



**CITY OF NEW BRAUNFELS, TEXAS  
PLANNING COMMISSION MEETING**



**CITY HALL - COUNCIL CHAMBERS  
550 LANDA STREET**

**WEDNESDAY, JANUARY 3, 2024 at 6:00 PM**

**AGENDA**

**1. CALL TO ORDER**

**REQUEST ALL PHONES AND OTHER DEVICES BE TURNED OFF, EXCEPT EMERGENCY ON-CALL PERSONNEL.**

**2. ROLL CALL**

**3. APPROVAL OF MINUTES**

- A) Approval of the December 5, 2023 Regular Meeting [23-1738](#) Minutes.

**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.*

**5. BRIEFINGS**

No Items

**6. 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.*

**7. INDIVIDUAL ITEMS FOR CONSIDERATION**

- A) REP23-498 Public hearing and consideration of a [23-1725](#) proposed replat of Bergfeld Addition Subdivision, Block 2, Lot 17, currently addressed at 2679 Katy Street and 2662 Second Street, establishing Lots 17A & 17B.  
Applicant: Seth Reichenau, P. E.  
Owner: Comal County Habitat for Humanity

- B) PZ23-0480 Public hearing and recommendation to City [23-1699](#)  
Council to rezone 0.273 acres out of the Behrendt Subdivision, Lot 4, from R-2 AH (Single-Family and Two-Family District with Airport Overlay) to M-1A AH (Light Industrial District with Airport Overlay), currently addressed as 1977 Post Road.  
Applicant: Harry B. Jewett, P. E.  
Owner: Tonya Behrendt
- C) PZ23-0481 Public hearing and recommendation to City [23-1700](#)  
Council to rezone approximately 6 acres out of the Behrendt Subdivision, Lots 1, 2, and 3, from C-3 AH (Commercial District with Airport Overlay), M-1 AH (Light Industrial District with Airport Overlay), and R-2 AH (Single-Family and Two-Family District with Airport Overlay) to M-1A AH (Light Industrial District with Airport Overlay), currently addressed as 1983 & 1993 Post Road.  
Applicant: Harry B. Jewett, P. E.  
Owner: Margie S. Behrendt
- D) SUP23-458 Public hearing and recommendation to City [23-1710](#)  
Council regarding a proposed rezoning of Eickenroht Addition, Block 1, Lot 4, from R-3 (Multifamily District) to R-3 SUP (Multifamily District with Special Use Permit for Short-Term Rental of a Residence), currently addressed at 1236 South Academy Avenue.  
Applicant/Owner: Kristen Nemier
- E) PZ23-0488 Public hearing and recommendation to City [23-1717](#)  
Council to rezone approximately 26 acres out of John Thompson Survey No. 21, Abstract No. 608, from APD (Agricultural/Pre-development District) to R-3H (Multifamily High Density District), TH-A (Townhouse Residential District), and C-1B (General Business District), currently addressed at 1890 FM 1044.  
Applicant: Sergio Lozano-Sanchez, P.E.  
Owner: FM 1044 Real Estate, LLC

## 8. **STAFF REPORT**

No items.

## 9. **ADJOURNMENT**

**CERTIFICATION**

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall.

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Board Liaison

NOTE: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.