

**DRAFT - MINUTES
OF THE NEW BRAUNFELS PLANNING COMMISSION
REGULAR MEETING OF WEDNESDAY, NOVEMBER 5, 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 Braiser

Commissioner Chad Nolte

Commissioner Vicky Rudy

Commissioner Jessica Schaefer

Vice-Chair Chase Taylor

Chair Jerry Sonier

The following Commissioners were absent:

Commissioner Hunter Schwarz

3. APPROVAL OF MINUTES

A) Approval of the October 8, 2025 regular meeting minutes.

Motion by Commissioner Nolte, seconded by Commissioner Allsup, to approve the October 8, 2025 regular meeting minutes. Motion carried unanimously (8-0-0).

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. 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) Approval of the Planning Commission 2026 Calendar

Motion by Commissioner Nolte, seconded by Commissioner Allsup to approve the consent agenda. Motion carried unanimously (8-0-0).

6. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) ORD25-373 Public hearing and recommendation to City Council regarding an amendment to Chapter 144 Zoning, Subsection 2.1, to align public notices, protests, and sign requirements with new state statute

Dana Moses introduced the aforementioned item.

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 Commissioner Allsup, seconded by Commissioner Nolte, to recommend approval of the item to City Council. Motion carried unanimously (8-0-0).

- B) ORD25-380 Public hearing and consideration of an amendment to the City's Code of Ordinances: Chapter 144-5.3, regarding fences.

Amanda Mushinski introduced the aforementioned item.

Chair Sonier asked if there were any questions for staff.

Brief discussion followed on permitting and inspection procedures for fences.

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 Allsup, seconded by Commissioner Nolte, to recommend approval of the item to City Council. Motion carried unanimously (8-0-0).

- C) SUP25-368 Public hearing and recommendation to City Council, at the request of Toni and Joe Rios to rezone approximately 0.2 of an acre out of the Buena Vista Addition Subdivision, Block 3, Greater Part of Lot 8, from C-3 (Commercial District) to C-3 SUP (Commercial District with Special Use Permit to allow Short Term Rental of a residence), currently addressed at 265 School Avenue

Amanda Mushinski introduced the aforementioned item.

Chair Sonier asked if there were any questions for staff.

Brief discussion followed on responses received from neighboring property owners.

Chair Sonier invited the applicant to speak on the item.

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 Nolte, to recommend approval of the item with staff recommendations to City Council.

Brief discussion followed on short-term rental activity in the area.

Earlier motion by Vice-Chair Taylor, seconded by Commissioner Nolte, to recommend approval of the item with staff recommendations to City Council carried unanimously (8-0-0).

D) SUP25-367 Public hearing and recommendation to City Council, at the request of Daniel Morales, to rezone approximately 0.2 of an acre out of City Block 5044 Subdivision, South portion of Lot A, from R-2 (Single-Family and Two-Family District) to C-O SUP (Commercial Office District with Special Use Permit to allow Short Term Rental of a residence), currently addressed at 215 Dittlinger Street

Amanda Mushinski introduced the aforementioned item.

Chair Sonier asked if there were any questions for staff.

Discussion followed on neighboring property owner responses, staff recommendation, zoning distinctions between C-3, C-O, and MUA, and SUP requirements for short-term rentals.

Chair Sonier invited the applicant to speak on the item.

The applicant did not speak at this time.

Discussion followed on zoning context, previous similar requests, existing short-term rentals, and potential restrictions on SUPs.

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

Five individuals spoke in opposition of the item.

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 residential character of the area, commercial zoning implications, staff recommendation, and compatibility with neighborhood use.

Motion by Commissioner Rudy, seconded by Vice-Chair Taylor, to recommend denial of the item to City Council. Motion carried unanimously (8-0-0).

E) PZ25-0366 Public hearing and recommendation to City Council, at the request of Walmart Stores East, LP (Joe Frederick), on behalf of Frederick Frueholz, Jr. Estate (Joe H. Tays), to rezone approximately 72.097 acres out of the A.M. Esnaurizar Grant, Abstract No. 1, from APD AH (Agricultural/Pre-development, Airport Hazard Overlay District) to M-1A AH (Light Industrial, Airport Hazard Overlay District), generally located south of Kohlenberg Road and west of FM 1101

Mary Lovell introduced the aforementioned item.

Chair Sonier asked if there were any questions for staff.

Discussion followed on the area specified for rezoning and landscaping requirements for new non-residential developments.

Chair Sonier invited the applicant to speak on the item.

Ivan Jaime elaborated on the request by providing a brief history of the property and existing distribution center, discussing facility operations and regional impact, the proposed expansion and alignment with the city's long-term plans and ordinances.

Brief discussion followed on the proposed site plan, property ingress and egress, and landscaping requirements.

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 Allen, to recommend approval of the item to City Council. Motion carried unanimously (8-0-0).

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.

Did not convene, no action taken.

8. ADJOURNMENT

There being no further business Chair Sonier adjourned the meeting at 6:53pm.

By: _____
COMMISSION CHAIR

Attest:

COMMISSION LIAISON