



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



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

TUESDAY, JANUARY 7, 2025 at 6:00 PM

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 December 3, 2024 regular meeting [24-1599](#) minutes.

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. Emailed comments will be distributed to the Planning Commission.

5. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) ORD24-414 Public hearing and recommendation to City [25-09](#) Council regarding an ordinance amendment to Chapter 118 Subdivision Platting, Section 118-30 regarding Certificates and statements.
Amanda Mushinski, AICP-Candidate, CNU-A
- B) PZ24-0396 Public hearing and recommendation to City [25-05](#) Council to rezone approximately 10.43 acres out of the Orilla Russell Survey, Abstract No. 485, from APD AH (Agricultural/Pre-development District with Airport Hazard Overlay) to M-1A AH (Light Industrial District with Airport Hazard Overlay), currently addressed at 3137 FM 1102.
Applicant: James Ingalls, P.E.
Owner: Johnnie F. Row
- C) PZ24-0395 Public hearing and recommendation to City [24-1566](#) Council regarding proposed amendments to the Mayfair

Development and Design Control Document (DDCD) pertaining to maximum driveway width allowance for single-family residential lots sixty feet or greater in width, an update to the Parks Schedule and Master Framework Plan, and revisions to minimum parking requirements.

Matt Greene, Principal Planner, Planning and Development Services

- D) SUP24-397 Public hearing and recommendation to City [25-04](#)
Council to rezone 0.55 of an acre out of the Unicorn Heights Subdivision, Extension 4, Lot 13, from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit for Auto Body Repair), currently addressed at 950 IH 35 South

Applicant: Carlos Manzo

Owner: Farm Haus glass and fireplace LLC

- E) PZ24-0399 Public hearing and recommendation to City [25-06](#)
Council to rezone approximately 60 acres out of the A.M. Esnaurizar Survey, Abstract 20, from R-3L AH (Multifamily Low Density District with Airport Hazard Overlay) to R-1A-4 AH (Single-Family Small Lot Residential District with Airport Hazard Overlay), currently addressed at 1280 Saengerhalle Road.

Applicant: Shannon Mattingly

Owner: Rockspring Saur LLC

- F) SUP24-398 Public hearing and recommendation to City [25-03](#)
Council to rezone approximately 17 acres out of the Freiheit 2 Subdivision, Block 4, Lots 2, 3, and 4, from R-2 AH (Single Family and Two-Family with Airport Hazard Overlay District) to MU-B AH SUP (High-Intensity Mixed Use with Airport Hazard Overlay District with a Special Use Permit to allow Industrial and Commercial Uses), currently addressed at 622 S Kowald Ln.

Applicant: Shannon Mattingly

Owner: Ryan Sweeney

6. 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.