

**FINAL - MINUTES
OF THE NEW BRAUNFELS PLANNING COMMISSION
REGULAR MEETING OF TUESDAY, JANUARY 6, 2026**

1. CALL TO ORDER

Vice-Chair Taylor called the meeting to order at 6:00pm.

2. ROLL CALL

The following Commissioners were present:

Commissioner Randall Allsup

Commissioner Karen Brasier

Commissioner Chad Nolte

Commissioner Vicky Rudy

Commissioner Jessica Schaefer

Commissioner Hunter Schwarz

Vice-Chair Chase Taylor

The following Commissioners were absent:

Commissioner Angela Allen

Chair Jerry Sonier

3. APPROVAL OF MINUTES

A) Approval of the December 2, 2025 Regular Meeting Minutes.

Motion by Commissioner Allsup, seconded by Commissioner Nolte, to approve the regular meeting minutes of December 2, 2025. 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 individuals spoke.

5. INDIVIDUAL ITEMS FOR CONSIDERATION

A) Public hearing and recommendation to City Council regarding amendments to Chapter 118 Subdivision Platting, Section 46 Streets, Subsection y, Traffic Impact Analysis.

Carly Farmer introduced the aforementioned item.

Vice-Chair Taylor asked if there were any questions for staff.

Discussion followed on proposed code changes, development review procedures, transportation impacts, and implementation considerations.

Vice-Chair Taylor invited the applicant to speak on the item.

Carly Farmer elaborated on the request, discussing the purpose of the amendments, coordination with developers and engineers, and flexibility in applying infrastructure requirements.

Discussion followed on construction impacts, roadway improvements, timing of required studies and mitigation, transportation standards, applicability to city streets, and consistency with adopted plans.

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

No one spoke on the item.

Vice-Chair Taylor closed the public hearing.

Vice-Chair Taylor asked if there were any further discussion or motion to be made.

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

B) SUP25-421 Public hearing and recommendation to City Council at the request of Vincent Huebinger of Vincent Gerard & Assoc. Inc to rezone approximately 0.1 of an acre out of the Oak Run School 2 Subdivision, Block 1, Lot 2B, from R-1 (Single-Family District) to R-1 SUP (Single Family District with a Special Use Permit to allow a Telecommunications Tower), currently addressed at 2212 Alyssa Way.

Amanda Mushinski introduced the aforementioned item.

Vice-Chair Taylor asked if there were any questions for staff.

Discussion followed on consultation with the Fire Department, visual screening and landscaping buffering requirements, and the proposed location.

Vice-Chair Taylor invited the applicant to speak on the item.

Vincent Gerard elaborated on the request discussing various iterations of the site plan, residential zoning considerations, site access and environmental impacts, landscaping and buffering, cell service needs and capacity for the area, and the intent of the proposed location and pole design.

Discussion followed on potential safety concerns and impacts to the fire station, alternative site locations, visual design of the tower and buffers, and health and FCC-related concerns.

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

One individual spoke in opposition of the item.

Vice-Chair Taylor closed the public hearing.

Vice-Chair Taylor asked if there were any further discussion or motion to be made.

Discussion followed on federal preemption regarding health effects, FCC regulations, zoning limitations, and final clarification of impacts.

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

6. 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.

7. ADJOURNMENT

There being no further business Vice-Chair Taylor adjourned the meeting at 6:37pm.

By: _____
COMMISSION CHAIR

Attest:

COMMISSION LIAISON