



CITY OF NEW BRAUNFELS, TEXAS PLANNING COMMISSION MEETING

CITY HALL - COUNCIL CHAMBERS
550 LANDA STREET



TUESDAY, JANUARY 6, 2026 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 December 2, 2025 Regular Meeting [25-1578](#)
Minutes.

[Dec 2, 2025, Minutes](#)

4. CITIZENS' COMMUNICATIONS

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

5. INDIVIDUAL ITEMS FOR CONSIDERATION

A) Public hearing and recommendation to City Council [25-1537](#)
regarding amendments to Chapter 118 Subdivision
Platting, Section 46 Streets, Subsection y, Traffic Impact
Analysis.

Carly Farmer, Assistant City Engineer

[Sec. 118 46. Streets y. - Amendments Redlines](#)

B) SUP25-421 Public hearing and recommendation to City [25-1543](#)
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.

Applicant: Vincent Gerard & Assoc. Inc

Owner: City of New Braunfels

[City Maps](#)

[Project Summary](#)

[Applicant Drawings, Renderings, and Maps](#)

[Subject Property Photo](#)

[Notification Map, List, and Responses](#)

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.

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.



Planning Commission Agenda Item Report

550 Landa Street
New Braunfels, TX

1/6/2026

Agenda Item No. A)

**DRAFT - MINUTES
OF THE NEW BRAUNFELS PLANNING COMMISSION
REGULAR MEETING OF TUESDAY, DECEMBER 2, 2025**

1. CALL TO ORDER

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

2. ROLL CALL

The following Commissioners were present:

Commissioner Angela Allen
Commissioner Randall Allsup
Commissioner Karen Brasier
Commissioner Chad Nolte
Commissioner Vicky Rudy
Commissioner Jessica Schaefer
Commissioner Hunter Schwarz
Vice-Chair Chase Taylor
Chair Jerry Sonier

3. APPROVAL OF MINUTES

A) Approval of the November 5, 2025 regular meeting minutes.

Motion by Commissioner Nolte, seconded by Commissioner Allsup, to approve the November 5, 2025 regular meeting minutes. Motion carried unanimously (9-0-0).

4. CITIZENS' COMMUNICATIONS

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

The following individuals spoke: Jim Holster, and Tony Naylor.

5. BRIEFINGS

A) Update on the Land Development Ordinance
Christopher Looney presented the aforementioned item.

Chair Sonier asked if there were any questions for staff.

No one spoke.

B) Update on Envision New Braunfels
Christopher Looney presented the aforementioned item.

Chair Sonier asked if there were any questions for staff.

Discussion followed on the status and availability of public comments for the LDO and Comprehensive Plan update, approaches for collecting and incorporating public feedback, and how community input aligns with adopted plans and long-term city goals.

Additional discussion followed on implementation of public feedback and opportunities for continued communication with staff.

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

Discussion followed on follow-up procedures, with staff noting members may contact staff directly for additional discussion.

6. INDIVIDUAL ITEMS FOR CONSIDERATION

A) WVR25-405 Discuss and consider a waiver from Section 118-49(a) of the Subdivision Platting Ordinance to allow the Perron Business Park to not construct a sidewalk along the property's Loop 337 frontage.

Dana Moses introduced the aforementioned item and discussed potential alternatives.

Chair Sonier asked if there were any questions for staff.

Discussion followed on existing sidewalk conditions along Loop 337, commercial development in the vicinity, pedestrian safety concerns, and sidewalk purpose and feasibility.

Chair Sonier invited the applicant to speak on the item.

Michael Mazzola elaborated on the request discussing past and current site conditions, safety concerns around the railroad overpass, existing crosswalks and limited connectivity, and conversations with TXDOT regarding sidewalk feasibility.

Discussion followed on alternative sidewalk installation approaches, the idea of a monetary contribution in lieu of construction, topography and safety constraints, and the City's broader walkability and connectivity goals.

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

No individuals spoke on the item.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further discussion or motion to be made.

Discussion followed on escrow provisions, fee-in-lieu practices, implementation feasibility, and the appropriateness of requiring a sidewalk in this location.

Motion by Commissioner Allsup, seconded by Commissioner Nolte, to recommend approval of the request to City Council with the condition that a fee-in-lieu of sidewalk construction is required with related details be coordinated with City staff. Motion carried (8-1-0) with Vice-Chair Taylor in opposition.

B) SUP25-397 Public hearing and recommendation to City Council, at the request of TBA Douglas (Austen Keithly), on behalf of Julie Aniol Turner, to rezone 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 SUP (Low Intensity Mixed Use District with a Special Use Permit to allow residential and light commercial development with alternative development standards), currently addressed as 740 & 750 Rusk Street.

Applicant: TBA Douglas (Austen Keithly)

Owner: Julie Aniol Turner

Mary Lovell introduced the aforementioned item and recommended approval with the conditions listed in the staff report.

Chair Sonier asked if there were any questions for staff.

Discussion followed on the previously withdrawn rezoning request, differences between the existing R-2 zoning and the proposed MU-A zoning, the existing special use permit associated with the property, site access and emergency response considerations, and development standards regarding building height limits and residential buffering.

Chair Sonier invited the applicant to speak on the item.

Julie Aniol Turner elaborated on the request discussing the site's vacant condition and context, the intent to create a mixed-use development with a special-needs residential component, compatibility with surrounding neighborhoods and long-range planning goals, pedestrian-oriented design standards under MU-A and the proposed SUP, and proposed riverfront buffering and access controls.

Discussion followed on floodplain and floodway development limitations, staff proposed conditions of approval, building height and density comparisons between R-2 and MU-A zonings, traffic and access concerns, the intent of the request, and comparisons to other mixed-use developments.

Chair Sonier called for a brief recess at 8:00pm.

Chair Sonier called the meeting back to order at 8:10pm.

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

Two individuals spoke in favor of the item.

Eleven individuals spoke in opposition of the item.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further discussion or motion to be made.

Motion by Commissioner Allen, seconded by Vice-Chair Taylor, to recommend denial of the item to City Council.

Discussion followed on property rights, density and impervious cover calculations, suitability of the site for mixed-use development, potential traffic impacts, and whether a Planned Development District (PDD) would be a more appropriate zoning tool.

A vote was taken on the prior motion and the motion failed (4-5-0) with

Commissioner Allsup, Commissioner Rudy, Commissioner Schaefer, Commissioner Schwarz, and Chair Sonier in opposition.

Discussion followed on potential conditions of approval, traffic impacts, and whether a Planned Development District (PDD) would be a more appropriate zoning tool.

A renewed motion was made by Commissioner Allen, seconded by Vice-Chair Taylor, to recommend denial also failed (4-5-0) with Commissioner Allsup, Commissioner Rudy, Commissioner Schaefer, Commissioner Schwarz, and Chair Sonier in opposition.

A third motion was made by Commissioner Schaefer, seconded by Chair Sonier, to recommend approval of the item to City Council. Motion failed (2-7-0) with Commissioner Allen, Commissioner Allsup, Commissioner Brasier, Commissioner Nolte, Commissioner Rudy, Commissioner Schwarz, Vice-Chair Taylor in opposition.

No recommendation was forwarded to City Council.

C) PZ25-0394 Public hearing and recommendation to City Council, at the request of Ashley Farrimond of Killen, Griffin & Farrimond, PLLC, on behalf of Brandy Worley, to rezone approximately 6 acres out of Billie and Ed Miles Subdivision Unit 2, Block 1, Lots 1A, 1B, and 2, from C-1A (Neighborhood Commercial District) and R-3 SUP (Multifamily District with a Special Use Permit to allow bed and breakfast and retail) to C-4A (Resort Commercial District), currently addressed at 830, 832, and 870 Gruene Road

Amanda Mushinski introduced the aforementioned item.

Chair Sonier asked if there were any questions for staff.

Discussion followed on the intent of the request and permitted uses of both the requested zoning and the existing zoning.

Chair Sonier invited the applicant to speak on the item.

Ashley Farrimond elaborated on the request discussing the current condition of the property, the intended use and zoning, the proposed design and site plan, and proximity to neighboring residences.

Discussion followed on removal of existing buildings, the area

requested to be rezoned, proximity to nearby residences, and permissible height and density.

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

Five individuals spoke in favor of the item.

Seven individuals spoke in opposition of the item.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further discussion or motion to be made.

Discussion followed on the intended use, permissible development under the current and proposed zoning, existing nonconforming uses, and potential impacts such as noise and density.

Motion by Commissioner Allsup, seconded by Commissioner Rudy, to recommend approval of the item to City Council. Motion carried (7-2-0) with Commissioner Allen and Commissioner Brasier in opposition.

D) SUP25-377 Public hearing and recommendation to City Council, at the request of Chad Fletcher, to rezone approximately 0.2 of an acre out of the Baus Addition Subdivision, Block D, East part of Lots 1 & 2, 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 at 385 West Faust Street

Amanda Mushinski introduced the aforementioned item and recommended approval with the conditions listed in the staff report.

Chair Sonier asked if there were any questions for staff.

No one spoke.

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 discussion or motion to be made.

Motion by Vice-Chair Taylor, seconded by Commissioner Brasier, to recommend approval of the item with staff recommended conditions to City Council. Motion carried unanimously (9-0-0).

E) SUP25-375 Public hearing and recommendation to City Council, at the request of Phong Tien Nguyen, to rezone approximately 0.7 of an acre out of the A M Esnaurizar Survey, Abstract 1, from C-3 AH (Commercial, Airport Hazard Overlay District) to C-3 AH SUP (Commercial, Airport Hazard Overlay District with a Special Use Permit to allow Short Term Rental of a residence), currently addressed at 1092 State Highway 46 South

Amanda Mushinski introduced the aforementioned item and recommended approval with the conditions listed in the staff report.

Chair Sonier asked if there were any questions for staff.

Brief Discussion followed on responses from neighbors, and proximity to other short-term rental properties.

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 discussion or motion to be made.

Motion by Commissioner Rudy, seconded by Vice-Chair Taylor, to recommend approval of the item to City Council. Motion carried (9-0-0).

F) SUP25-388 Public hearing and recommendation to City Council, at the request of Simms Samonte, on behalf of RBHP Texas, LLC, to rezone approximately 0.18 of an acre out of City Block 5103 Subdivision, West portion of Lot 23, from R-2 (Single-Family and Two-Family District) to C-O SUP (Commercial Office District with a Special Use Permit to allow Short Term Rental of a residence), currently addressed

at 160 East Klingemann Street.
Commissioner Nolte recused himself from the meeting at 10:05pm.

Mary Lovell introduced the aforementioned item and noted the staff recommended conditions as listed in the staff report.

Chair Sonier asked if there were any questions for staff.

Brief discussion followed on the proposed site plan, and proximity of other properties with C-O zoning.

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

One individual representing the applicant spoke in favor of the item.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further discussion or motion to be made.

Discussion followed on the appropriateness of the requested zoning, proximity to residential, and existing uses in the area.

Motion by Vice-Chair Taylor, seconded by Commissioner Allen, to recommend denial of the item to City Council. Motion carried (7-2-0) with Commissioner Allsup and Commissioner Schaefer in opposition.

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.

No executive session was convened and no action was taken.

The Senior Assistant City Attorney spoke in open session about the need for decorum, noting that the First Amendment does not protect disruptions to meetings that prevent those who are legally entitled to speak from speaking, advised treating all sides equally, and recommended asking him if questions arise on how to maintain order during the meeting.

8. ADJOURNMENT

There being no further business Chair Sonier adjourned the meeting at 10:17pm.

By: _____
COMMISSION CHAIR

Attest:

COMMISSION LIAISON

1/6/2026

Agenda Item No. A)

PRESENTER:

Carly Farmer, Assistant City Engineer

SUBJECT:

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

DEPARTMENT: Transportation and Construction Services, Planning and Development Services

COUNCIL DISTRICTS IMPACTED: All

BACKGROUND INFORMATION:

The Transportation and Construction Services Department reviewed the current regulations, practices, and procedures and determined that amendments to the ordinance are needed to align with current and recommended practices and with community objectives. The proposed key amendments include:

- Specify select roadways for roadway analysis.
- Provide a geometric and pavement design analysis for buildout and construction traffic for all perimeter and approach streets that have pavement widths less than 24 feet.
- Provide a circulation route for construction traffic.
- Provide an assessment of buildout traffic on adjacent neighborhoods if the development is required to construct the extension of a thoroughfare. The assessment and mitigation shall be provided in accordance with an approved Thoroughfare Plan Design and Area Transportation Plan, or in accordance with the guidance provided in the Institute of Transportation Engineers' *Multimodal Transportation Impact Analysis for Site Development*.
- Update the requirements of turn lanes on city streets.
- Establish an expiration date for TIA worksheets at two years and TIA reports at three years from city approval.

ISSUE:

Amendments to the traffic impact analysis requirements are needed to align with current and recommended practices and with community objectives.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of amendments to Chapter 118 Subdivision Platting, Section 46 Streets, Subsection y, Traffic Impact Analysis.

Sec. 118-46. Streets.

(y) *Traffic impact analysis.*

(1) *Requirements.* No master plan, plat, building permit or driveway access shall be approved unless a traffic impact analysis (TIA) worksheet or TIA report, as provided for in this section, is completed by the developer and approved by the city engineer. A TIA report may also be required by the planning director, the planning commission or the city council as part of a zoning change application.

If the specific land use is unknown, the land use shall be based on the future land use plan or roadway impact fee study with consideration of existing topography and comparable properties. Land use shall be based on the latest edition of the Institute of Transportation Engineers (ITE) *Trip Generation Manual*.

The TIA report shall be prepared, signed and sealed by a licensed, qualified and experienced professional engineer with specific training and experience in traffic and transportation engineering and planning. The TIA report shall meet the requirements established in this section and generally follow the methodology, thresholds and principles described in the ITE *Multimodal Transportation Impact Analysis for Site Development* recommended practice.

The applicant shall comply with the separate policies and procedures for submitting and processing TIA applications consistent with the provisions of this section, including, but not limited to, forms, worksheets, fee schedules, meetings, and other items.

(2) *Submittal type and study area.* The TIA submittal type and study area shall be based on the size of the development and the associated peak-hour trips projected to be generated by the proposed development. The peak-hour trips shall be based on the latest edition of the ITE *Trip Generation Manual* during the weekday a.m. or p.m. peak hour, whichever is greater. The submittal type and study area shall be established in the TIA Impact Area Table shown below. Additional areas and intersections may be added by the city engineer and Texas Department of Transportation (TxDOT) based on development size and specific site or local issues. For special situations where peak traffic typically occurs at non-traditional times, other peak hours may be used to determine the submittal type and study area.

TIA Impact Area Table

Peak-hour Trips	Submittal Type	Study Area
1—99	Worksheet	Site
100—199	Level 1	Site and area adjacent to the site boundary
200—499	Level 2	Site and area within 0.5 miles from the site boundary
500+	Level 3	Site and area within 1 mile from the site boundary

(3) *TIA report format.* The Level 1, 2 and 3 TIA report shall consist of the following information, at a minimum:

- a. *Impact area.*
 1. Land use, site and study area boundaries.
 2. Existing and proposed site land uses.
 3. Existing and proposed land uses for all parcels within the study area.
 4. Existing and proposed roadways and intersections within the study area.

- 5. All major driveways and intersecting streets adjacent to the property will be illustrated in detail sufficient to serve the purposes of illustrating traffic function; this may include showing lane widths, traffic islands, medians, sidewalks, curbs, traffic control devices (traffic signs, signals, and pavement markings), sight distance, access spacing and a general description of the existing pavement condition.
- 6. Photographs of adjacent streets of the development and an arterial photograph showing the study area.

b. *Trip generation and design hour volumes.*

- 1. A trip generation summary listing each type of land use, units, ITE code, ITE unit, the average trip generation rates used (total daily traffic and a.m. and p.m. peak hours), and the resultant total trips generated shall be provided.
- 2. Generated vehicular trip estimates may be discounted in recognition of other reasonable and applicable modes, e.g., transit, pedestrian, bicycles. Furthermore, trip generation estimates may also be discounted through the recognition of pass by trips and internal site trip satisfaction.

c. *Trip distribution.* Provide the estimates of percentage distribution of trips by turning movements to and from the proposed development by site access location.

d. *Trip assignment.* Provide the direction of approach and departure of site traffic via the area's street system.

e. *Traffic volumes.* Peak hour and daily traffic volumes shall be provided for existing, background, site, and buildout (background and site) conditions. Additional traffic volumes shall be provided for phased developments based on background and the estimated phase buildout year. Each phase shall include phase, cumulative phases, and cumulative phases plus associated background traffic.

f. *Capacity analysis.*

- 1. A capacity analysis shall be conducted for all roadways, intersections and junctions of major driveways with public streets which are significantly impacted within the study area boundary as defined in this section as agreed to by the developer's engineer and the city engineer. The analysis shall be conducted for existing, background, buildout, and, if necessary, each phase traffic volumes.
- 2. Capacity analysis will follow the principles established in the latest edition of the Transportation Research Board's *Highway Capacity Manual* (HCM), unless otherwise directed by the city engineer. Capacity will be reported in quantitative terms as expressed in the HCM and in terms of traffic level of service (LOS). LOS for two-way stop-control is not defined for an intersection as a whole and shall not be represented in any such way in the TIA report.
- 3. Capacity analysis will include traffic queuing estimates for all critical applications where the length of queues is a design parameter, e.g., auxiliary turn lanes, and at traffic gates.
- 4. Roadway analysis will include maximum daily traffic for all local and residential collector streets, and HCM or planning level analysis for all other streets agreed to by the developer's engineer and the city engineer. Potential through traffic shall be included in the analysis.

g. *Site accessibility.* Provide an assessment of existing and planned future conditions of access management, site circulation, parking, goods movement delivery and pedestrian, bicycle and

transit connectivity to accommodate site demand on the street system. Provide a geometric and pavement design analysis for buildout and construction traffic, including vehicle design and traffic volumes, for all perimeter and approach streets that have an average pavement width of less than 24 feet to the area being developed. Provide a circulation route for construction traffic.

- h. *Neighborhood traffic control plan.* Provide overall signing, marking, and signal traffic control plan for a new public street system in accordance with the *Texas Manual on Uniform Traffic Control Devices* (TMUTCD). Include recommended speed limit signs, stop signs and warning signs.
- i. *School accessibility and traffic control plan.* Provide site circulation and overall signing, marking, and signal traffic control plan in accordance with the TMUTCD. Include recommended school routes, school crossings and school speed zones.
- j. *Thoroughfare Plan street extension. If the development is required to construct the extension of a street in accordance with the adopted thoroughfare plan, provide an assessment of the buildout traffic impact on adjacent neighborhoods, parks, schools, and historic districts. The assessment and mitigation shall be provided in accordance with an approved Thoroughfare Plan Design and Area Transportation Plan, or using neighborhood protection guidance provided in the ITE Multimodal Transportation Impact Analysis for Site Development recommended practice.*

jk. *Conclusions and requirements.* Provide a narrative describing mitigation measures, conclusions and recommendations consistent with this section.

(4) *Mitigation.* If the TIA report's determination for roadways and intersections indicates that the proposed development would cause a reduction in the level of service for any roadway or intersection within the impact area that would cause the roadway to fall below (1) LOS D if the background traffic operates at LOS D or better, (2) LOS E if the background traffic operates at LOS E, and (3) LOS F if the background traffic LOS threshold exceeds ten percent for LOS F, the proposed development will be denied unless the developer agrees to one of the following conditions:

- a. The deferral of certificate of occupancy until the improvements necessary to upgrade the substandard facilities are constructed; or
- b. A reduction in the density or intensity of development; or
- c. The dedication or construction of facilities needed to achieve the level of service required herein; or
- d. Escrow with the city an amount equivalent to the cost of the improvements necessary to mitigate the adverse traffic impact; or
- e. Execute a development agreement with the city in accordance with this chapter; or
- f. Any combination of techniques identified herein that would ensure that development will not occur unless the levels of service for all roadways and intersections within the traffic impact analysis study are adequate to accommodate the impacts of such development.

Additionally, the developer is responsible for mitigation identified as part of the site accessibility, neighborhood traffic control plan and school accessibility and traffic control plan as required in this section.

(5) *Implementation.* For phased construction projects, the TIA report shall include the phase and corresponding peak hour trip for implementation. Implementation of these traffic improvements must be accomplished no later than the completion of the project phase for which the capacity analyses show they are required. Plats for project phases subsequent to a phase for which a traffic improvement is required may be approved only if the traffic improvements are completed or secured as approved by the city engineer.

(6) *Traffic mitigation concepts.*

- a. Voluntary efforts, beyond those herein required, to mitigate traffic impacts are encouraged as a means of providing enhanced traffic handling capabilities to users of the land development site as well as others.
- b. Traffic mitigation concepts include, but are not limited to, pavement widening, turn lanes, median islands, access controls, curbs, sidewalks, traffic signalization, traffic signing, pavement markings, etc.

(7) *Traffic signal warrants analysis.* A TIA report that contains a traffic impact mitigation for installation of a new traffic signal location shall include a traffic signal warrants analysis satisfying the requirements of the TMUTCD. If a traffic signal is required to mitigate level of service but not warranted, the mitigation of the traffic signal shall meet the mitigation requirements of this section.

(8) *Turn lane requirements.* Turn lanes are exclusive deceleration and storage lanes that allow ~~for~~ vehicles to turn left and right at intersections outside the through lane. Turn lanes on city streets are required at all driveways and street intersections with buildout traffic turning movements of 500 daily trips or 50 peak hour trips. Turn lanes on the state highway system are required in accordance with the latest TxDOT requirements. The guidelines for the ~~application and~~ design of ~~deceleration turn~~ lanes for city streets and the state highway system shall be in accordance with the latest TxDOT requirements.

- a. The existing and new pavement for turn lane improvements shall be designed based on the development traffic loads and may include rehabilitation. At minimum, a surface course treatment is required for the full improvements including taper and pavement marking area.
- b. The construction of turn lanes may be limited due to topographic conditions or need to obtain right-of-way from adjacent property owners. The applicant must show that all reasonable efforts have been made to implement turn lanes required by the TIA report or this chapter. This may include relocating driveways or streets to allow for the construction of turn lanes or alternate design options.

(9) *Expiration.* The approval of a TIA worksheet expires two years from the date it is approved by the city. The approval of a TIA report expires three years from the date it is approved by the city if progress toward completion is not being made, as specified in section 118-22 (e) (1-5), or if the actual buildout year or an actual phase buildout year is greater than two years from what is analyzed in the approved TIA report. Prior to the expiration date, the city engineer may extend the TIA report approval upon application by the developer for one or more year periods.

(z) *Street signs.* Street signs shall be installed, at the cost of the developer and at no cost to the city, in accordance with approved construction plans.

(aa) *Streetlights.* Streetlights shall be installed, at the cost of the developer and at no cost to the city, at all intersections, at the end of a cul-de-sac, and throughout the subdivision as required by NBU in accordance with standards published by NBU in accordance with section 118-18.

(Ord. No. 2006-84, § 1(Exh. A), 9-11-06; Ord. No. 2008-44, § 1, 7-14-08; Ord. No. 2008-55, § 1, 8-11-08; Ord. No. 2013-34, § 1, 6-10-13; Ord. No. 2017-18, § 1, 2-13-17; Ord. No. 2017-63, § 1, 9-11-17; Ord. No. 2019-49, § III, 7-22-19; Ord. No. 2019-89, § 1, 12-9-19; Ord. No. 2020-74, § 1, 12-14-20; Ord. No. 2023-92, § I, 12-11-23; Ord. No. 2024-20, § 1, 2-26-24)

1/6/2026

Agenda Item No. B)

PRESENTER:

Applicant: Vincent Gerard & Assoc. Inc

Owner: City of New Braunfels

SUBJECT:

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.

DEPARTMENT: Neighborhood and Community Planning

COUNCIL DISTRICTS IMPACTED: 3

BACKGROUND INFORMATION:

Case No: SUP25-421

Applicant:

Vincent Gerard & Associates

(512) 328-2693 | sherryh@vincentgerard.com

Staff Contact:

Amanda Mushinski, AICP, CNU-A

(830) 221-4056 | amushinski@newbraunfels.gov

The subject site is an approximately 0.1-acre portion of the larger property addressed at 2212 Alyssa Way, located at the northwest corner of Alyssa Way and Oak Run Point, one block northwest of State Highway 46 West, and adjacent to Oak Run Middle School. The property is currently developed with New Braunfels Fire Station No. 4, with the requested lease area located on the station grounds.

The surrounding area includes a mix of civic, educational, residential, and neighborhood commercial uses. The property is bordered by R-1 (Single-Family Residential District) and C-1 (Local Business District) zoning, with adjacent land uses including the middle school, a church, and multiple neighborhood-serving commercial establishments.

The City of New Braunfels and The Towers, LLC (Vertical Bridge) have executed a lease agreement for the defined lease area.

ISSUE:

The applicant is requesting a Special Use Permit to allow the installation of a 150-foot tall monopole telecommunications tower and associated unmanned ground equipment within a fenced lease area.

Improvements include the monopole, equipment cabinets, an emergency generator, and a screening fence.

Landscaping is proposed around the lease area, and existing vegetation along the northern property boundary would remain.

A Special Use Permit is required pursuant to Section 144-5.7 (Telecommunication Towers/Antennas) because the tower is located within an R-1 district, where towers are not allowed by right. Section 144-5.7 requires consideration of height, proximity to residential properties, surrounding topography, screening, compatibility, and whether collocation on existing structures is feasible.

In evaluating the request, the Planning Commission and City Council are to consider compatibility with surrounding zoning and land uses, the visual and aesthetic impacts of the proposed tower, and the adequacy of screening and site design. The nearest residential lots are located approximately 900 feet northwest along Windsor Lane. The proposal includes a 6-foot tall decorative wood fence, supplemental landscaping, and preservation of existing vegetation along the northern property line. The applicant has also provided information regarding the lack of suitable existing structures for collocation within the service area.

As part of staff's review of the application, the submitted landscaping plan was evaluated for compliance with the screening standards for telecommunications facilities outlined in Section 144-5.7 of the Code of Ordinances. These standards require that screening consist of evergreen vegetation capable of providing year-round visual buffering of the facility. The proposed plan includes deciduous tree species, which do not meet the evergreen screening requirement. While the overall site layout and intent to provide screening are appropriate, revisions to the landscaping plan will be necessary to ensure compliance with the adopted standards and to provide effective, continuous screening for surrounding properties.

These factors should be considered when determining whether the request is appropriate for the site and whether conditions are warranted to ensure compatibility with the surrounding area.

Traffic Impact Analysis (TIA): Per adopted ordinance, if a TIA is required, it will be conducted at the Subdivision Platting and/or Building Permit stage, as applicable.

Drainage: Per adopted ordinance, if a drainage study is required, it will be conducted with the Public Infrastructure Construction Plan approval process and/or Building Permit stage, as applicable.

COMPREHENSIVE PLAN REFERENCE:

- **Action Item 1.7:** Target Infrastructure investments to support a growing population in preferred locations.

Future Land Use Plan: The subject property is located within the Veramendi Sub Area, near existing Civic and Education Centers, and near a Future Market Center.

STRATEGIC PLAN REFERENCE:

Economic Mobility Enhanced Connectivity Community Identity
 Organizational Excellence Community Well-Being N/A

FISCAL IMPACT:

The Land Use Fiscal Analysis (LUFA) recommended action is to prioritize infill projects that add people and buildings in areas with existing infrastructure. This will increase tax revenue without significant impacts on services and infrastructure costs and distribute cost burdens across more property owners. An increase in development opportunities from rezoning will allow net positive revenue per acre. While the proposed use does

not add people that would require infrastructure, it would instead expand infrastructure capacity.

RECOMMENDATION:

Staff recommends approval with the following conditions:

1. Landscaping and screening shall comply with Section 144-5.7 of the Code of Ordinances. The landscaping plan shall be revised to provide evergreen screening vegetation from the City's approved plant list capable of achieving a minimum height of six (6) feet within two years.
2. The maximum height of the monopole telecommunications tower shall be 150 feet.
3. The property will remain in compliance with the approved site plan. Any significant changes to the site plan will require a revision to the SUP.

Code of Ordinances Sec. 144-2.1 *Changes and Zoning Amendments:*

(b) *Considerations for approving or denying a zoning change.* In making a determination regarding a requested zoning change, the planning commission and the city council shall consider the following factors:

- (1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the city as a whole;
- (2) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area;
- (3) How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved;
- (4) Any other factors that will substantially affect the public health, safety, morals, or general welfare; and
- (5) Whether the request is consistent with the comprehensive plan.

Mailed notification as required by state statute:

Public hearing notices were sent to owners of 5 properties within 200 feet of the request. As of the date this agenda was posted, a supermajority vote of City Council is not required to approve the applicant's request.

Resource Links:

- Chapter 144, Sec. 3.3-1 (R-1) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 144, Sec. 3.6 (SUP) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 144, Sec. 5.7 (Telecommunication towers/antennas) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?



Path:

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SUP25-421

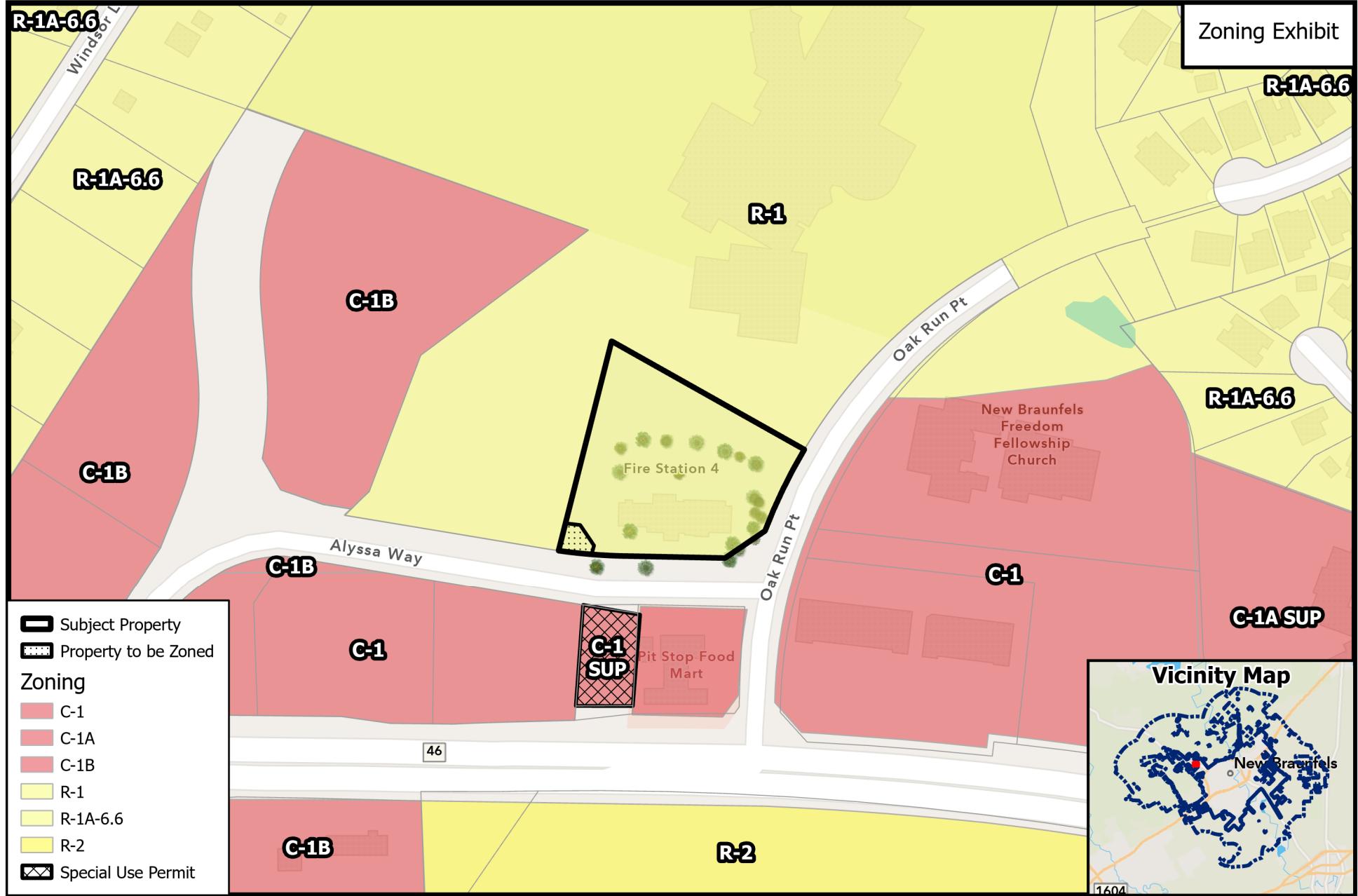
2212 Alyssa Way - SUP for Telecommunications Tower

Source: City of New Braunfels Planning
Date: 12/17/2025

0 130 260
Feet



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SUP25-421
2212 Alyssa Way - SUP for Telecommunications Tower

Path:
 L:\Boards and Commissions\ZoneChange & SUPs\2026\ SUP25-421 - 2212 Alyssa Way - SUP

Source: City of New Braunfels Planning
 Date: 12/17/2025

0 130 260
 Feet



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November 13, 2025

Planning & Development
New Braunfels, Texas

Summary Letter for Vertical Bridge Verizon Mobility Wireless Communications Site. 2212U Alyssa Way New Braunfels, TX 78132

After a request from Verizon Mobility and a search of all properties within a 1/4-mile search ring study, we believe we have found an excellent location and solution for a wireless site in the western corridor of New Braunfels Texas for best coverage in this immediate area. This site will provide necessary coverage to the homes, businesses, and commuters for wireless customers in and around the area along Hwy 46 and FM 1863 near the Oak Run Community and middle school. This site will accommodate all the major carriers at 150'. Verizon radio frequency engineers are having difficulty with "In Building Coverage" issues in the immediate area of this fire station. Their customers are also having "Capacity" issues on their surrounding sites in New Braunfels. The combination of a major traffic corridor along Highway 46 and Loop 337 for local communications that now include larger attachments, videos, pictures and general applications have slowed down the RF power for existing sites. These sites are discussed below and need to offload this RF and data traffic to this current site. Their goal is to have 5G quick speed data and continue their best in building coverage throughout New Braunfels. If this capacity issue is not alleviated, customers will start receiving long wait times in the queue and will eventually start dropping calls due to capacity overload on their existing infrastructure. No other vertical options were available for colocations.

Master Inventory of existing sites with Verizon Equipment within 5 miles

- 1) Tower #1 – South of the proposed site approximately 5,600' (over 1 mile away) is an SBA tower that would not work for the RF engineers due to its proximity to another SBA tower where Verizon is already co-located and located outside the search ring. The coverage would overlap on that existing 150' monopole would not meet the target area for Verizon customers with improved coverage needs. This site is located close to the intersections of Loop 337 and State Hwy 46. (see aerial exhibit Map)
- 2) Tower # 2 – East of the proposed site is a faux flagpole at New Braunfels High School that holds only 3 antennas and is at capacity. It serves predominately the east part of New Braunfels along with the high school and thousands of homesites near the high school. It also serves the commercial and business along Loop 337.
- 3) Tower #3- East of the city and along Loop 337 and N Walnut Ave is the other new mono pine tower Verizon is co-located on at the apartments across from HEB. It is too close to the flagpole to fix the coverage gap and also does not work. This completes the Verizon Mobility infrastructure for the immediate area.

It is important that the new site can cover as much area and customers as possible to optimize their customers' coverage and their "FirstNet" equipment. Verizon made requested a 150' monopole height, which will allow Vertical Bridge to market to the other two big carriers, T-Mobile and AT&T wireless. A monopole design is the least obtrusive structure in our industry. By code Section 10-69, wireless use is

only allowed by Specific Use Permit (SUP), therefore we are respectfully requesting a Specific Use Permit for this land use from the Planning and Zoning commission and City Council.

Capacity Explained



Capacity issues are becoming a difficult situation with the increased use of Smart phones and multiple applications and alerts customers are using. The carrier will add additional antenna to the existing structure until the antenna array is completely full. These modifications occur over the course of years of operations. The exhibit above shows an antenna sector operating above the normal capacity of that site shown in a red line. Once the situation looks like this antenna sector for Verizon, the RF engineering team issues a search ring for the area of concern to download the major increase of activity and data on that site.

Fall Zone

Monopoles at 150' in height typically have a fall zone designed by the manufacturer in case of catastrophe. The monopole will not fall like a tree, rather implode onto itself in about 4 designated weak points on the pole. Typical fall zones for 150' monopoles are 32' from the base of the structure. This allows surrounding land use and property owners the benefit of full use of their property in case of a major ice storm and wind damage the structure.

Residential Setbacks & Inspection trips.

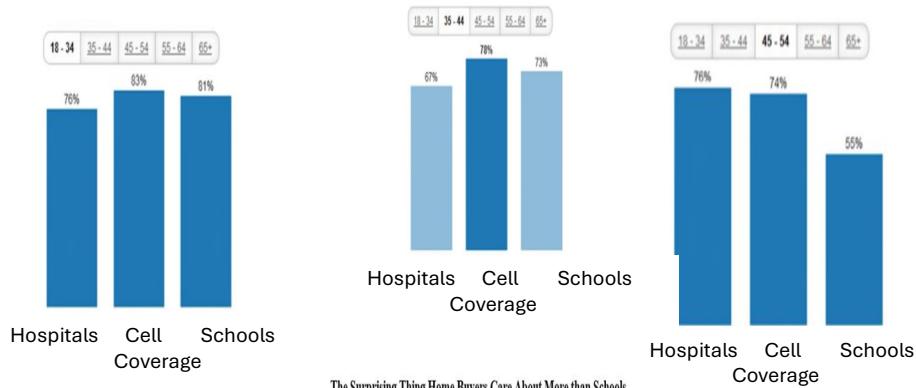
The closest residential lots are 680' to the south along State Hwy 46. The unmanned site will be accessed 1x per month by maintenance workers by pickup truck or SUV for inspections. If a waiver is necessary for any landscaping, consider this summary for that specific purpose. The current tract of land is being used as an industrial facility and has numerous weekly truck drop offs.

Value of Surrounding Property, Use and enjoyment of surrounding landowners.

There has not been any substantial evidence on decreased values use and enjoyment of adjoining properties. Recent studies show an actual preference of home buyers for great or good coverages over schools and hospitals nearby. Root Metrics and Morning Consult has prepared a study based on surveys of homebuyers on what were the most important items in their purchase of a specific property. Age difference varies, and among the older folks the hospitals increase in concern. Below are the bar graphs from Root Metrics studies and Morning Consult. We have also included a value study from an MAI Appraiser in Tennessee for backup information which concludes no decreased values on adjoining properties around wireless communication Tower sites.

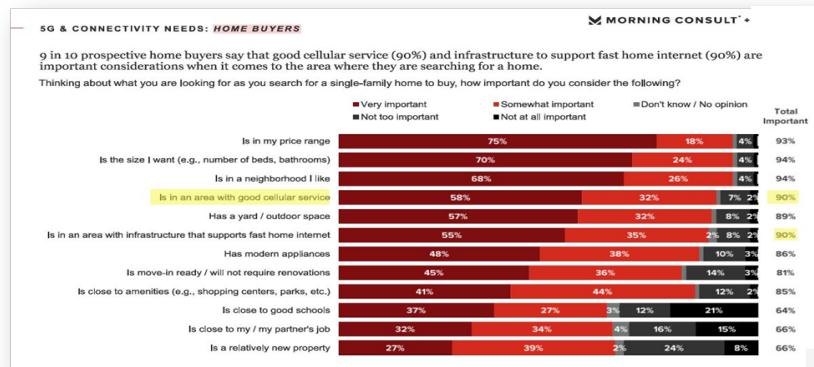
The Surprising Thing Home Buyers Care About More than Schools

(RootMetrics/Money, June 2, 2015)



The Surprising Thing Home Buyers Care About More than Schools

(RootMetrics/Money, June 2, 2015)



Necessity of the Specific Use Permit for Public Safety & Welfare.

The carrier's data shows that over 90% of 911 calls come from mobile phones. This site will increase the capacity for 911, adding reliable speed and connection to the 911 dispatchers. AT&T also employs FirstNet equipment and antenna on every new tower site for access to first responders.



Nature of the site, Available Vertical Infrastructure, Zoning and Candidate Options

The tower owner Vertical Bridge and Primary carrier Verizon Mobility, have explored every available option for existing infrastructure such as the existing towers, water tanks and rooftops. No other options were available for co-locations. This leads us to a new site build. It will be a standard monopole and the equipment will be outdoor cabinets, backup battery and backup generators for emergency power loss only. The monopole and equipment are shown on the zoning drawings and site plan filed with this SUP application.

Tower Owner Responsibilities

Vertical Bridge will maintain the site in good condition and actively pursue additional carriers on this site. They have provided a letter in this application.

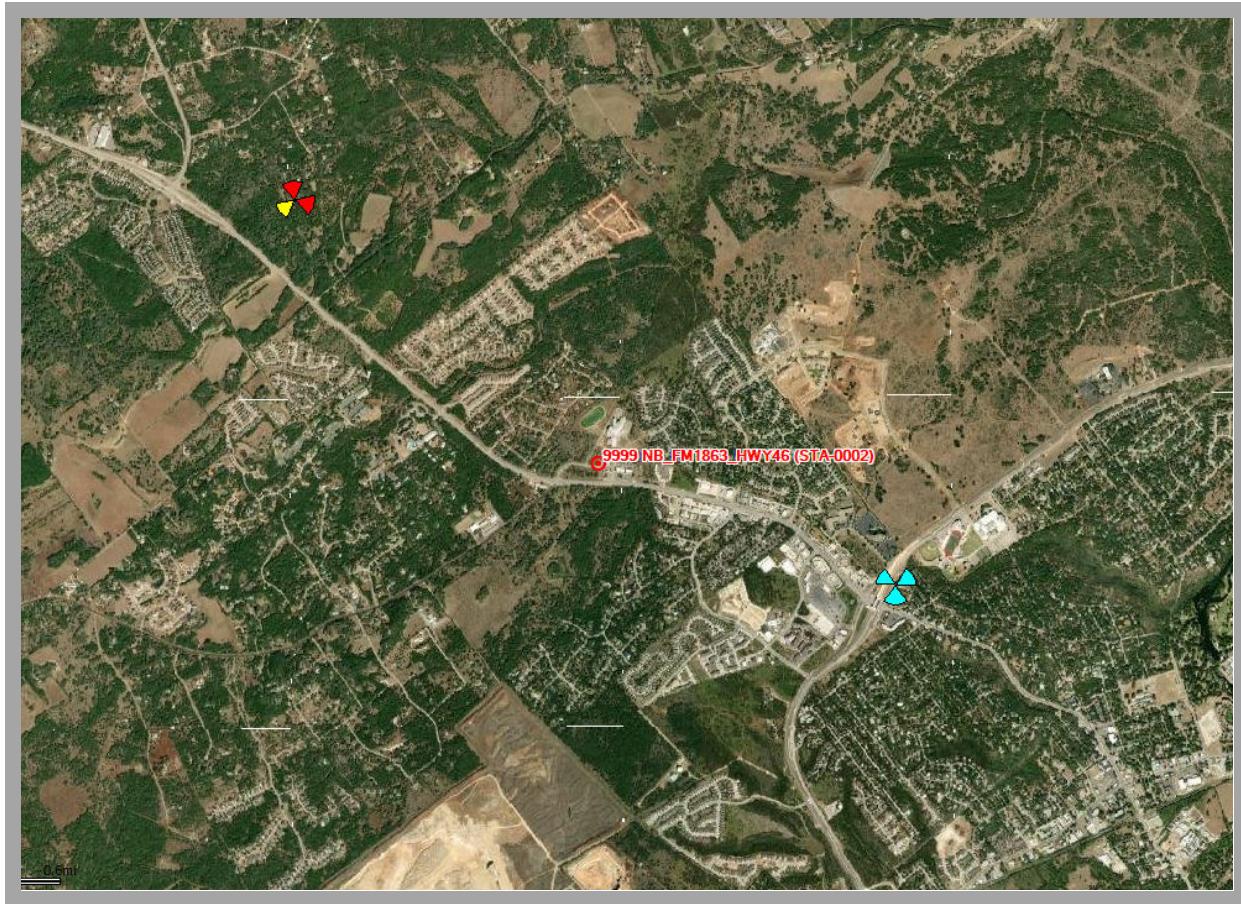
If there are any questions concerning the summary, zoning site plan and supplemental information please contact us or Jody Kriloff, Vertical Bridge.

Sincerely

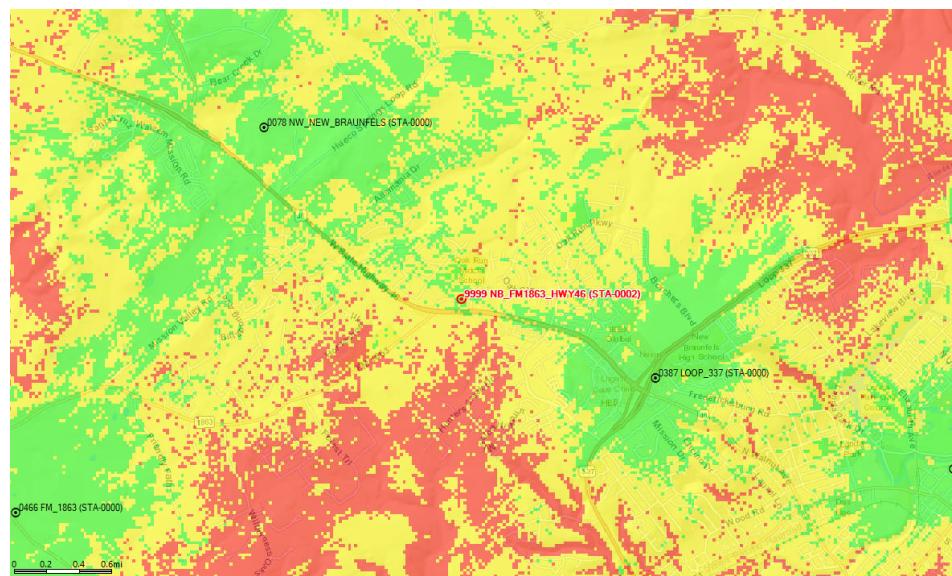
Vincent G. Huebinger

Aerial Exhibit – Closest Tower

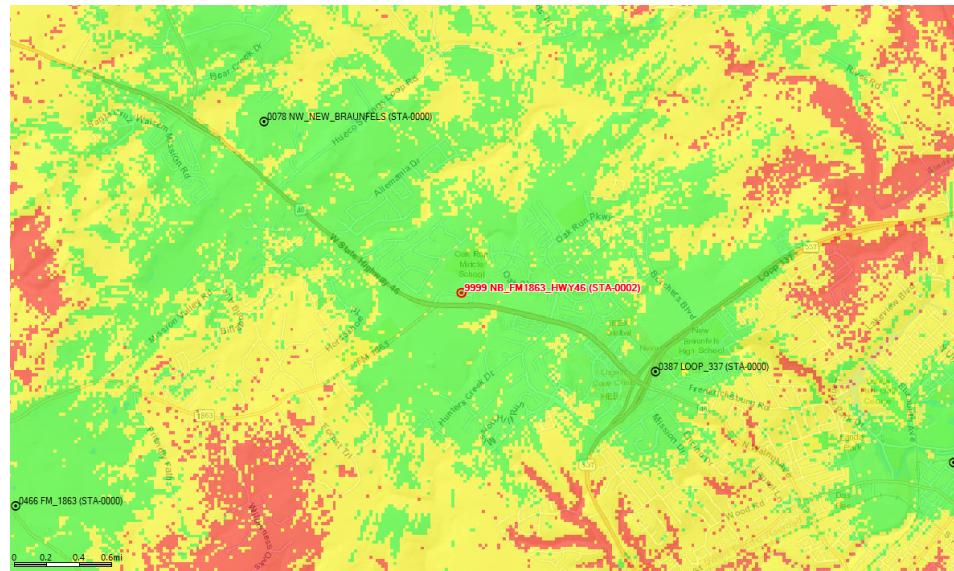


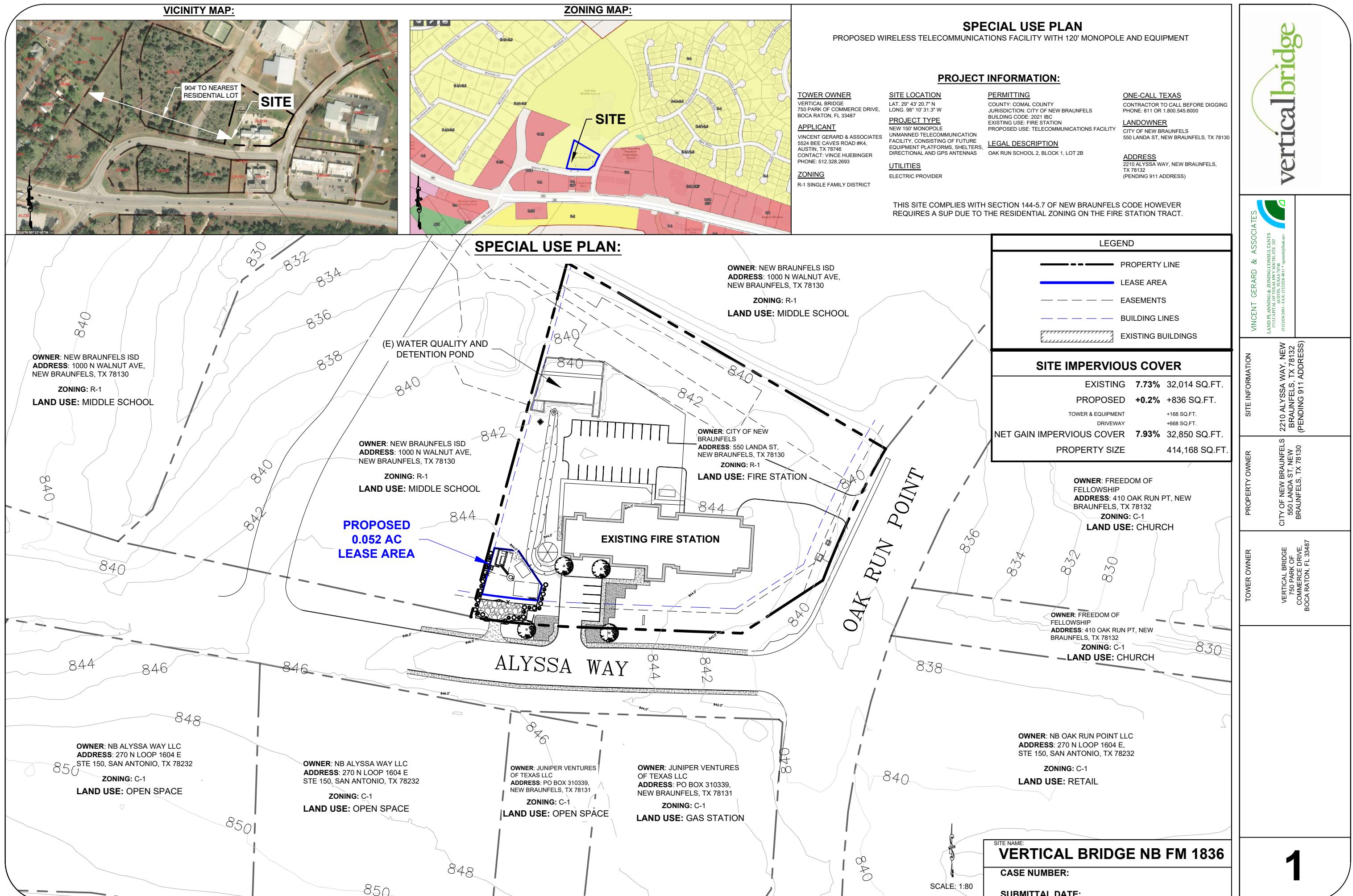


Coverage without the NB FM 1863 HWY 46 Site



Coverage with the NB 1863 HWY 46 Site

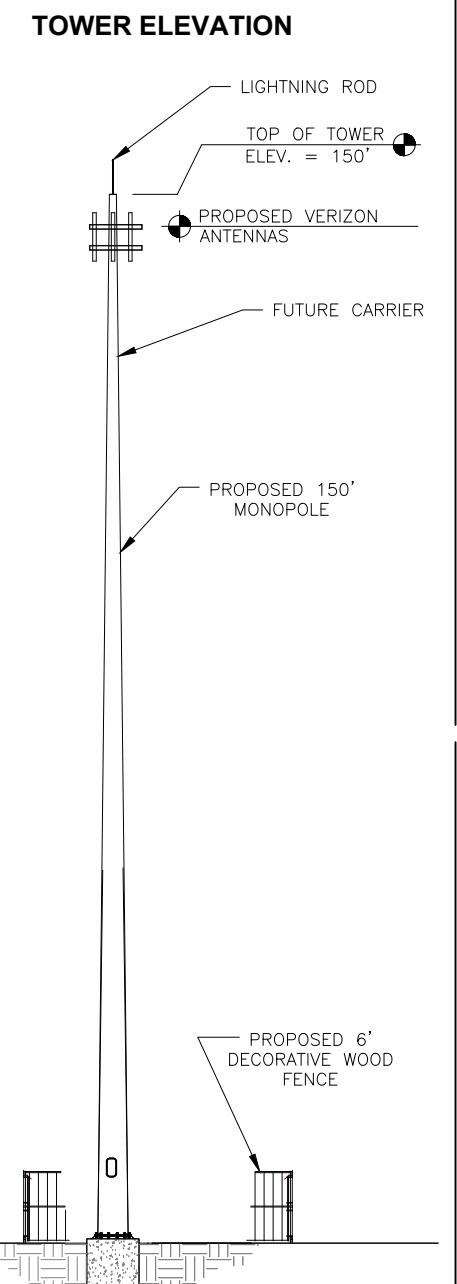




DETAILED SPECIAL USE PLAN:



LEGEND	
PROPERTY LINE	
LEASE AREA	
EASEMENTS	
BUILDING LINES	
EXISTING BUILDINGS	
DECORATIVE WOOD FENCE	



TOWER OWNER	PROPERTY OWNER	SITE INFORMATION	VINCENT GERARD & ASSOCIATES LAND PLANNING & ZONING CONSULTANTS 1715 CAPITAL OF TEXAS HIGHWAY SOUTH STE. 307 AUSTIN, TEXAS 78746 (512) 238-3665 • FAX: (512) 238-4011 • vgandj@juno.com
VERTICAL BRIDGE 750 PARK OF COMMERCE DRIVE, BOCA RATON, FL 33487	CITY OF NEW BRAUNFELS 550 LANDA ST, NEW BRAUNFELS, TX 78130	2210 ALYSSA WAY, NEW BRAUNFELS (PENDING 911 ADDRESS)	

SITE NAME: **VERTICAL BRIDGE NB FM 1836**
CASE NUMBER:
SUBMITTAL DATE:

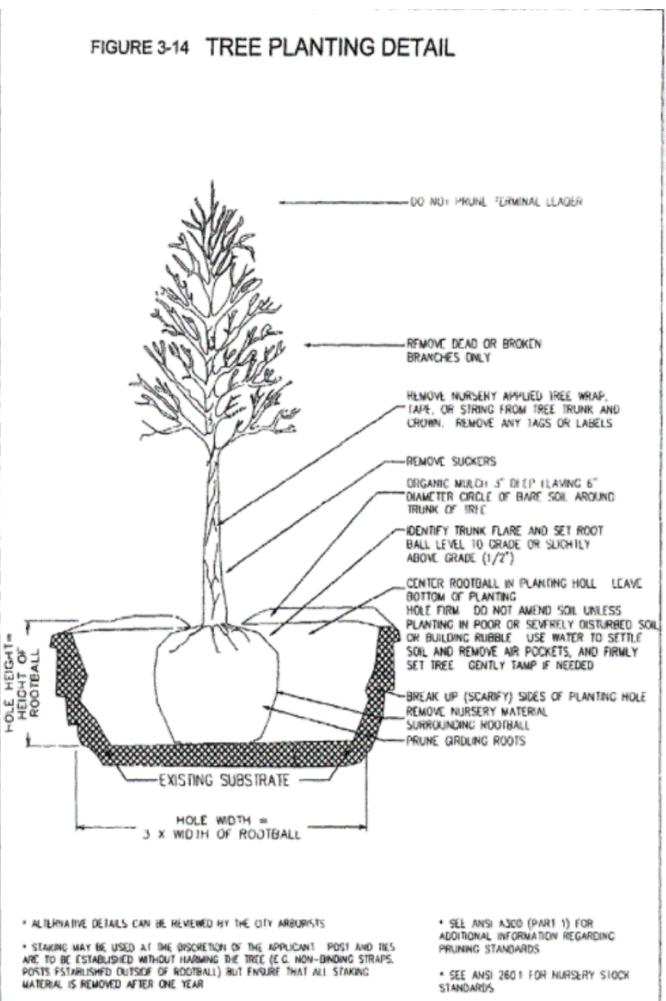
2

LANDSCAPE PLAN:

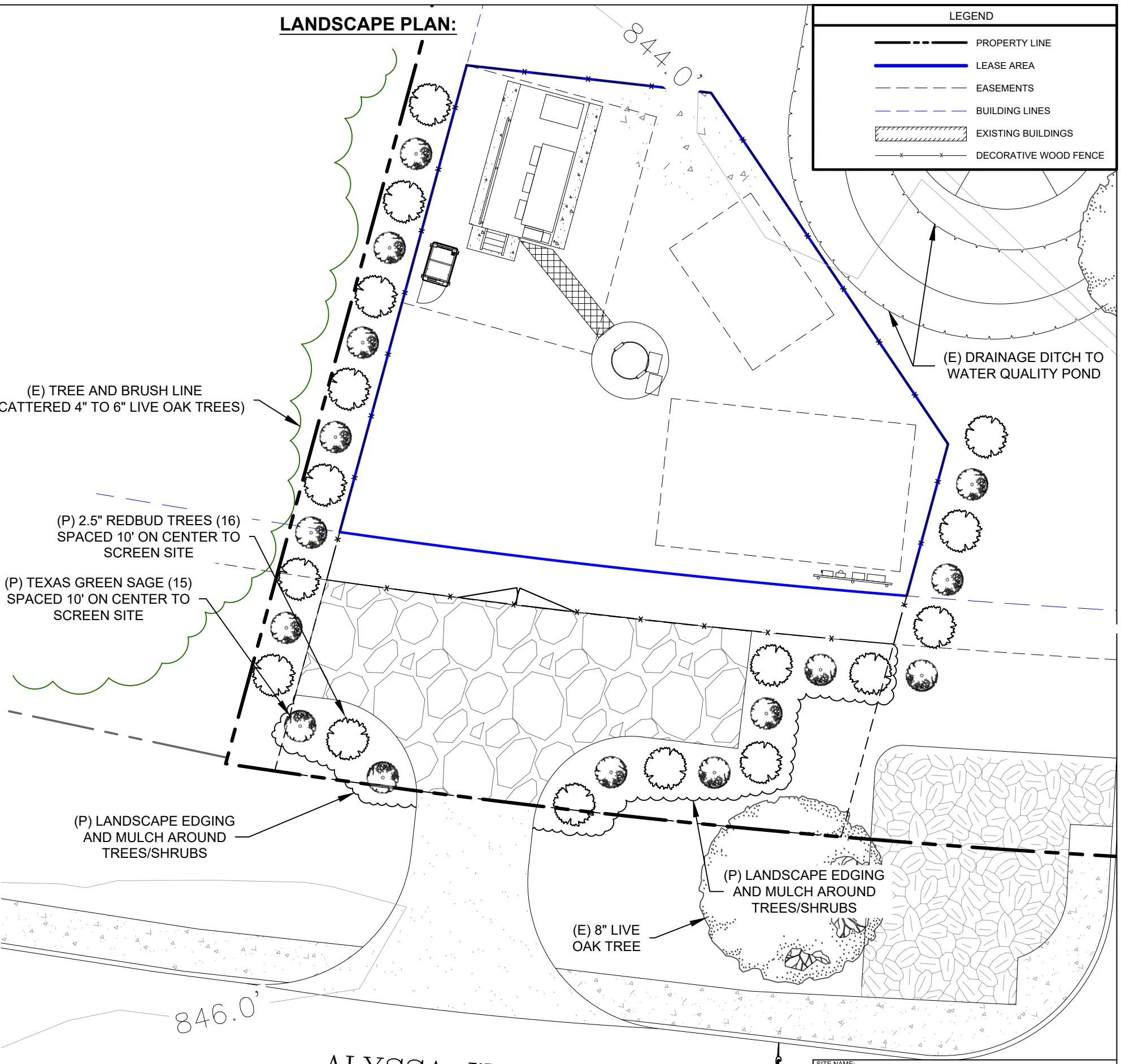
LEGEND	
—	PROPERTY LINE
—	LEASE AREA
- - -	EASEMENTS
—	BUILDING LINES
▨▨▨▨	EXISTING BUILDINGS
— x —	DECORATIVE WOOD FENCE

TREE PLANTING DETAIL:

FIGURE 3-14 TREE PLANTING DETAIL



NOTE:
REFERENCE LANDSCAPE DRAWINGS FOR EXISTING
PLANT AND TREE MATERIALS ON SHEET 6.



ALYSSA WAY

SITE NAME:
VERTICAL BRIDGE NB FM 1836
CASE NUMBER:
SUBMITTAL DATE:

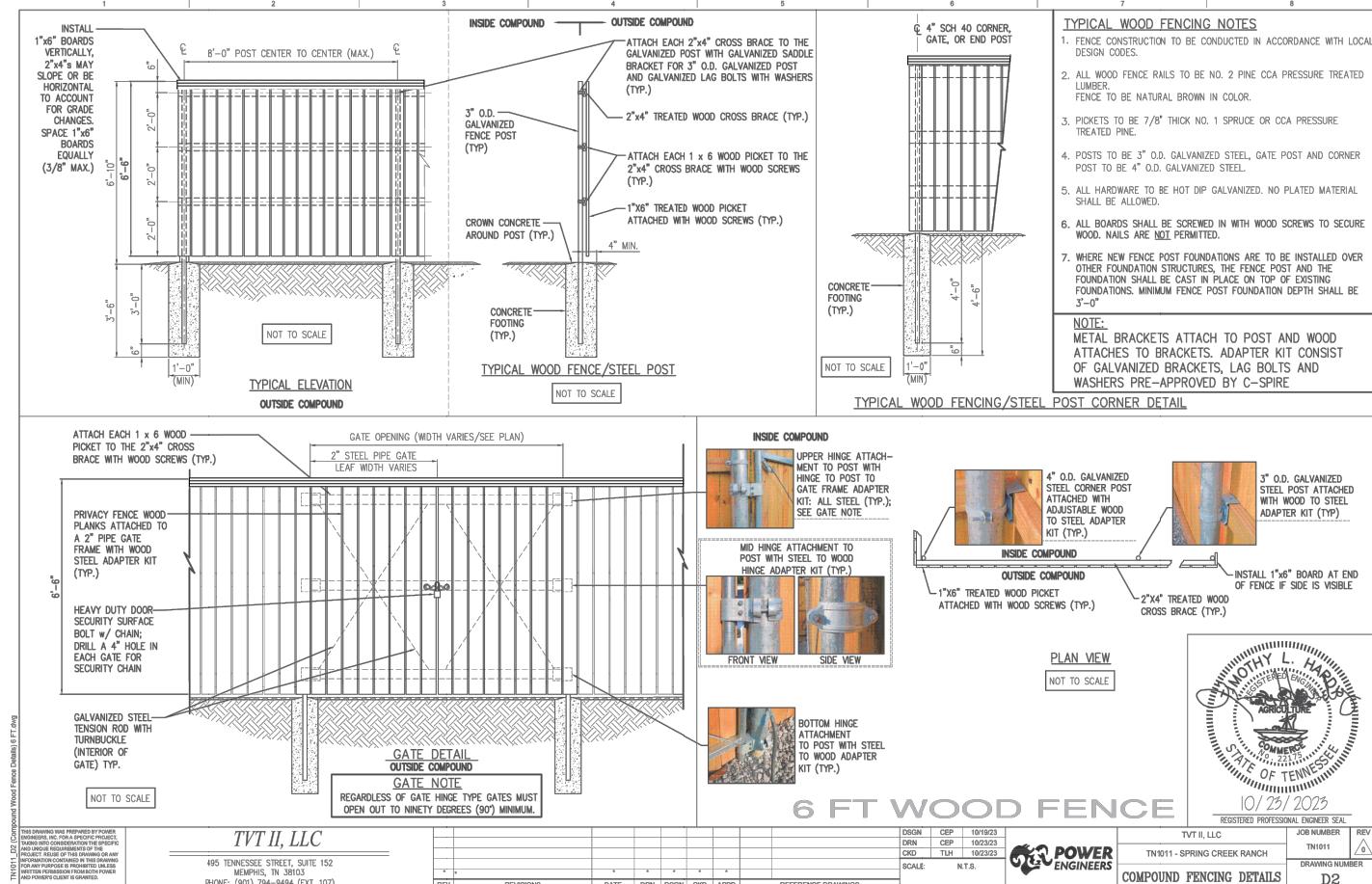
SCALE: 1:10

WOOD FENCE DETAIL:

DECORATIVE WOOD FENCE DETAIL:

FENCE NOTES:

1. ALL WOOD MATERIALS SHALL BE PRESSURE TREATED NO. 2 SOUTHERN YELLOW PINE OR BETTER STRUCTURAL GRADE. FENCE SLAT BOARDS SHALL BE 8'-0" WITH CHAMFERED EDGE.
2. ALL STRUCTURAL FRAMING SHALL BE ATTACHED WITH 16D GALVANIZED RIBBED SHANK NAILS OR 3" GALVANIZED FRAMING SCREWS - 2 MINIMUM PER CONNECTION.
3. ALL FENCE SLAT BOARDS SHALL BE ATTACHED TO SUPPORTING STRUCTURAL MEMBERS WITH N8, N10, OR 8D GALVABIZED RIBBED SHANKS NAILS - 2 MINIMUM PER CONNECTION.
4. LINE POSTS SHALL BE SPACED EQUIDISTANT, BUT NOT MORE THAN 8'-0" ON CENTER.
5. FOUNDATIONS ARE DESIGNED TO EMBED INTO TYPICAL SOILS INCLUDING COMPACTED COARSE SAND, MEDIUM STIFF CLAY, OR HARD DENSE CLAY. THE SOIL TYPE SHALL BE VERIFIED PRIOR TO CONSTRUCTION. IF UNUSUAL CONDITIONS ARE FOUND TO EXIST, THE ENGINEER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION.
6. INSTALLER TO PROVIDE A LOCKABLE GATE LATCH WITH COMBINATION LOCK ON THE ACTIVE DOOR. COORDINATE WITH THE CONSTRUCTION MANAGER FOR LOCK COMBINATION.
7. ALL GATE HARDWARE SHALL BE PRESSED STEEL OR MALLEABLE CASTING PER ASTM A153 AND TREATED TO RESIST CORROSION. HARDWARE VISIBLE FROM OUTSIDE THE FENCE SHALL BE PAINTED BLACK.
8. REFER TO SITE PLAN FOR FENCE PAINTING INSTRUCTIONS.
9. REFER TO SITE PLAN FOR GATE LOCATION.
10. FENCE DETAILS SHOWN ABOVE ARE TYPICAL AND SHALL APPLY TO SIMILAR CONSTRUCTION APPLICATIONS WHETHER SPECIFICALLY STATED OR NOT ON THE SITE PLAN.
11. SITE SPECIFIC CONDITIONS MAY REQUIRE SLIGHT ADJUSTMENTS TO THE DETAILS SHOWN. CONSULT THE ENGINEER IF UNUSUAL CONDITION ARE FOUND TO EXIST.



DECORATIVE WOOD FENCE EXAMPLE:

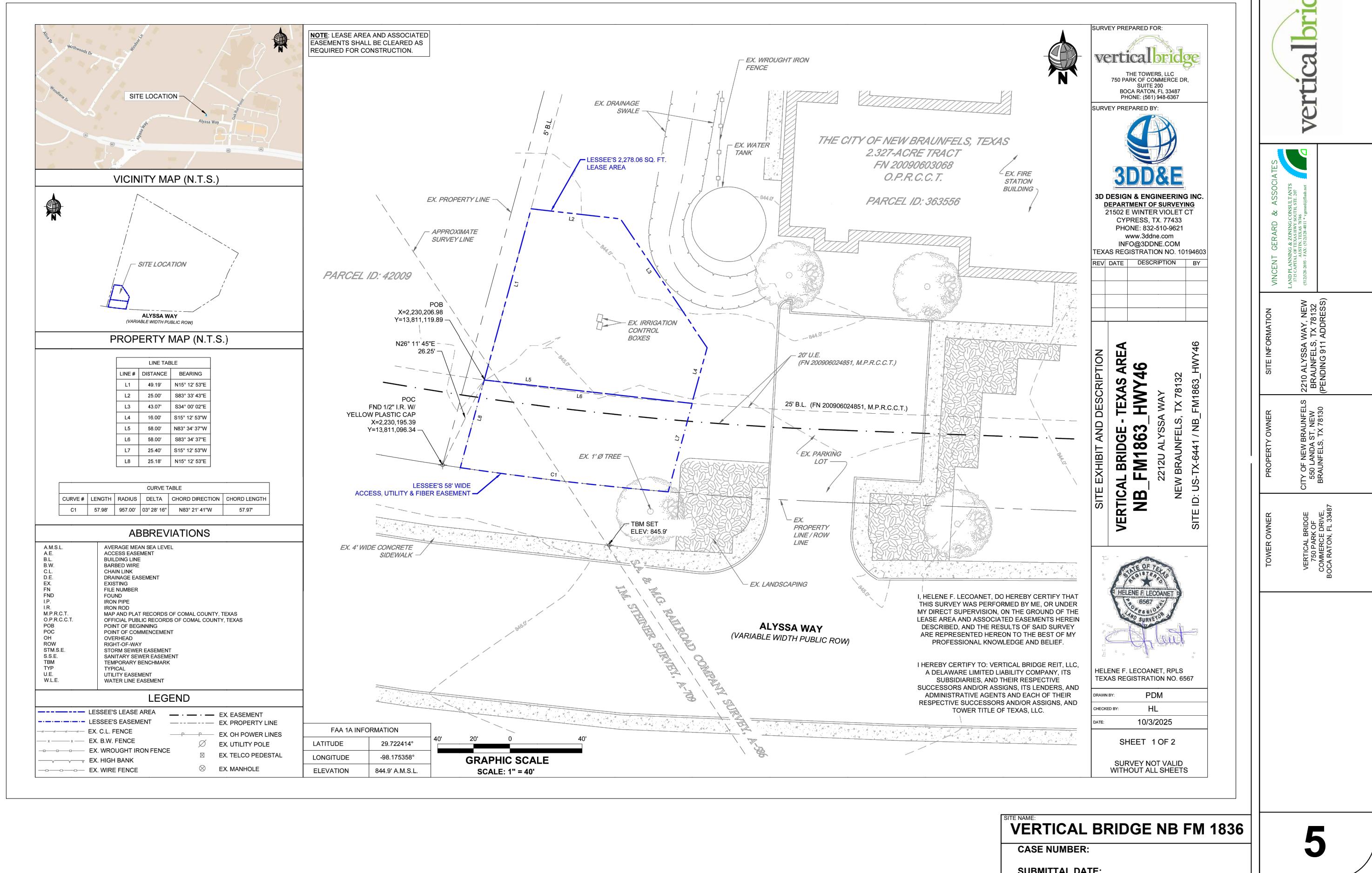


SITE NAME:	VERTICAL BRIDGE NB FM 1836
CASE NUMBER:	
SUBMITTAL DATE:	

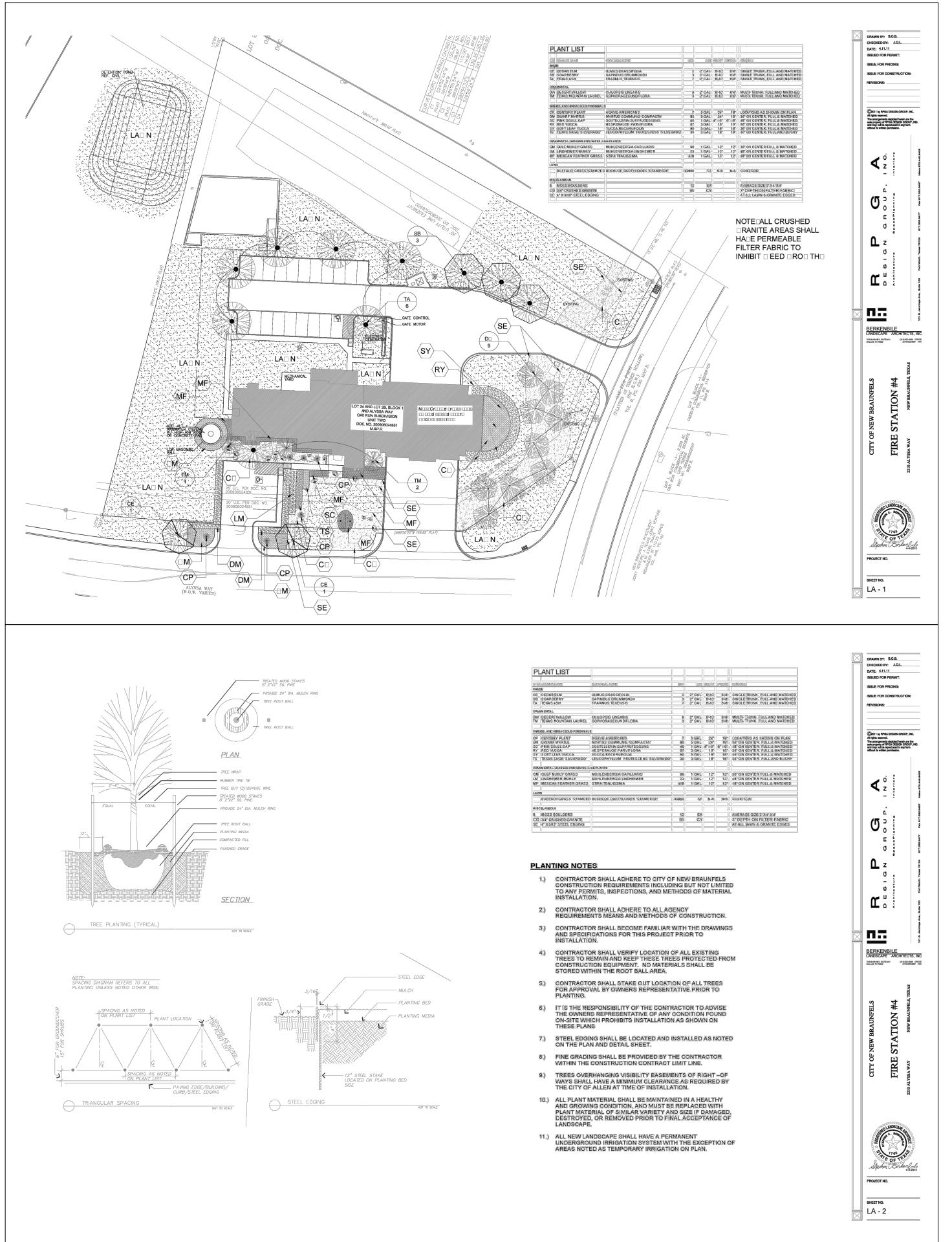


TOWER OWNER	PROPERTY OWNER	SITE INFORMATION	VINCENT GERARD & ASSOCIATES LAND PLANNING & ZONING CONSULTANTS 1715 CAPITAL OF TEXAS, 7TH FLOOR, STE. 207 AUSTIN, TEXAS 78746 (512) 228-2693 - FAX: (512) 228-4011 - vgerard@vgerard.com
VERTICAL BRIDGE 750 PARK OF COMMERCE DRIVE BOCA RATON, FL 33487	CITY OF NEW BRAUNFELS 550 LANDA ST, NEW BRAUNFELS, TX 78130	2210 ALYSSA WAY, NEW BRAUNFELS, TX 78132 (PENDING 911 ADDRESS)	

REFERENCE DRAWING - SURVEY:



REFERENCE DRAWING - FIRE STATION LANDSCAPE PLAN



SITE NAME: VERTICAL BRIDGE NB FM 1836
CASE NUMBER:
SUBMITTAL DATE:





VIEW 1 (ALYSSA WAY) - EXISTING



VIEW 1 (ALYSSA WAY) - PROPOSED

SHEET 1 OF 2



VIEW 2 (INTERSECTION OF ALYSSA WAY AND OAK RUN POINT) - EXISTING



VIEW 2 (INTERSECTION OF ALYSSA WAY AND OAK RUN POINT) - PROPOSED

SHEET 2 OF 2

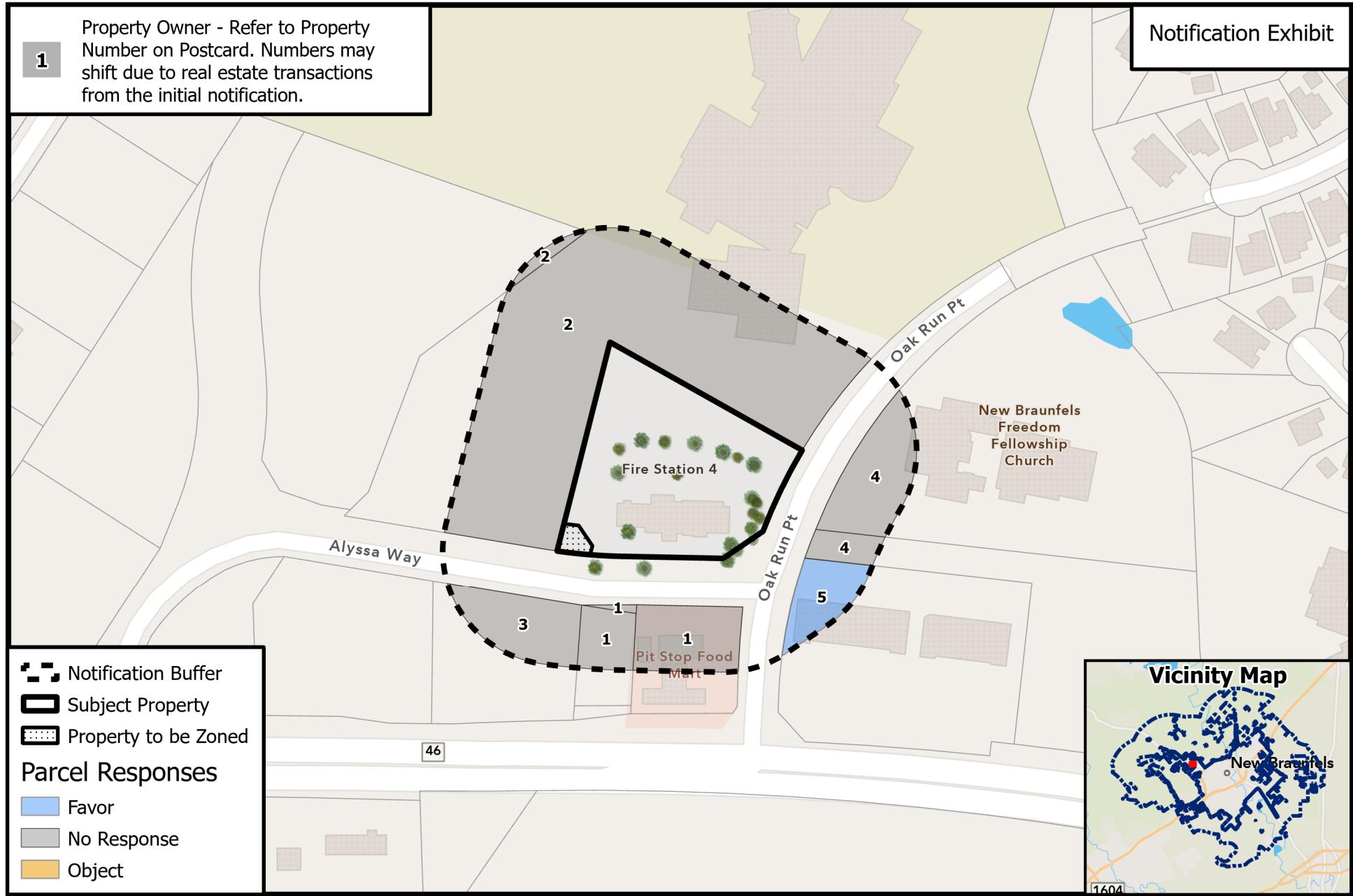


2212 Alyssa Way—Leased Area



1 Property Owner - Refer to Property Number on Postcard. Numbers may shift due to real estate transactions from the initial notification.

Notification Exhibit



Path:

L:\Boards and Commissions\ZoneChange & SUPs\2026\SUP25-421 - 2212 Alyssa Way - SUP

SUP25-421

2212 Alyssa Way - SUP for Telecommunications Tower

Source: City of New Braunfels Planning
Date: 12/30/2025

0 130 260 Feet



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PLANNING COMMISSION – January 6, 2026 – 6:00PM

City Hall Council Chambers

Applicant: Vincent Gerard & Assoc. Inc

Address/Location: 2212 Alyssa Way

SUP25-421

The numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as "Subject Property".

1. JUNIPER VENTURES OF TEXAS LLC	4. FREEDOM FELLOWSHIP OF
2. NEW BRAUNFELS I S D	5. NB OAK RUN POINT LLC
3. NB ALYSSA WAY LLC	

SEE MAP

NB OAK RUN POINT LLC
270 N LOOP 1604 E SUITE 150
SAN ANTONIO TX 78232
Property #: 5
SUP25-421
Case Manager: AM

FAVOR

COMMENTS

OPPOSE