

**DRAFT - MINUTES  
OF THE NEW BRAUNFELS PLANNING COMMISSION  
REGULAR MEETING OF TUESDAY, FEBRUARY 4, 2025**

**1. CALL TO ORDER**

Chair Sonier called the meeting to order at 6:01pm.

**2. ROLL CALL**

The following commissioners were present:

Angela Allen, Randall Allsup, Taylor Chafin, Ben Miedema, Vicky Rudy, Jessica Schaeffer, Chase Taylor, Chad Nolte, and Jerry Sonier.

**3. APPROVAL OF MINUTES**

A) Approval of the January 7, 2025 Regular Meeting Minutes.

**Motion by Vice-Chair Nolte, seconded by Commissioner Miedema, to approve the January 7, 2025 regular meeting minutes. Motion carried unanimously.**

**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 address, discuss or take action on any items not on the agenda. In addition to this venue, citizens may also email any comments to [planning@newbraunfels.gov](mailto:planning@newbraunfels.gov). Emailed comments will be distributed to the Planning Commission.*

**No one spoke.**

**5. INDIVIDUAL ITEMS FOR CONSIDERATION**

A) REP25-003 Public hearing and consideration of a replat of Jentsch Acres Extension, Lot 76, currently addressed at 1187 Madeline Street

**Mary Lovell presented 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 regarding fees and requirements for platting and parkland development.**

**Chair Sonier invited the applicant to speak on the item.**

**Heather Steed stated they were present to answer any questions.**

**Chair Sonier opened the public hearing and asked if anyone in attendance 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.**

**Motion by Commissioner Rudy, seconded by Commissioner Schaeffer, to approve the item. Motion carried unanimously.**

**B) PZ24-0428 Public hearing and recommendation to City Council to rezone approximately 25 acres out of the Oakwood Baptist Church Subdivision, Block 1, Lot 1R, from APD (Agricultural/Pre-development District) and C-1 (Local Business District) to C-1B (General Business District), currently addressed at 2154 Loop 337.**

**Amanda Mushinski presented the aforementioned item and recommended approval.**

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

**Discussion followed on existing and proposed zoning and land use, and applicable development standards.**

**Chair Sonier invited the applicant to speak on the item.**

**Drake Thompson elaborated on the request, providing a brief history of the property, discussing the intent of the request, existing and proposed zonings, height regulations, and project timelines.**

**Chair Sonier opened the public hearing and asked if anyone in attendance 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.**

**Motion by Commissioner Allen, seconded by Commissioner Chafin, to recommend approval of the item as presented to City Council. Motion carried unanimously.**

C) SUP24-412 Public hearing and recommendation to City Council to rezone 0.21 of an acre out of the Highland Park Subdivision, Block 1, Lot 17, from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit to allow a Short-Term Rental of a residence), currently addressed at 1668 West San Antonio Street

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

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

**Chair Sonier invited the applicant to speak on the item.**

**No one spoke.**

**Chair Sonier opened the public hearing and asked if anyone in attendance 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.**

**Motion by Commissioner Miedema, seconded by Vice-Chair Nolte, to recommend approval of the item to City Council with staff recommended conditions. Motion carried unanimously.**

D) SUP24-429 Consideration of a recommendation to City Council on a proposed rezoning of approximately 5 acres, being the Frank Real Subdivision, Block 1, Lot 1 from R-2 (Single-Family and Two-Family District) to R-3L SUP (Multifamily Low-Density District with a Type 1 Special Use Permit to allow multiple dwelling units with alternative design standards), currently addressed at 850 Ewelling Lane

**Mary Lovell presented 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 the proposed land use, residential density, and other requested deviations.**

**Chair Sonier invited the applicant to speak on the item.**

**Ashley Farrimond elaborated on the request, discussing residential density, requested deviations, the intent of the request, the existing and proposed zoning, the proposed design of the development, and the existing pond located on the property.**

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

**The following individual spoke in opposition of the item: Clint McElroy.**

**Chair Sonier closed the public hearing.**

**Chair Sonier asked if there were any further discussion or motion.**

**Discussion followed on residential density, public improvement requirements, staffs recommended conditions, sidewalk requirements, and the proposed design of the development.**

**Motion by Commissioner Chafin, seconded by Commissioner Rudy, to recommend approval of the item to City Council with staff recommend considerations. Motion carried (8-1-0) with Commissioner Taylor in opposition.**

**E) ORD25-008 Public hearing and recommendation to City Council regarding an ordinance amendment adding childcare allowances to Chapter 144 Zoning, Sec. 144-3.4-17, C-O commercial office district**

**Mary Lovell presented the aforementioned item and recommended approval.**

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

**No one spoke.**

**Chair Sonier opened the public hearing and asked if anyone in attendance 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.

Motion by Commissioner Rudy, seconded by Vice-Chair Nolte, to recommend approval of the item to City Council. Motion carried unanimously.

6. **ADJOURNMENT**

There being no further business Chair Sonier adjourned the meeting at 6:40pm.

By: \_\_\_\_\_  
COMMISSION CHAIR

Attest:

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COMMISSION LIAISON