



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



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

**WEDNESDAY, SEPTEMBER 3, 2025 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 August 5, 2025 regular meeting minutes. [25-1069](#)

4. CITIZENS' COMMUNICATIONS

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

5. BRIEFINGS

Legislation update from Chris Looney

6. INDIVIDUAL ITEMS FOR CONSIDERATION

A) SUP25-233 Public hearing and recommendation to City [25-1028](#)
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.

Applicant: Evelyn Orr Westfahl

Owner: June Orr

B) SUP25-237 Public hearing and recommendation to City [25-1030](#)

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

Applicant: Alba Henriquez

Owner: Luciano Henriquez

C) PZ25-0274 Public hearing and recommendation to City [25-1012](#)

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.

Applicant: Austen Keithly

Owner: Julie Aniol Turner

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.

8. **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.