

**DRAFT - MINUTES
OF THE NEW BRAUNFELS PLANNING COMMISSION
REGULAR MEETING OF TUESDAY, JUNE 2, 2026**

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 Will Henry

Commissioner Chad Nolte

Commissioner Vicky Rudy

Commissioner Jessica Schaefer

Vice-Chair Chase Taylor

Chair Jerry Sonier

The following Commissioners were absent:

Commissioner Randall Allsup

Commissioner Karen Braiser

3. APPROVAL OF MINUTES

A) Approval of May 5th, 2026 Regular Meeting Minutes

Motion by Vice-Chair Taylor, seconded by Commissioner Nolte to approve the May 5, 2026 regular meeting minutes. 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. It is a violation of the Texas Open Meetings Act for the Commission to respond to, ask questions about, or discuss any items that are not on the agenda.

No one spoke.

5. INDIVIDUAL ITEMS FOR CONSIDERATION

A) DCP26-147 Public hearing and recommendation to City Council to rezone approximately 4 acres out of the John Thompson Survey Number 21, Abstract 608, and 1.14 acres out of the Coco Subdivision, Lot 1, at the request of Levi Wintz, on behalf of Kuehler Road Ltd. &

Coco Lane Ltd., from R-2 (Single-Family and Two-Family District) to the Kuehler Court Planned Development District (KCPD), currently addressed at 1842 Kuehler Avenue.

Mary Lovell introduced the aforementioned item and recommended approval.

Chair Sonier asked if there were any questions for staff.

Discussion followed on responses received and opposition percentages, proposed lot sizes, ownership of adjacent undeveloped property, and proposed alternative construction materials.

Chair Sonier invited the applicant to speak on the item.

Graham Weston elaborated on the request discussing the property's development potential, neighborhood compatibility, housing diversity, and the applicant's vision for a lower-density alternative to the currently permitted development.

Levi Wintz further elaborated on the request discussing infill development principles, site design and housing types, infrastructure and stormwater strategies, short-term rental provisions, and the project's consistency with community planning objectives.

Discussion followed on housing affordability and missing-middle development, short-term rental restrictions and ownership, parking and traffic considerations, open space and site design, floodplain impacts, and compatibility with the surrounding neighborhood.

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

1 individual spoke in favor of the item.

7 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 commissioner appointment and voting

procedures, the planned development review and approval process, proposed development standards, parking and setback requirements, and the inclusion of short-term rental uses within the development.

Motion by Vice-Chair Taylor, seconded by Commissioner Allen, to postpone consideration of the item. Motion failed (2-4-1) with Commissioner Henry, Commissioner Rudy, Commissioner Schaefer, and Chair Sonier in opposition to the motion. Commissioner Nolte abstained from the vote.

Motion by Commissioner Schaefer, seconded by Commissioner Henry, to recommend approval of the item to City Council with the removal of the proposed short-term rental uses. Motion carried (5-2-0) with Vice-Chair Taylor and Commissioner Allen in opposition of the motion.

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 Chair Sonier adjourned the meeting at 8:03pm.