

**DRAFT - MINUTES
OF THE NEW BRAUNFELS PLANNING COMMISSION
REGULAR MEETING OF TUESDAY, JUNE 3, 2025**

1. CALL TO ORDER

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

2. ROLL CALL

The following Commissioners were present:

Angela Allen

Randall Allsup

Karen Braiser

Vicky Rudy

Hunter Schwarz

Jerry Sonier

Chase Taylor

The following Commissioners were absent:

Jessica Schaefer

Chad Nolte

3. APPROVAL OF MINUTES

A) Approval of the May 6, 2025 regular meeting minutes.

Motion by Commissioner Allsup, seconded by Commissioner Rudy, to approve the May 6, 2025 regular meeting minutes. 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 one spoke.

5. ELECTION OF OFFICERS

A) Election of Chair.

Chair Sonier asked if there were any discussion or a motion regarding the election of Planning Commission Chair.

Motion by Commissioner Allsup, seconded by Commissioner Rudy, to elect Jerry Sonier as Planning Commission Chair. Motion carried

unanimously (7-0-0).

B) Election of Vice Chair.

Chair Sonier asked if there were any discussion or a motion regarding the election of Planning Commission Vice-Chair.

Motion by Commissioner Allen, seconded by Commissioner Rudy, to elect Chase Taylor as Planning Commission Vice-Chair. Motion carried unanimously (6-0-1) with Commissioner Taylor abstaining from the vote.

C) Discuss and consider appointments to the Workforce Housing Advisory Committee and the Citizens' Advisory Committee.

Chair Sonier asked if there were any Commissioners who wished to act as Planning Commission representative to the Workforce Housing Advisory Committee.

Brief discussion followed on the Workforce Housing Advisory Committee and the Citizens Advisory Committee.

Vice-Chair Taylor volunteered to act as the Planning Commission's representative to the Workforce Housing Advisory Committee.

Chair Sonier asked if there were any Commissioners who wished to act as Planning Commission representative to the Citizens Advisory Committee.

Commissioner Allsup volunteered to act as the Planning Commission's representative to the Citizens Advisory Committee.

Chair Sonier stated that the appointments were accepted.

6. CONSENT AGENDA

All items listed below are considered to be routine and non-controversial by the Planning Commission and will be approved by one motion. There will be no separate discussion of these items unless a Planning Commissioner or citizen so requests, in which case the item will be removed from the consent agenda and considered as part of the normal order of business.

No action was taken.

7. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) HST25-134: Public hearing and recommendation to City Council to add a local historic landmark designation and rezone approximately 0.21 acres of Lot 5, New City Block 3019 from R-2 HD (Single Family and Two-Family District with a Historic District overlay) to R-2 HD HL (Single Family and Two-Family District with Historic District and Historic Landmark overlays), currently addressed at 648 West Mill Street

Katie Totman presented the aforementioned item and recommended approval.

Chair Sonier asked if there were any questions for staff.

Brief discussion followed on historic landmark designation, historic districts, and the intent of the request.

Chair Sonier invited the applicant to speak on the item.

Samantha Smith provided a brief history of the property and elaborated on the intent of the request

Brief discussion followed regarding the historic landmark designations and the history of the property.

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

No one spoke.

Chair Sonier closed the public hearing.

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

Motion by Vice-Chair Taylor, seconded by Commissioner Allsup, to recommend approval of the item to City Council. Motion carried unanimously (7-0-0).

- B) SUP25-140 Public hearing and recommendation to City Council to rezone approximately 0.6 acres out of the Frank Real Subdivision, Block 1, Lot 2, from R-2 SUP (Single Family and Two-Family District with a Special Use Permit to allow Short Term Rental) to R-3L SUP (Multifamily Low-Density District with a Special Use permit to allow

multiple dwelling units with alternative design standards), currently addressed at 846 Ewelling Ln.

Amanda Mushinski presented the aforementioned item and recommended approval.

Chair Sonier asked if there were any questions for staff.

Brief discussion followed on a recently approved special use permit on an adjacent property, the proposed unit density and conceptual site plan for the project, the type of special use permit requested, the proposed use of the property, and staff's recommendation.

Chair Sonier invited the applicant to speak on the item.

James Griffon elaborated on the intent of the request, the projects relation to adjacent property, the proposed site configuration, existing conditions of the subject property, neighboring uses, the conceptual design of the project, and development standards proposed under the requested special use permit.

Discussion followed on the scope of the request, overall unit density, traffic concerns, and parking requirements.

Wes Peoples elaborated further on the request, discussing the proposed design of the project, and addressed the Commission's concerns for traffic and parking requirements.

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

No one spoke.

Chair Sonier closed the public hearing.

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

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

C) PZ25-0139 Public hearing and recommendation to City Council to rezone approximately 5 acres out of the John Thompson Survey 21,

Abstract 608, from C-3 (Commercial District) and APD (Agricultural/Pre-Development District) to C-1B (General Business District), currently addressed at 4001 IH 35 S.

Amanda Mushinski presented the aforementioned item and recommended approval.

Chair Sonier asked if there were any questions for staff.

No one spoke.

Chair Sonier invited the applicant to speak on the item.

James Griffon elaborated on the intent of the request, the surrounding land use, the existing and proposed zoning districts, and the conceptual site plan.

Discussion followed on the intended use of the property.

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

Mike Bachofer asked questions regarding an existing access easement adjacent to the subject property.

Brief discussion followed regarding easements, and platting and zoning procedures.

Chair Sonier closed the public hearing.

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

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

D) ORD25-145 Public hearing and recommendation to City Council on a proposed amendment to the City's Code of Ordinances: Chapter 144, regarding sidewalk requirements.

Mary Lovell presented the aforementioned item and recommended approval.

Chair Sonier asked if there were any questions for staff.

Discussion followed on existing sidewalk inventory within city limits, existing and proposed requirements for sidewalk installation, the language and intent of the proposed code amendment, staff's recommendation, potential revisions to include exemptions, appeal processes, parkland dedication fees, construction costs, single lot development versus neighborhood development, public improvement projects and sidewalk installation, and sidewalk requirements of other jurisdictions.

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

No one spoke.

Chair Sonier closed the public hearing.

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

Motion by Vice-Chair Taylor to recommend approval of the item to City Council with the recommendation that there be exceptions or allowances made for single home development versus neighborhood development, or a waiver exemption for a single family building a primary residence on a property. Motion failed due to the lack of a second from the Commission.

Motion by Commissioner Braiser, seconded by Commissioner Allsup to recommend approval of the item as written to City Council. Motion carried (6-1-0) with Vice-Chair Taylor in opposition.

8. STAFF REPORT

- A) Land Development Ordinance status update.

Christopher Looney presented the aforementioned item.

9. EXECUTIVE SESSION

In accordance with the Open Meetings Act, Texas Government Code, Ch. 551.071, the Commission may convene in a closed session to discuss any of the items listed on this agenda. Any final action or vote on any executive session item will be taken in open session.

No action was taken.

10. ADJOURNMENT

There being no further business Chair Sonier adjourned the meeting at 7:13pm.

By: _____
COMMISSION CHAIR

Attest:

COMMISSION LIAISON