

**FINAL - MINUTES  
OF THE NEW BRAUNFELS PLANNING COMMISSION  
REGULAR MEETING OF TUESDAY, JULY 2, 2024**

**1. CALL TO ORDER**

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

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

**2. ROLL CALL**

The following Commissioners were present:

Angela Allen, Randall Allsup, Taylor Chafin, Ben Miedema, Chad Nolte, Jerry Sonier, Chase Taylor and Vicky Rudy.

The following Commissioners were absent:

Jessica Schaefer

**3. APPROVAL OF MINUTES**

A) Approval of the June 4, 2024 Regular Meeting Minutes.

Motion by Vice-Chair Nolte, seconded by Commissioner Miedema, to approve the Regular Meeting Minutes of June 4, 2024. Motion carried (8-0-1) with Commissioner Rudy stating she would like to abstain from the vote as she was not present at the June 4, 2024 regular meeting.

**4. CITIZENS' COMMUNICATIONS**

*This time is for citizens to address the Planning Commission on any issues or items NOT on the agenda. It is a violation of the Texas Open Meetings Act for the Commission to address, discuss or take action on any items not on the agenda. In addition to this venue, citizens may also email any comments to [planning@newbraunfels.gov](mailto:planning@newbraunfels.gov). Emailed comments will be distributed to the Planning Commission.*

**No one spoke.**

**5. INDIVIDUAL ITEMS FOR CONSIDERATION**

A) PZ24-0190 Public hearing and recommendation to City Council to rezone approximately 5.3 acres out of City Block 5089, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, & 13, from R-2 (Single-Family and Two-Family District) to C-1A (Neighborhood Business District), currently addressed as 511 E North St.

**Amanda Mushinski stated she had been informed of the applicants intent to postpone the public hearing of the item.**

**TJ Grossi formally requested to postpone the public hearing of the above item to the next regular meeting in August 2024.**

**Motion by Vice-Chair Nolte, seconded by Commissioner Taylor to accept the requested postponement of the public hearing of the item until the next regular meeting in August 2024. Motion carried unanimously.**

**B) SUP24-170 Public hearing and recommendation to City Council to rezone approximately 0.21 acres out of the Highland Park Addition Subdivision Block 14, Lot 9, from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit for Short-Term Rental of a Residence), currently addressed at 1622 Cross St.**

**Amanda Mushinski presented the above mentioned item and recommended approval with the conditions stated in the staff report.**

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

**No one spoke.**

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

**Aaron Roggensack elaborated on the request.**

**Chair Sonier opened the public hearing.**

**No one spoke.**

**Chair Sonier closed the public hearing.**

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

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

## **6. ADJOURNMENT**

**There being no further business Chair Sonier adjourned the meeting at 6:08pm.**

By: \_\_\_\_\_  
PLANNING COMMISSION CHAIR

**Attest:**

\_\_\_\_\_  
COMMISSION LIASON