



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



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

TUESDAY, MARCH 4, 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 February 4, 2025 regular meeting [25-271](#) 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 before the Commission.

5. 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.

- A) DDP25-024 Approval of the Hueco Springs Ranch [25-234](#) Planned Development District (HSRPD) Detail Plan consisting of approximately 66 acres out of the Edwardo Hernandez Survey No.454, Abstract 263, currently addressed as 392 Hueco Springs Loop Rd.
Applicant: Bryan Spielman
Owner: Drake Thompson

6. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) PZ25-0023 Public hearing and recommendation to City [25-242](#) Council to rezone approximately 4 acres out of the J M

Veramendi Survey 1, Abstract 2, from R-2 (Single-Family and Two-Family District) to C-1B (General Business District), currently addressed at 415 N Hickory Ave.

Applicant: HMT Engineering

Owner: Brittany Faber

- B) PZ25-0019 Public hearing and recommendation to City [25-235](#)
Council to rezone approximately 9.5 acres out of the John Thompson Survey No. 21, Abstract 608, from R-2 (Single-Family and Two-Family District) to C-1B (General Business District), currently addressed at 3119 IH 35 S.

Applicant: Kelsey Munson, Berger Munson Engineers

Authorized Representative: Matt Fortner, Bruckner's Truck & Equipment

- C) PZ25-0021 Public hearing and recommendation to City [25-236](#)
Council to rezone approximately 0.2 acres, Unicorn Heights N.W. Extension, Block 2, Lot 7, from R-2 (Single-Family and Two-Family District) to C-O (Commercial Office District), currently addressed at 1156 Magazine Ave.

Applicants/Owners: Blake and Deanna Timmons

- D) SP24-0423 Proposed amendments to the Veramendi [25-116](#)
Sector Plan 3 within Precinct 16-2, related to Comal County Flowage Easement

Applicant: Troy Vater, ASA Properties

7. 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.