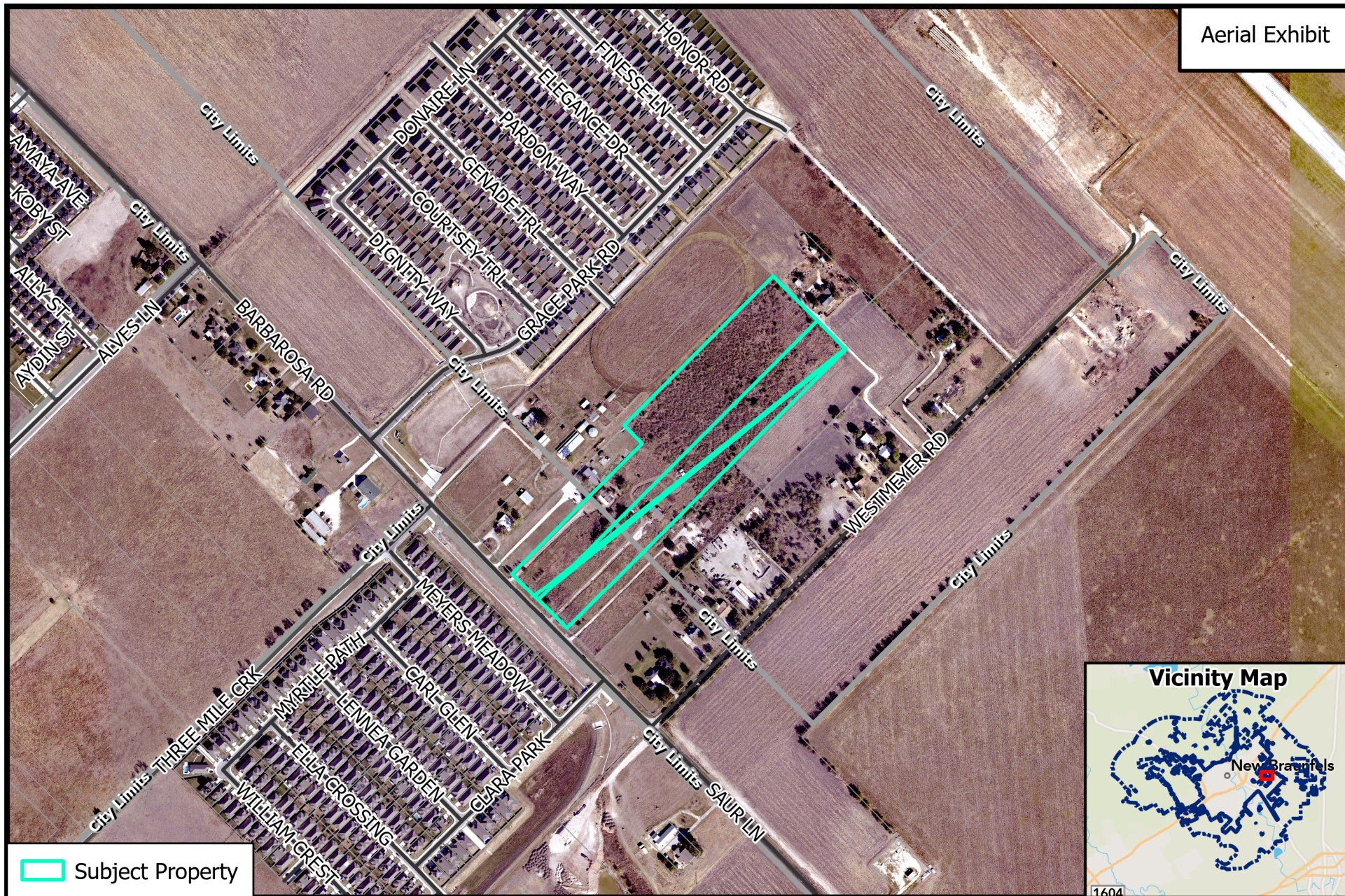
Mailed notification as required by state statute:

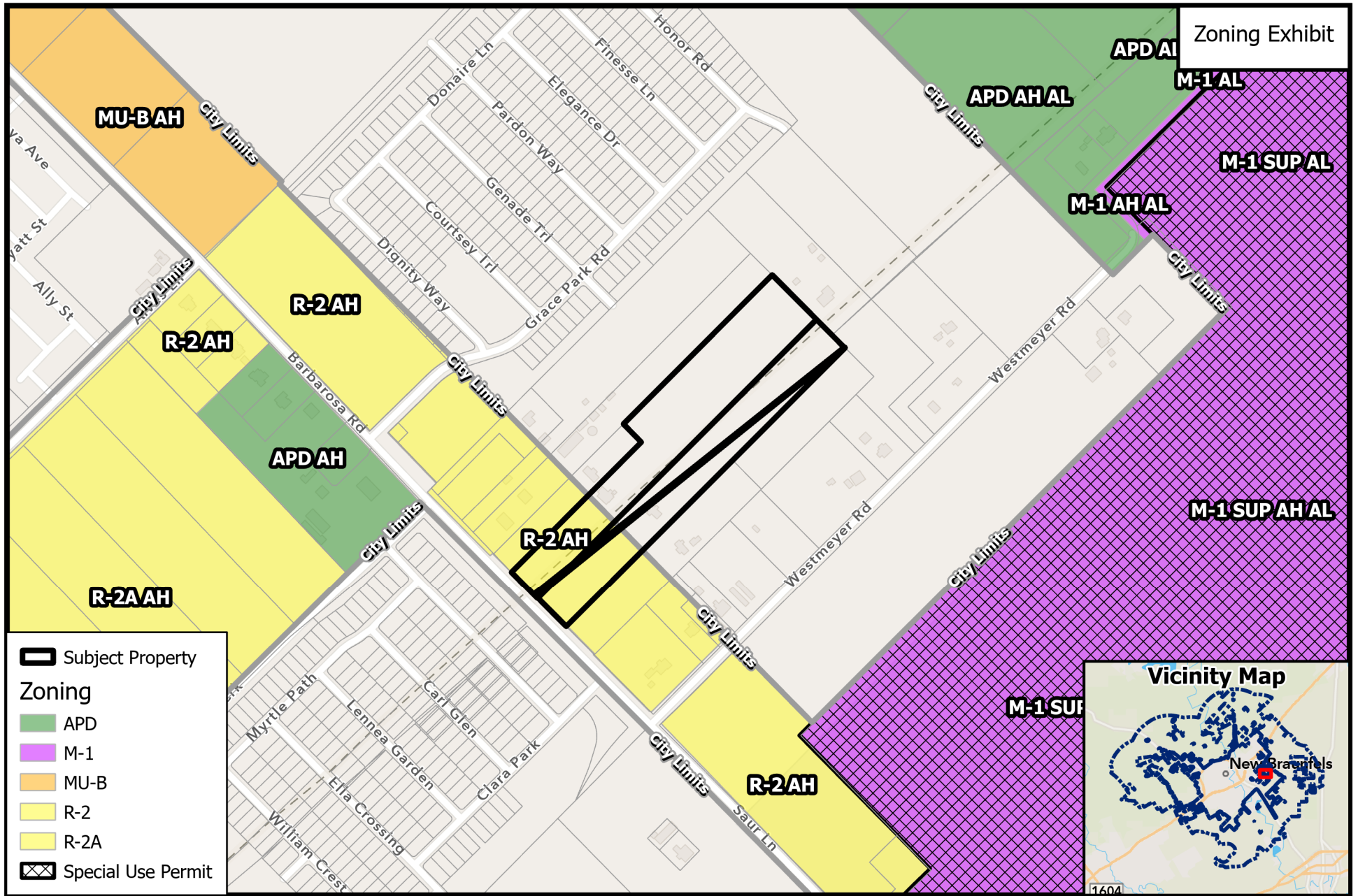
Public hearing notices were sent to owners of 5 properties within 200 feet of the request. As of the date this agenda was posted, there was one response returned in opposition.

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?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=COOR_CH144_144.033_144.033-02)
- Chapter 144, Sec. 3.4-18 (M-1A) of the City's Code of Ordinances:
[https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=COOR_CH144_144.034_144.034-18)

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- Chapter 144, Sec. 5.20 (AH) of the City's Code Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?





Path: L:\Boards and Commissions\ZoneChange & SUPs\2026\PZ25-0457 - 1239 Barbarosa Rd &

PZ25-0457
1239 Barborosa & 1255 Saur Ln -R-2 AH to M-1A AH

Source: City of New Braunfels Planning
 Date: 1/6/2026

0 330 660
 Feet



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 an else is at that party's risk and without liability to the City of New Braunfel
 officials or employees for any discrepancies, errors, or variances which may ex



Land Use	Existing	Proposed
	R-2	M-1A
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

Land Use	Existing	Proposed
	R-2	M-1A
Bed and breakfast inn (see section 144-5.6)		
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

Land Use	Existing	Proposed
	R-2	M-1A
Communication equipment—Installation and/or repair		P
Community building (associated with residential uses)	P	P
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	
Convenience store with gas sales		P
Convenience store without gas sales		P
Cotton ginning or baling works		
Country club (private)	P	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

Land Use	Existing	Proposed
	R-2	M-1A
Flour mills, feed mills, and grain processing		
Food or grocery store with gasoline sales		P
Food or grocery store without gasoline sales		P
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		
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

Land Use	Existing	Proposed
	R-2	M-1A
Laundromat and laundry pickup stations		P
Laundry, commercial (without self-serve)		P
Laundry/dry cleaning (drop off/pick up)		P
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		P
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		

Land Use	Existing	Proposed
	R-2	M-1A
Offices, brokerage services		P
Offices, business or professional		P
Offices, computer programming and data processing		P
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	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		
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)		

Land Use	Existing	Proposed
	R-2	M-1A
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
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

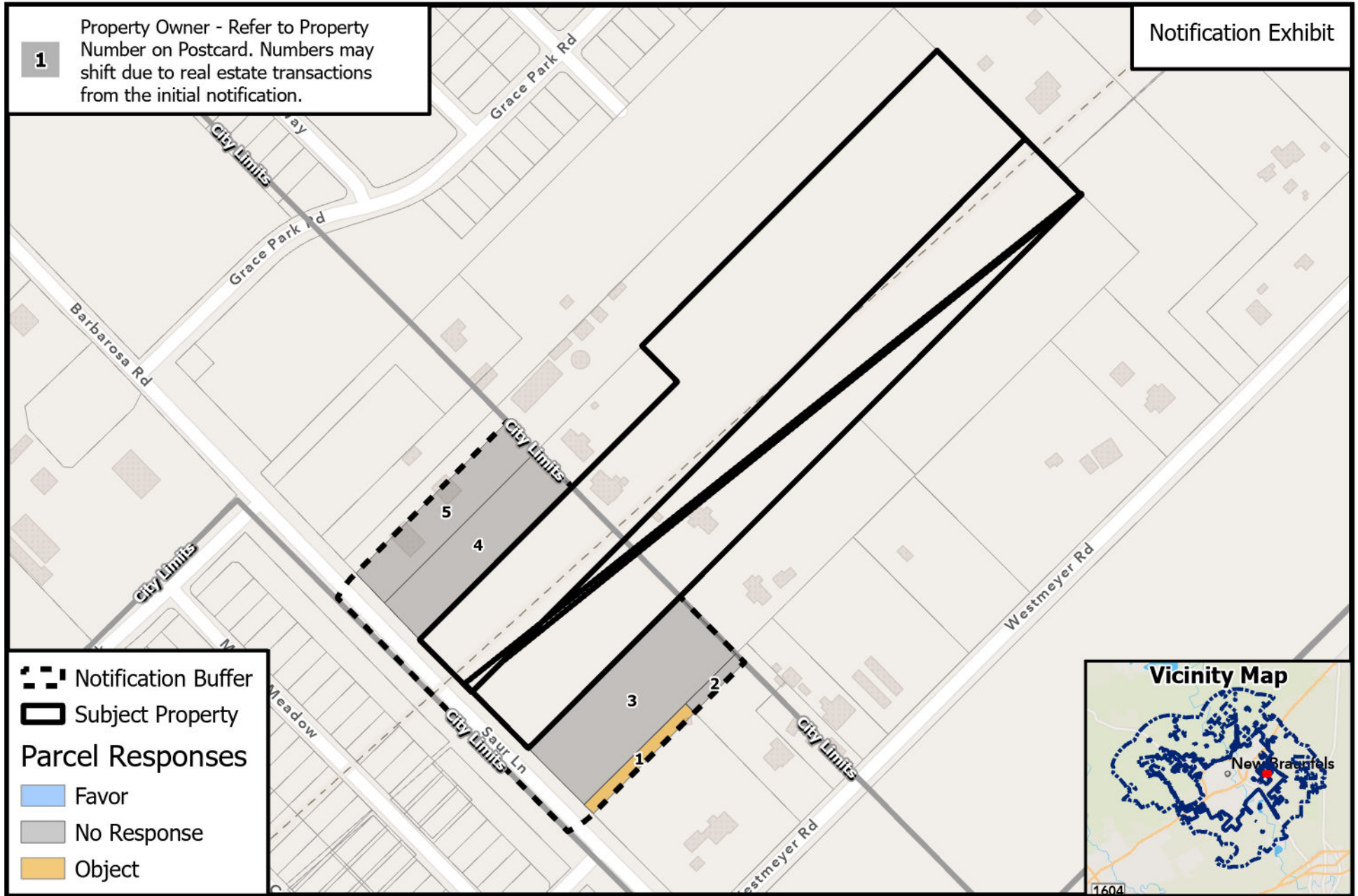
Land Use	Existing	Proposed
	R-2	M-1A
Tire sales (outdoors)		P
Tool rental		P
Townhouse (attached)		
Transfer station (refuse/pick-up)		P
Travel agency		P
Truck or transit terminal		P
Truck stop		
Tuber entrance and takeout facilities (see section 144-5.13)		
University or college (public or private)		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		



1239 Barbarosa Rd



1255 Saur Ln



PZ25-0457
1239 Barbarosa & 1255 Saur Ln -R-2 AH to M-1A AH

0 160 320
 Feet



PLANNING COMMISSION – TUESDAY, FEBRUARY 3, 2026 – 6:00PM

City Hall Council Chambers

Applicant: Colum Malcolmson, on behalf of Gladys Timmermann Koepp, Cheryl Timmermann Fonda, and Kenneth C. Timmermann

Address/Location: 1239 Barbarosa Rd & 1255 Saur Ln.

Case # PZ25-0457

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. HUDSON TERESA | 4. URDIALES DIANA |
| 2. KOHL SUSAN & JOSH | 5. JORDAN LEWIS RAnd |
| 3. L T D SERVICES LLC | |

SEE MAP

HUDSON TERESA
2241 WESTMEYER RD
NEW BRAUNFELS TX 78130
Property #: 1
PZ25-0457
Case Manager: ML

COMMENTS

FAVOR ☐

OPPOSE ☒

2/3/2026

Agenda Item No. C)

PRESENTER:

Applicants: Ayo Phillips, and TJ Grossi of Schumann Consulting

Owner: Deborah and Garry Miller

SUBJECT:

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.

DEPARTMENT: Neighborhood and Community Planning**COUNCIL DISTRICTS IMPACTED:** 2**BACKGROUND INFORMATION:****Case No:** SUP25-464**Applicant:**

Ayo Phillips

ayo@richseallc.com

Applicant:

TJ Grossi

(708) 203-6660 | tj@schumannconsulting.org

Owner:

Deborah & Garry Miller

(830) 534-3290 | glmiller1948@gmail.com & dgmiller13@yahoo.com

Staff Contact:

Amanda Mushinski, AICP, CNU-A

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

The subject tract is approximately 4 acres in size, located on the northwest corner of the intersection of Saengerhalle Road and Kolbe Trail, and approximately $\frac{3}{4}$ of a mile southwest of the New Braunfels Airport. It is bordered by APD AH and R-1A-6.6 AH zoning. Adjacent land uses consist of primarily residential properties.

ISSUE:

The applicant requests a Special Use Permit to allow an assisted living facility on approximately 4 acres currently zoned APD AH (Agricultural/Pre-Development District, Airport Hazard Overlay). The purpose of the APD district is to accommodate low-intensity agricultural and rural uses while allowing for orderly development as urban services become available. Assisted living facilities are not an allowed use within the

APD zoning district. The applicant is requesting that this additional use be allowed on the subject property that they feel is well suited for the development of a single-family scale assisted living facility that is within a residential neighborhood.

Assisted living facilities provide housing and supportive services for individuals who require varying levels of daily assistance while maintaining a residential living environment. These facilities can function at a scale and intensity that differs from traditional multifamily development, with an emphasis on on-site care, limited resident turnover, and managed operations. When located and designed appropriately, assisted living facilities can serve as a transitional residential use that addresses community housing needs while remaining compatible with surrounding residential and low-intensity development patterns.

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

COMPREHENSIVE PLAN REFERENCE:

The request would be consistent with the following actions in Envision New Braunfels:

- **Action 1.3:** Encourage balanced and fiscally responsible land-use patterns.
- **Action 1.6:** Incentivize infill development and redevelopment to take advantage of existing infrastructure.
- **Action 2.1:** Sustain community livability for all ages and economic backgrounds.
- **Action 3.1:** Plan for healthy jobs/housing balance.
- **Action 3.3:** Balance commercial centers with stable neighborhoods.
- **Action 3.6:** Pro actively provide a regulatory framework that remains business and resident friendly.

Future Land Use Plan: The subject property is located within the Oak Creek Sub Area and near an existing Civic Center.

STRATEGIC PLAN REFERENCE:

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

- Economic Mobility - Objective: 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.
- Economic Mobility - Objective: Incentivize mixed-use developments and redevelopments in targeted locations to create a built environment with integrated housing, commercial centers, and opportunities for improved connectivity.
- Community Well-Being - Objective: Develop capital and staffing investments that improve safety, reduce heat islands, and encourage transportation modes that support healthier lifestyles and exercise such as biking, walking and running.

FISCAL IMPACT:

The Land Use Fiscal Analysis (LUFA) recommended action is to prioritize infill projects that add people and buildings in areas with existing infrastructure. This will increase tax revenue without significant impacts on services and infrastructure costs and distribute cost burdens across more property owners. An increase in development opportunities from rezoning will allow net positive revenue per acre.

RECOMMENDATION:

The requested rezoning to add an SUP would allow an assisted living facility within the APD AH District through a discretionary review process that allows for site-specific evaluation and the ability to impose conditions, as appropriate. The request supports the intent of the APD district by accommodating a managed residential use while maintaining flexibility for orderly development as urban services become available.

The proposed use is consistent with applicable actions of Envision New Braunfels, including those related to balanced land use patterns, community livability for all ages, and a healthy job-housing balance. Approval of the Special Use Permit allows the City to evaluate the development in a manner that ensures compatibility with surrounding development while requiring compliance with all applicable development standards at subsequent stages of review.

Staff recommends approval with the following condition:

- Development of the site shall comply with all applicable Code of Ordinances requirements, including but not limited to buffering, landscaping, access, and site design standards.

While this is required regardless, adding it as a condition would serve as a consistent reminder to the property owner as well as the reviewing entities that there are no additional code deviations.

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:

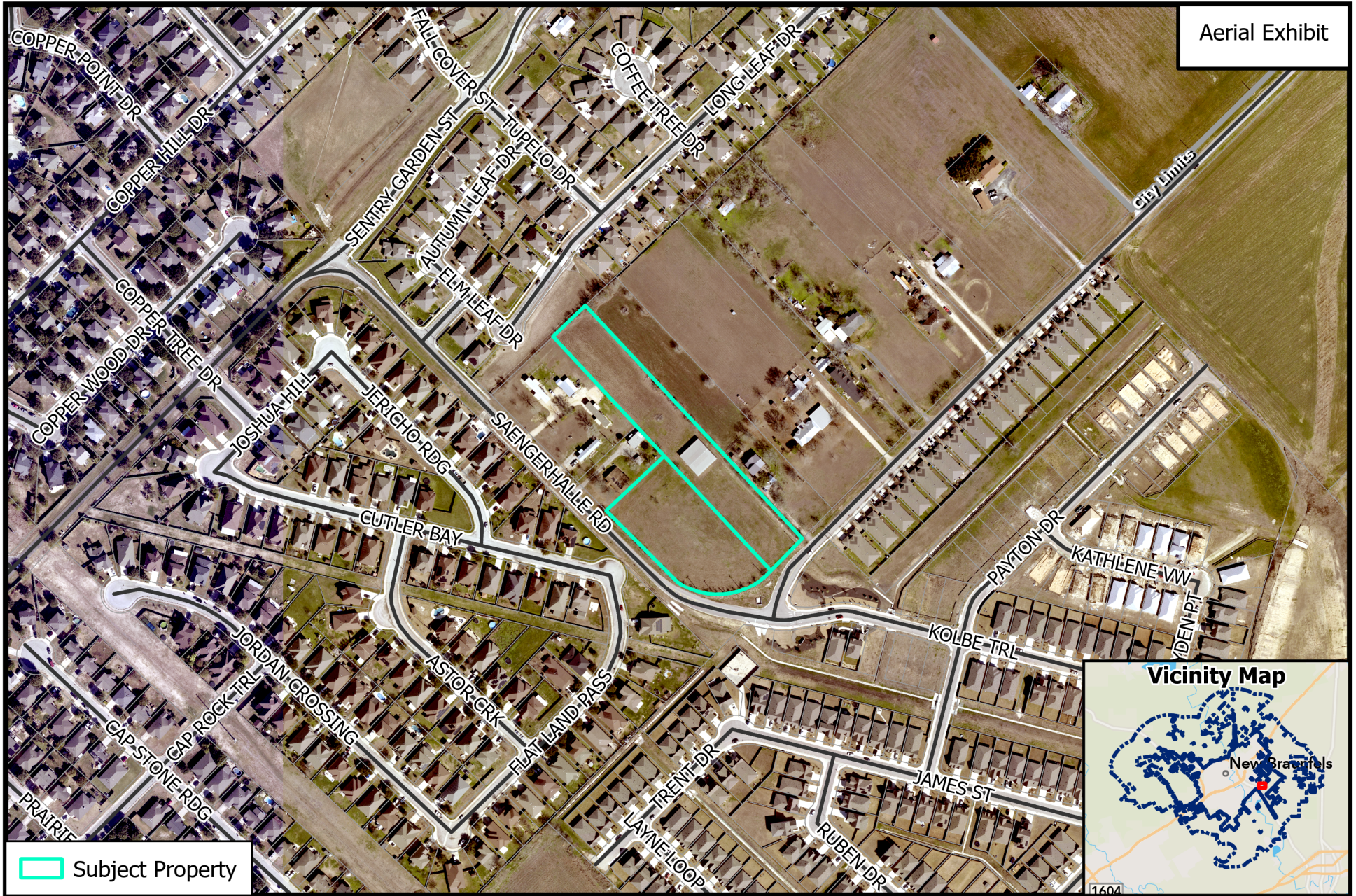
- (1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the city as a whole;
- (2) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, 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 30 owners of property within 200 feet of the request. As of the date this agenda was posted, a supermajority vote of City Council is not required to approve the applicant's request.

Resource Links:

- Chapter 144, Sec. 144-3.4-1 (APD) 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

Vicinity Map

New Braunfels

1604



SUP25-464

695 Saengerhalle Rd - SUP for Assisted Living Facility

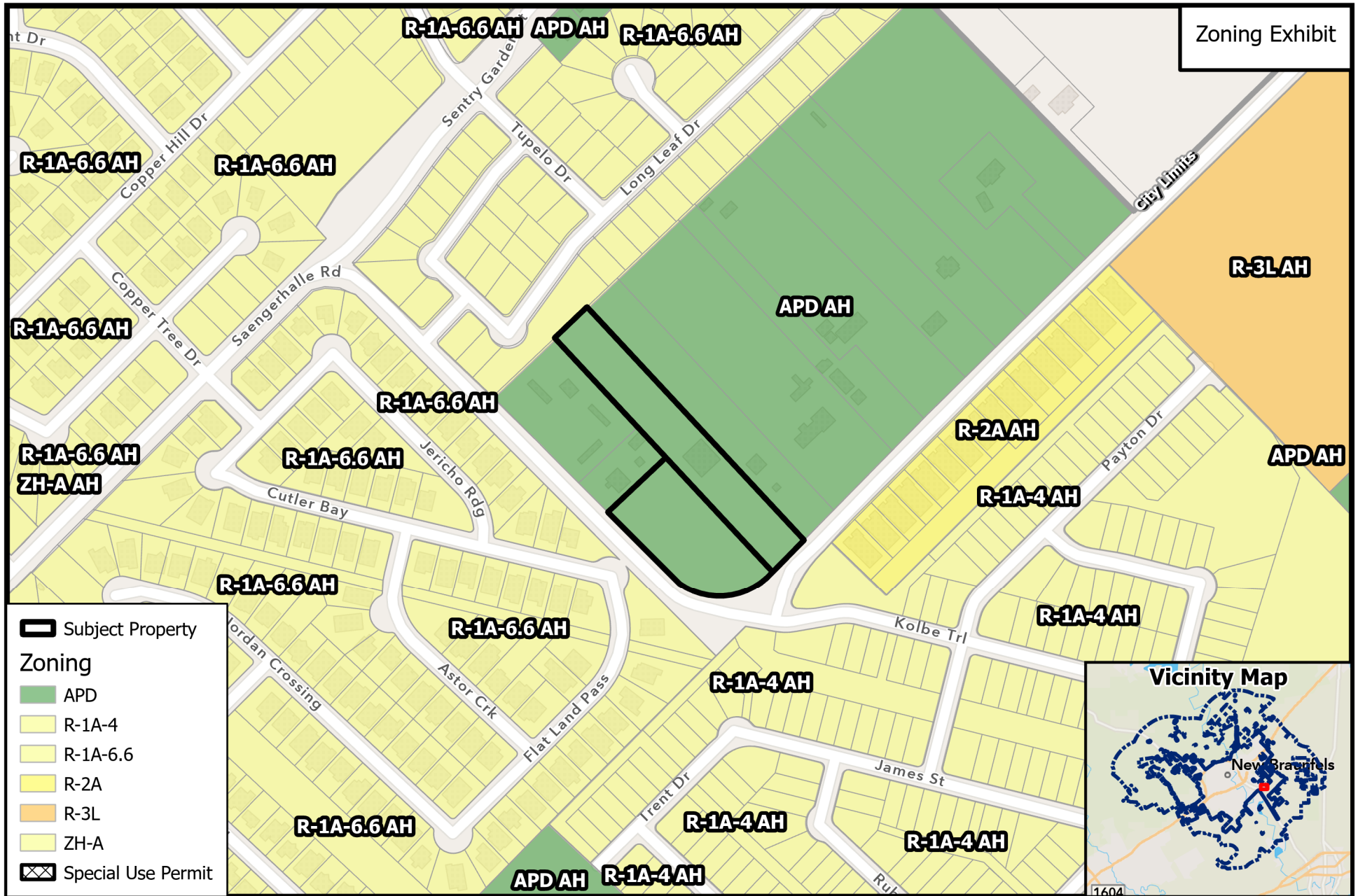
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Path: L:\Boards and Commissions\ZoneChange & SUPs\2026\SUP25-464 - 695 Saengerhalle Rd -

Source: City of New Braunfels Planning
Date: 1/12/2026

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.



TO: City of New Braunfels Planning Staff
555 N Landa Street
New Braunfels, TX 78130

DATE: 12.23.2025

FROM: TJ Grossi (Schumann Consulting)
977 N Live Oak
New Braunfels, TX 78130

SUBJECT: Saengerhalle Assisted Living SUP

Dear Planning Commission and City Staff,

We respectfully submit this letter in support of a Type 1 Special Use Permit request to allow a single-story, residential-style assisted living facility on the property located at 695 Saengerhalle Rd in the City of New Braunfels, Texas. The subject property is currently zoned APD.

The proposed development is designed to be compatible with the surrounding area in both scale and character. The single-story structure will reflect a residential architectural style and is intended to blend seamlessly with nearby properties while providing a low-impact use consistent with the intent of the APD zoning district.

The assisted living facility will serve a growing community need by providing quality housing and care for seniors in a safe, well-managed, and neighborhood friendly environment. The use is expected to generate minimal traffic, noise, and other external impacts and will comply with all applicable development standards, buffering, and operational requirements established by the City.

The property is currently under contract for sale. The potential buyer is looking to acquire and operate this facility if the rezoning (SUP) would allow this use. His desire for this property was that it is adjacent to residential properties and wanting an assisted living facility to be a part of the neighborhood and not in a commercial setting.

Please do not hesitate to contact us should you have any questions or require additional information.

Respectfully,
TJ Grossi
Schumann Consulting, on behalf of the Property Owner



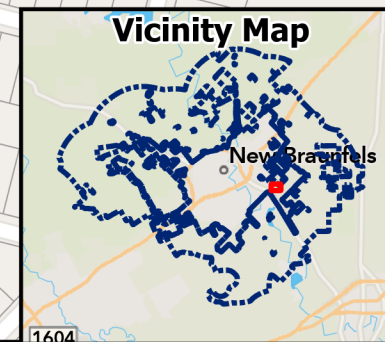
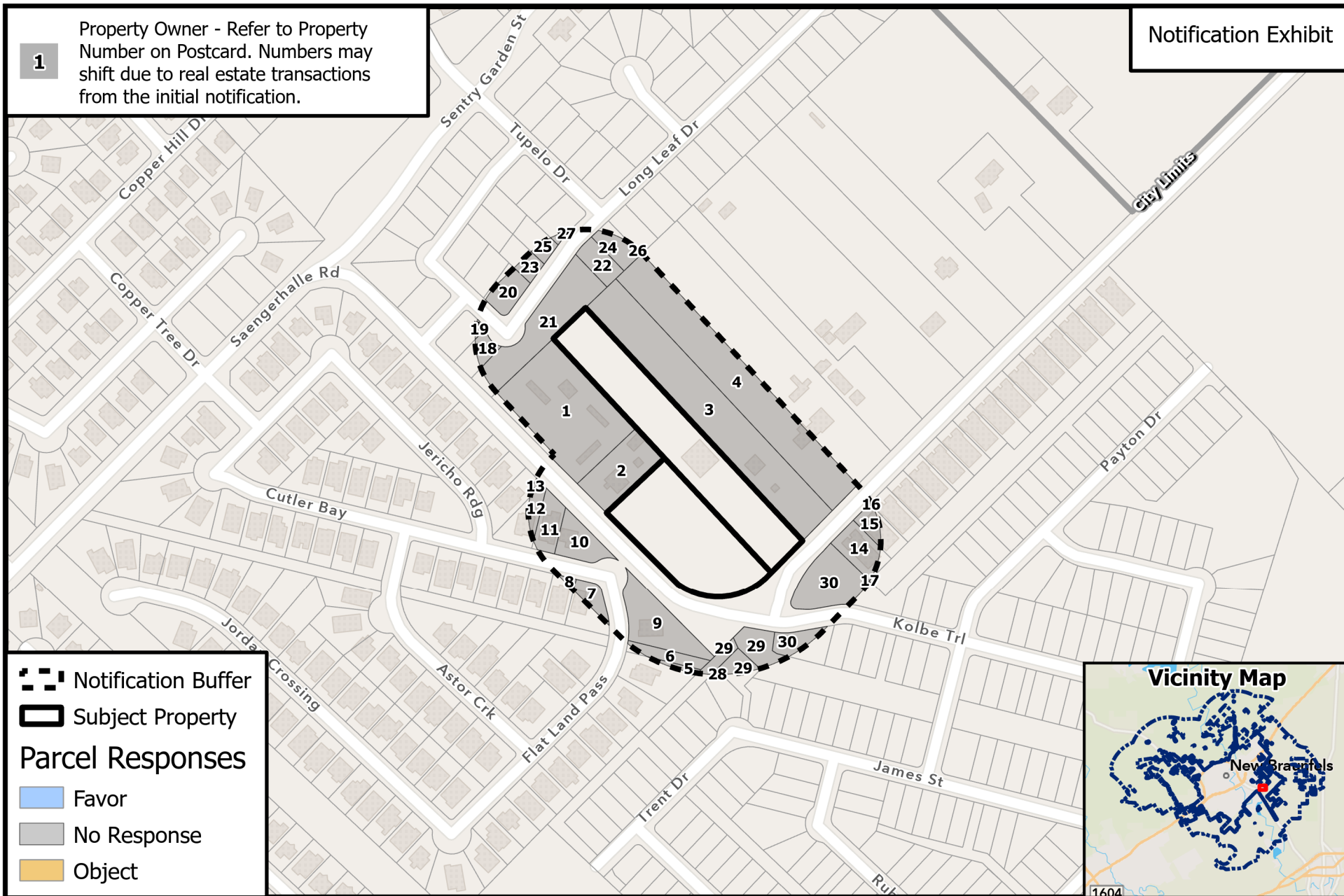
695 Saengerhalle Rd



695 Saengerhalle Rd

1

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



PLANNING COMMISSION – February 3, 2026 – 6:00PM

City Hall Council Chambers

Applicant: Ayo Phillips and TJ Grossi

Address/Location: 695 SAENGERHALLE RD

SUP25-464

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. TIMMERMAN JOHN O'NEAL | 18. ROBINSON EUGENE STEVEN & SAVANNAH ABIGAIL |
| 2. MC COY RICHARD J & LORI M | 19. VALDEZ ROBERT NICKIE LUCERO |
| 3. KRUEGER JAMES | 20. NEXPOINT SFR SPE 3 LLC |
| 4. BAERWALD RUDY JR | 21. GROTHUES FINANCIAL LTD |
| 5. MANNING TRAYCI NOELLE & SHANNON RAY MANNING | 22. SCOTT LESLIE |
| 6. CAPROCK ASSOCIATION INC | 23. JUHAS JOSHUA MATTHEW |
| 7. MARTINEZ MONICA MICHELLE | 24. MILLER ROBERT DUANE |
| 8. JASIK ALEC & KARLEIGH JASIK | 25. DELEON MIGUEL JR |
| 9. DAVIED ERIC MICHAEL & YI ZHANG | 26. FLETCHER MISTY ANN & DENNIS W REMMERS JR |
| 10. AKSZTULEWICZ EDWARD J | 27. VELA JOHNNY IV & REBECCA ALISON VELA |
| 11. ALVIZO DIANA | 28. COULTER JEFFREY RYAN & VICTORIA S COULTER |
| 12. RAMIREZ HECTOR G & YOLANDA | 29. SAENGERHALLE MEADOWS HOMEOWNERS ASSOCIATION INC |
| 13. SHAVILL LEE & STEPHANIE HILTON | 30. CONTINENTAL HOMES OF TEXAS LP |
| 14. NYVK FAMILY TRUST DTD DEC 11, 2017 | |
| 15. TINDALL HAYDEN B | |
| 16. WILLIAMS JOHN S | |
| 17. SAENGERHALLE ESTATES HOMEOWNERS ASSOCIATION | |

SEE MAP

2/3/2026

Agenda Item No. D)

PRESENTER:

Applicant: Mark Mott, Trustee of MLM Trust

Owner Agent: David Durham, Outpost Partners

SUBJECT:

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.

DEPARTMENT: Neighborhood and Community Planning**COUNCIL DISTRICTS IMPACTED:** 1**BACKGROUND INFORMATION:****Case Number:** PZ25-0454

Applicant: Mark Mott, MLM Trust
(210) 834-4815 / marklmott@gmail.com

Owner/Agent: David Durham, Outpost Partners
(361) 813-8571 / david@outpostpartners.co

Staff Contact: Mary Lovell, AICP, CNU-A
(830) 221-4051 / mlovell@newbraunfels.gov

The subject property is approximately 0.73 of an acre on the west side of Old Engel Road, approximately 400 feet south of Interstate Highway 35. The applicant is requesting a change in zoning from APD (Agricultural/Pre-development District) to M-1A (Light Industrial District).

The subject property is bordered by APD to the north, south, and west. Properties to the east are zoned APD and M-1A. Adjacent land uses consist of residential, open space, and light industrial.

ISSUE:

The property is currently being used for a welding shop. The applicant indicated that he would like to transition to a new business model consisting of light assembly and the warehouse storage of recycling containers.

COMPREHENSIVE PLAN REFERENCE:

M-1A at this location is consistent with the following actions from Envision New Braunfels:

- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
- **Action 1.6:** Incentivize infill development and redevelopment to take advantage of existing infrastructure.
- **Action 1.8:** Concentrate future investment in industrial and employment centers near existing and emerging hubs, such as the airport, and along existing high-capacity transportation networks, such as

Interstate Highway 35.

- **Action 3.1:** Plan for a healthy jobs/ housing balance.
- **Action 3.3:** Balance commercial centers with stable neighborhoods.

Future Land Use Plan: The subject property is located within the Oak Creek Sub Area, and near existing and future Employment Centers. The property is along the I-35 corridor.

STRATEGIC PLAN REFERENCE:

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

- **Economic Mobility:** Incentivize mixed-use developments and redevelopments in targeted locations to create a built environment with integrated housing, commercial centers, and opportunities for improved connectivity.
- **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 rezoning request is in alignment with the following recommendations and strategies of the Land Use Fiscal Analysis:

- Continuing to provide a balance of high-quality small commercial buildings and businesses and larger, more autocentric businesses that draw employees and customers from a broader area is important to keeping New Braunfels' economy healthy.
- Prioritize infill projects that add people and buildings in areas with existing infrastructure. This will increase revenue to provide service delivery without significant impacts on infrastructure costs and distribute cost burdens across more home/business owners.

Traffic Impact Analysis (TIA): The Traffic Impact Analysis Determination states that only a Traffic Worksheet is required.

Drainage: Per adopted ordinance, if a drainage study is required, it will be conducted with the Public Infrastructure Construction Plan approval process and/or Building Permit stage, as applicable.

Utilities: As part of the routine intake review process, the water provider for the subject site, NBU (New Braunfels Utilities), reviewed the proposed zoning change request and has responded with no comments.

RECOMMENDATION:

Approval. M-1A at this location would allow development that aligns with Envision New Braunfels, the Strategic Plan, and the Land Use Fiscal Analysis.

Mailed notification as required by state statute:

Public hearing notices were sent to owners of 5 properties within 200 feet of the request. To date, no responses have been received.

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.

Resource Links:

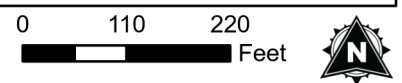
- Chapter 144, Sec. 3.4-1 (APD) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 144, Sec. 3.4-18 (M-1A) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?



Aerial Exhibit



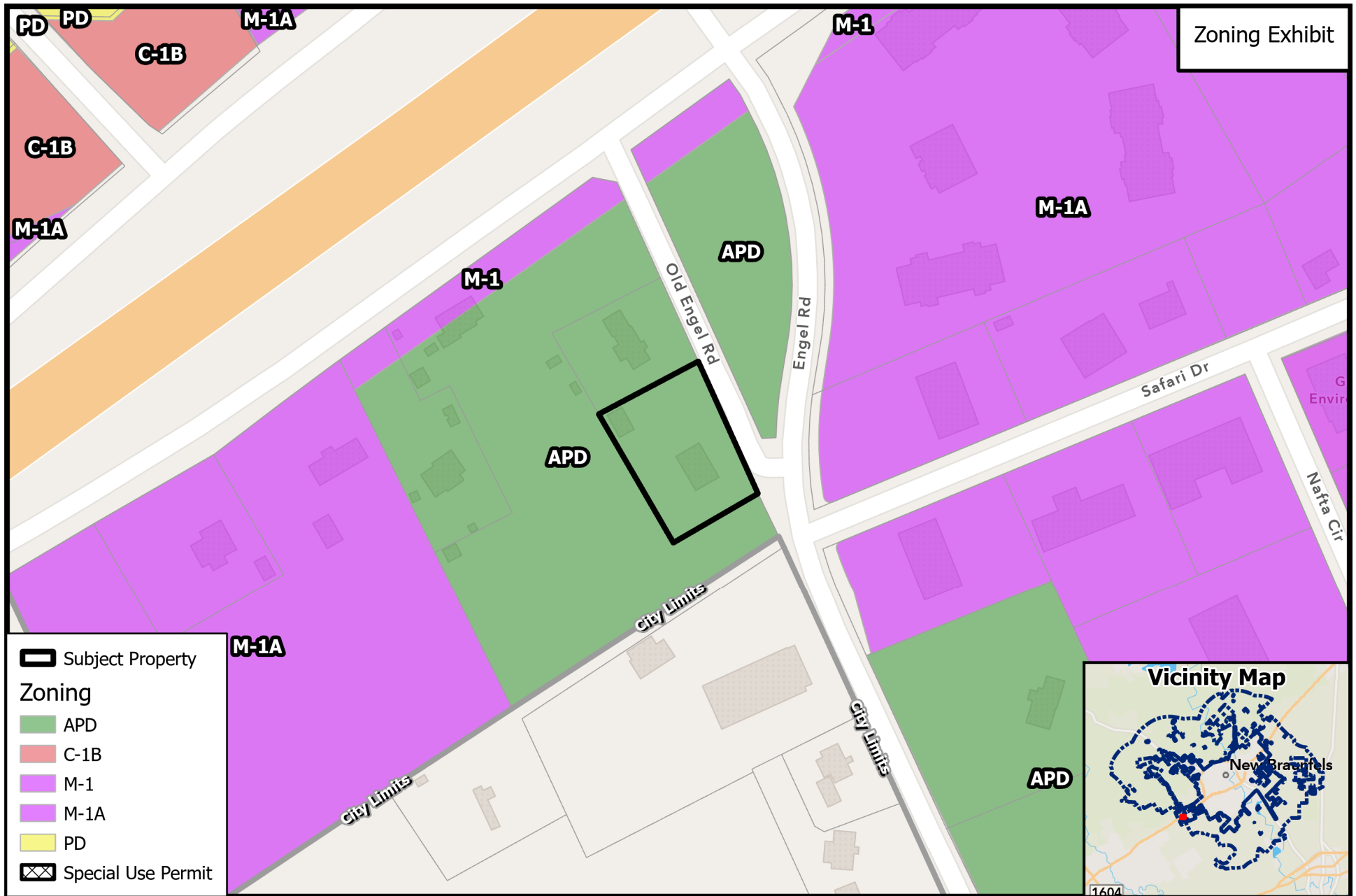
PZ25-0454
190 Old Engel Rd - APD to M-1A

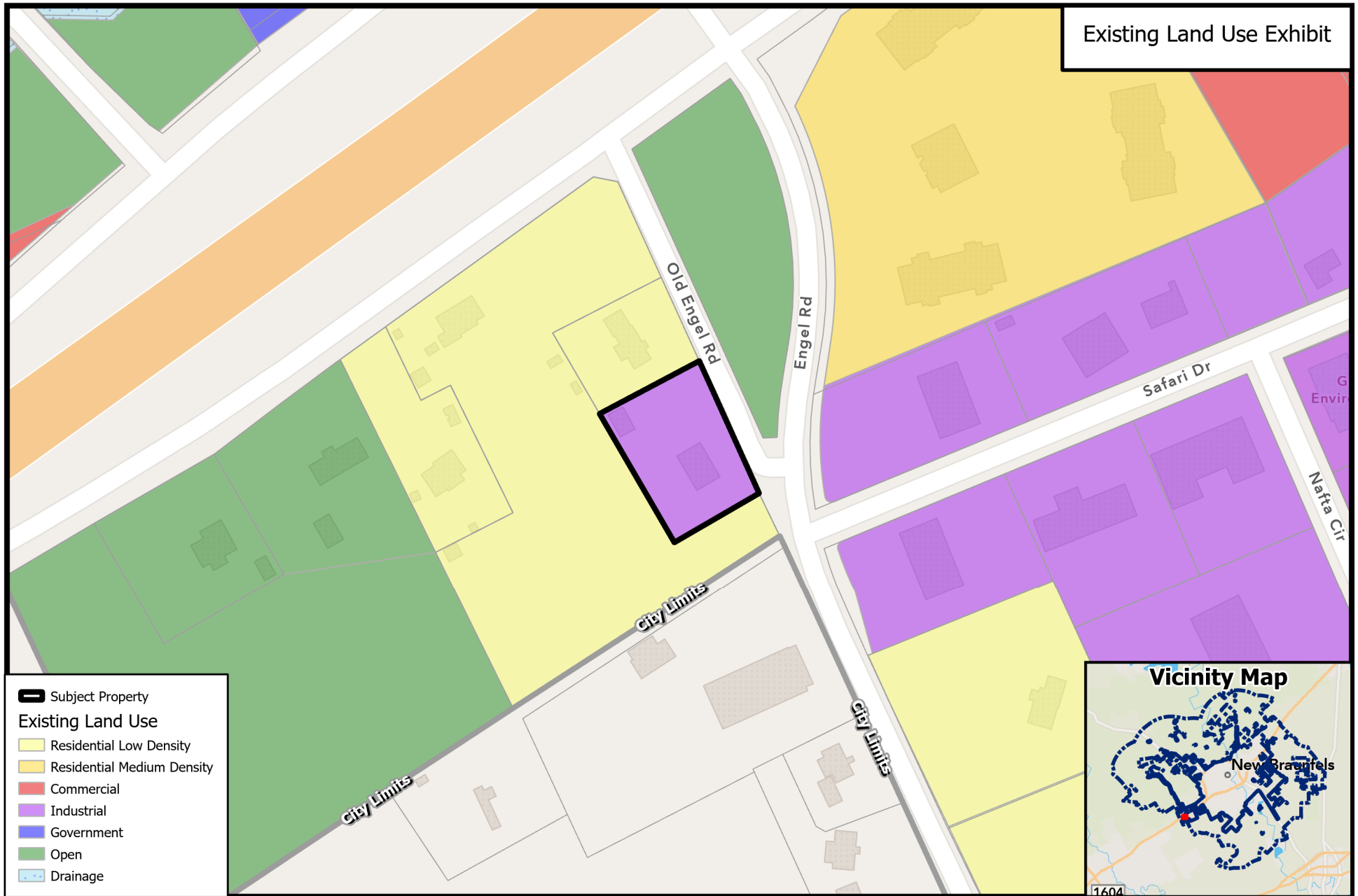


Path: L:\Boards and Commissions\ZoneChange & SUPs\2026\PZ25-0454 -190 Old Engel Rd -

Source: City of New Braunfels Planning
 Date: 12/31/2025

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Land Use	Existing	Proposed
	APD	M-1A
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

Land Use	Existing	Proposed
	APD	M-1A
Bed and breakfast inn (see section 144-5.6)		
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

Land Use	Existing	Proposed
	APD	M-1A
Communication equipment—Installation and/or repair		P
Community building (associated with residential uses)		P
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	
Convenience store with gas sales		P
Convenience store without gas sales		P
Cotton ginning or baling works		
Country club (private)	P	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		
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	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

Land Use	Existing	Proposed
	APD	M-1A
Flour mills, feed mills, and grain processing	P	
Food or grocery store with gasoline sales		P
Food or grocery store without gasoline sales		P
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)	P	
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

Land Use	Existing	Proposed
	APD	M-1A
Laundromat and laundry pickup stations		P
Laundry, commercial (without self-serve)		P
Laundry/dry cleaning (drop off/pick up)		P
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	P	
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		P
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		

Land Use	Existing	Proposed
	APD	M-1A
Offices, brokerage services		P
Offices, business or professional		P
Offices, computer programming and data processing		P
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	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		
Propane sales (retail)		P
Public recreation/services building for public park/playground areas		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)		

Land Use	Existing	Proposed
	APD	M-1A
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
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	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)	P	
Stables (private, accessory use) (see chapter 6)	P	
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

Land Use	Existing	Proposed
	APD	M-1A
Tire sales (outdoors)		P
Tool rental		P
Townhouse (attached)		
Transfer station (refuse/pick-up)		P
Travel agency		P
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		



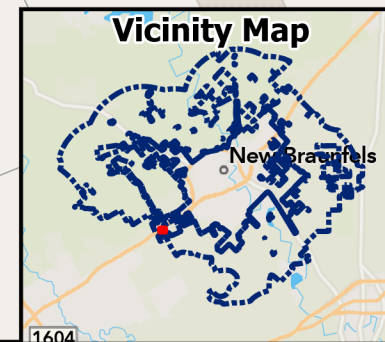
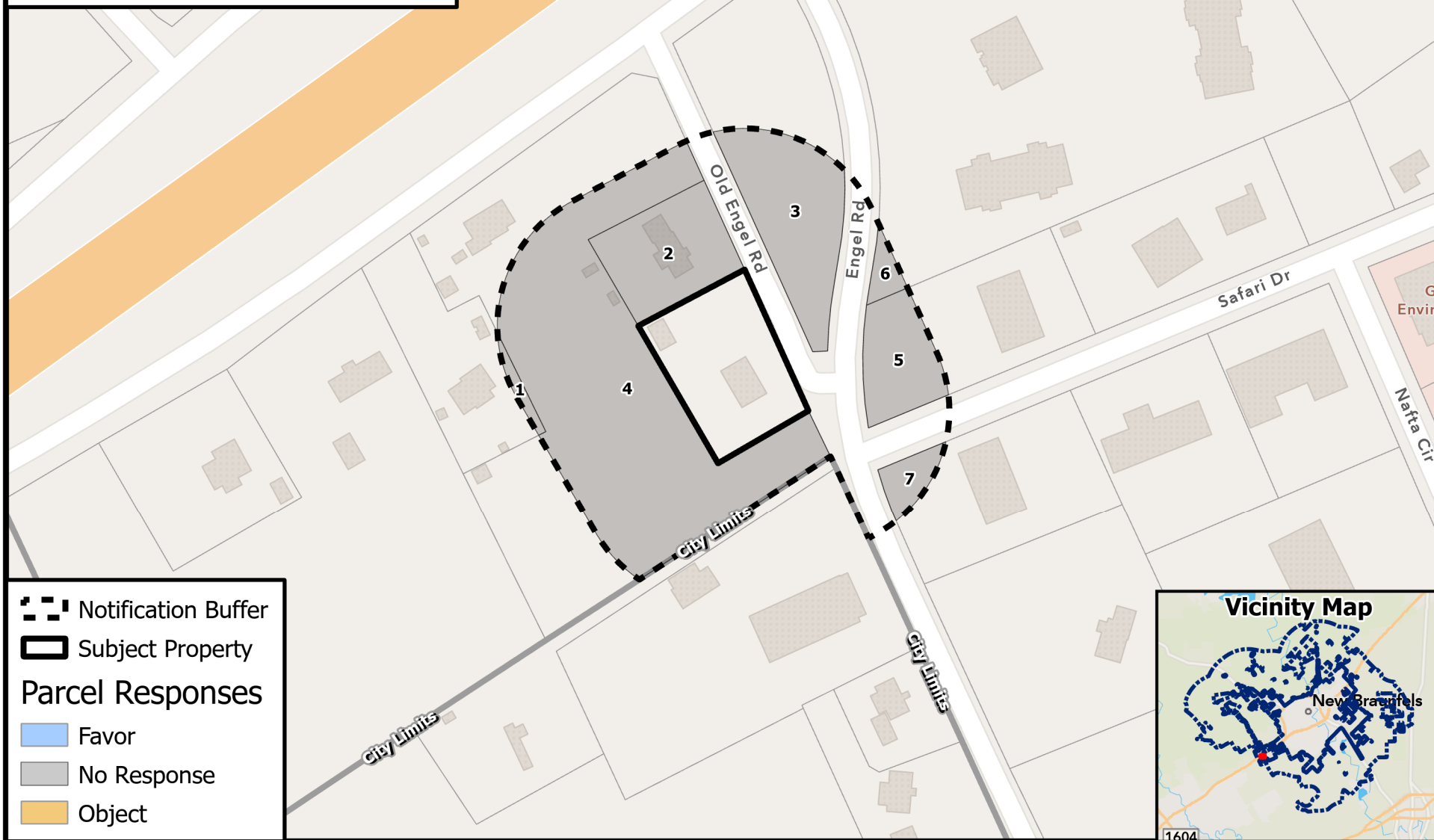
190 Old Engel Road



View to the north towards IH 35

1

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



PLANNING COMMISSION – FEBRUARY 3, 2026– 6:00PM

City Hall Council Chambers

Applicant: Mark Mott

Address/Location: 190 Old Engel Rd

Case # PZ25-0454

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. ROSILES JAIME A & FLORES MARIA I | 5. W P & A P LTD |
| 2. WETZ SANDRA G | 6. RESERVE AT ENGEL ROAD LLC |
| 3. COMAL COUNTY OF | 7. ELITE MECHANICAL OF TEXAS INC |
| 4. GUNNARSON K | |

SEE MAP