

**FINAL - MINUTES  
OF THE NEW BRAUNFELS PLANNING COMMISSION  
REGULAR MEETING OF TUESDAY, MARCH 4, 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, Ben Miedema, Chad Nolte, Vicky Rudy, Jessica Schaeffer, Chase Taylor and Jerry Sonier.

The following Commissioners were absent:

Taylor Chafin.

**3. APPROVAL OF MINUTES**

A) Approval of the February 4, 2025 regular meeting minutes.

**Motion by Vice-Chair Nolte, seconded by Commissioner Miedema, to approve the February 4, 2025 regular meeting minutes. Motion carried unanimously.**

**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](mailto:planning@newbraunfels.gov). Emailed comments will be distributed to the Planning Commission before the Commission.*

**No one spoke.**

**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 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.

**Motion by Commissioner Rudy, seconded by Commissioner Allen to approve the consent agenda as presented. Motion carried unanimously.**

**6. INDIVIDUAL ITEMS FOR CONSIDERATION**

A) PZ25-0023 Public hearing and recommendation to City 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.

**Amanda Mushinski stated the applicant wished to postpone the hearing of the item**

**Chair Sonier invited the applicant to speak on the request.**

**Brittany Beisert requested postponement of the hearing of the item.**

**Chair Sonier opened public hearing and asked if anyone wished to speak on the requested postponement of the item.**

**The following individual spoke in opposition of the requested postponement of the item: Stuart Blythin.**

**Chair Sonier closed the public hearing.**

**Chair Sonier asked if there were any further questions or motions.**

**Motion by Commissioner Allen, seconded by Vice-Chair Nolte, to postpone the hearing of the item.**

**Chair Sonier reopened the public hearing.**

**The following individual spoke in opposition of the requested postponement of the item: Juan Medrano.**

**Chair Sonier closed the public hearing.**

**Discussion followed on opposition to the request, future public hearing opportunities, and the intent of the requested postponement.**

**Chair Sonier reopened the public hearing.**

**The following individual spoke in opposition of the requested postponement of the item: Stuart Blythin.**

**Chair Sonier closed the public hearing.**

**Motion by Commissioner Allen, seconded by Vice-Chair Nolte, to approve the requested postponement of the item. Motion carried unanimously.**

**B) PZ25-0019 Public hearing and recommendation to City 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.**

**Mary Lovell presented the aforementioned item and recommended approval of the item.**

**Chair Sonier asked if there were any questions for staff.**

**No one spoke.**

**Chair Sonier invited the applicant to speak on the request.**

**Matt Fortner elaborated on the request, discussing the intent, the proposed site plan, and neighboring land uses.**

**Chair Sonier opened the public hearing and asked if anyone would like 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 Vice-Chair Nolte, to recommend approval of the item to City Council.**

**Discussion followed on residential buffering requirements.**

**A vote was taken on the earlier motion by Commissioner Allsup,**

**seconded by Vice-Chair Nolte, to recommend approval of the item to City Council. Motion carried unanimously.**

C) PZ25-0021 Public hearing and recommendation to City 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.

**Mary Lovell presented the aforementioned item and recommended approval of the item.**

**Chair Sonier asked if there were any questions for staff.**

**Discussion followed on the intent of the request.**

**Chair Sonier invited the applicant to speak on the request.**

**Deanna & Blake Timmons elaborated on the request, discussing the existing business, the intent of the request, state licensing requirements for child care, and the need for more space.**

**Discussion followed on the needs of the existing business, proposed changes to the structure, parking requirements, and the overall intent of the request.**

**Chair Sonier opened the public hearing and asked if anyone would like 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 Taylor, seconded by Commissioner Allsup, to recommend approval of the item to City Council. Motion carried unanimously.**

D) SP24-0423 Proposed amendments to the Veramendi Sector Plan 3 within Precinct 16-2, related to Comal County Flowage Easement

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

**Chair Sonier asked if there were any questions for staff.**

**Discussion followed clarifying the request.**

**Chair Sonier invited the applicant to speak on the request.**

**Garrett Mechler elaborated on the intent of the request, provided clarification regarding the proposed number of residential units, discussed the subject property and surrounding properties, and the proposed land use.**

**Chair Sonier opened the public hearing and asked if anyone would like to speak on the item.**

**Mary Ann Specht requested clarification of the request.**

**Discussion followed on the details of the request, the proposed land use, and considerations for flooding.**

**Chair Sonier closed the public hearing.**

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

**Motion by Commissioner Allen, seconded by Commissioner Rudy, to recommend approval of the item to City Council with staff recommended conditions. Motion carried unanimously.**

**7. ADJOURNMENT**

There being no further business Chair Sonier adjourned the meeting at 6:50pm.

**By:** \_\_\_\_\_  
COMMISSION CHAIR

**Attest:**

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COMMISSION LIAISON

