

**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