

**DRAFT - MINUTES
OF THE NEW BRAUNFELS PLANNING COMMISSION
REGULAR MEETING OF WEDNESDAY, SEPTEMBER 3, 2025**

1. CALL TO ORDER

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

2. ROLL CALL

The following Commissioners were present:

Commissioner Angela Allen

Commissioner Randall Allsup

Commissioner Karen Brasier

Commissioner Chad Nolte

Commissioner Vicky Rudy

Commissioner Jessica Schaefer

Vice-Chair Chase Taylor

Chair Jerry Sonier

The following Commissioners were absent:

Commissioner Hunter Schwarz

3. APPROVAL OF MINUTES

A) Approval of the August 5, 2025 regular meeting minutes.

Motion by Commissioner Nolte, seconded by Commissioner Allsup to approve the August 5, 2025, regular meeting minutes. Motion carried unanimously (8-0-0).

4. CITIZENS' COMMUNICATIONS

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

No one spoke.

5. BRIEFINGS

Legislation update from Chris Looney

Chris Looney provided updates from the 89th Texas Legislature, specifically discussing HB 1522, SB 785, HB 2464, HB 2512, HB 24, HB 2844, SB 1008, SB 1883, SB 15, and SB 840, as well as other legislation that could potentially be considered in upcoming sessions.

Brief discussion followed on effective dates and applicability to New Braunfels.

Chair Sonier opened public discussion on the legislative updates.

A member of the public spoke regarding HB 24.

Brief discussion followed on HB 24 and postponed items for consideration.

6. INDIVIDUAL ITEMS FOR CONSIDERATION

A) SUP25-233 Public hearing and recommendation to City Council to rezone approximately 0.2 acres out of City Block 2013, part of Lots 234 and 235, from C-2 (General Business District) to C-2 SUP (General Business District with a Special Use Permit to allow Short Term Rental of a residence), currently addressed as 341 North Market Avenue.

Amanda Mushinski introduced the aforementioned item and recommended approval with the conditions listed in the staff report.

Chair Sonier asked if there were any questions for staff.

There were no questions for staff.

Chair Sonier invited the applicant to speak on the item.

The applicant was not in attendance.

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

No individuals spoke on the item.

Chair Sonier closed the public hearing.

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

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

B) SUP25-237 Public hearing and recommendation to City Council to rezone approximately 0.3 acres out of the A M Esnaurizar Survey 1, Abstract 1, from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit to allow Short Term Rental of a residence), currently addressed as 1160 Dunlap Drive

Amanda Mushinski introduced the aforementioned item and recommended approval with the conditions listed in the staff report.

Chair Sonier asked if there were any questions for staff.

There were no questions for staff.

Chair Sonier invited the applicant to speak on the item.

Alba Henriquez and Luciano Henriquez elaborated on the intent of the request.

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

No individuals spoke on the item.

Chair Sonier closed the public hearing.

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

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

C) PZ25-0274 Public hearing and recommendation to City Council to rezone approximately 70.198 acres consisting of Lots 1A and 1B, out of the Resubdivision Plat of Lot One, River Gardens, from R-2 SUP (Single-Family and Two-Family District with a Special Use Permit allowing a facility for disabled persons) to MU-A (Low Intensity Mixed Use District), currently addressed as 740 & 750 Rusk St.

Mary Lovell presented the aforementioned item and recommended approval with the conditions listed in the staff report.

Chair Sonier asked if there were any questions for staff.

Discussion followed on zoning requirements, use allowances, and the

appropriateness of the requested zoning change.

Chair Sonier invited the applicant to speak on the item.

July Turner provided additional context for the request, discussing the family's vision for the development, its intended community impact, and communication with neighbors.

Discussion followed on the project's scope, intended use, and the zoning district's compatibility with the proposal.

Karen Aniol Ballenger spoke in support, emphasizing the need for community-focused developments for people with special needs.

Andrew Douglas presented conceptual plans, outlined project goals, and elaborated on the intended development.

Jeff Bly further elaborated on the request, addressed zoning challenges, presented additional conceptual plans and traffic analysis, and discussed efforts to engage with the community to address concerns.

Further discussion followed on the special needs component of the development.

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

Thirteen individuals spoke in favor of the item, highlighting the need for inclusive communities and support services.

Chair Sonier called a brief recess at 7:40 p.m.

Chair Sonier reconvened the meeting at 7:45 p.m.

Twelve individuals spoke in opposition, raising concerns about infrastructure, safety, and the project's scale.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further questions or a motion.

Discussion followed on staff's recommendation.

Motion by Commissioner Schaeffer, seconded by Commissioner Rudy, to recommend approval of the item to City Council.

Brief discussion followed on zoning allowances.

Motion failed due to a tied vote (4-4-0) with Commissioner Allen, Commissioner Braiser, Commissioner Nolte, and Vice-Chair Taylor in opposition.

7. 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.

ADJOURNMENT

There being no further business Chair Sonier adjourned the meeting at 8:27pm.