

**DRAFT - MINUTES
OF THE NEW BRAUNFELS PLANNING COMMISSION
REGULAR MEETING OF WEDNESDAY, OCTOBER 8, 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 Jessica Schaefer
Commissioner Hunter Schwarz
Vice-Chair Chase Taylor
Chair Jerry Sonier

The following Commissioners were absent:

Commissioner Vicky Rudy

3. APPROVAL OF MINUTES

A) Approval of the September 3, 2025 regular meeting minutes.

Motion by Vice-Chair Taylor, seconded by Commissioner Nolte, to approve the September 3, 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 one spoke.

5. INDIVIDUAL ITEMS FOR CONSIDERATION

A) PZ25-0333 Public hearing and recommendation to City Council for a proposed rezoning requested by James Ingalls of INK Civil, on behalf of Audrey Raley of HAW Properties 1863, LLC, of approximately 0.75 acres out of the L. Salinas Survey No. 458 Abstract No. 531, from APD (Agricultural Predevelopment District) to C-1A (Neighborhood Commercial District), currently addressed as 160 FM 1863

Mary Lovell introduced the aforementioned item.

Chair Sonier asked if there were any questions for staff.

Discussion followed on responses received from neighboring property owners and the intent of the request.

Chair Sonier invited the applicant to speak on the item.

James Ingalls elaborated on the item discussing local land use, the intended use of the property, and communication efforts with neighbors.

Brief discussion followed on height standards.

Chair Sonier opened the public hearing and asked if anybody 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 to City Council. Motion carried unanimously (8-0-0).

- B) SUP25-315 Public hearing and recommendation to City Council on an ordinance requested by Beverly Davidek, on behalf of Richard L. and JoAnn Rothfelder, to rezone approximately 0.4 of an acre out of the John Thompson Survey No. 21, Abstract 608, from R-3 (Multifamily District) to R-3 SUP (Multifamily District with a Special Use Permit to allow a Short Term Rental), currently addressed at 1731 Kuehler Avenue**

Amanda Mushinski introduced the aforementioned item.

Chair Sonier asked if there were any questions for staff.

Discussion followed on short-term rental use in the area.

Chair Sonier invited the applicant to speak on the item.

Beverly Davidek elaborated on the item by providing a brief history of the property and discussing the intent of the request.

Brief discussion followed on management of the short-term rental.

Chair Sonier opened the public hearing and asked if anybody 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 Nolte, seconded by Commissioner Allsup, to recommend approval of the item with staff recommended conditions of the item to City Council. Motion carried unanimously (8-0-0).

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 taken.

7. ADJOURNMENT

There being no further business Chair Sonier adjourned the public hearing at 6:14pm.