



CITY OF NEW BRAUNFELS, TEXAS PLANNING COMMISSION MEETING



CITY HALL - COUNCIL CHAMBERS
550 LANDA STREET

TUESDAY, SEPTEMBER 1, 2026 at 6:00 PM

Jerry Sonier - Chair
Chase Austin Taylor - Commissioner
Vicky Rudy - Commissioner
Jessica Schaefer - Commissioner
John Mathis - Commissioner

Randall Allsup - Vice Chair
Chad Nolte - Commissioner
Karen Brasier - Commissioner
Angela Allen - Commissioner
Will Henry - Commissioner

AGENDA

1. CALL TO ORDER

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

In the interest of protecting the City's network and data, the City is not accepting flash drives or electronic files for use during the meeting. Please use hard copies, the overhead projector, or send your digital file to the case manager at least two (2) hours prior to the meeting.

2. ROLL CALL

3. APPROVAL OF MINUTES

- A) Approval of the August 4th, 2026 Regular Meeting [26-964](#)
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 respond to, ask questions about, or discuss any items that are not on the agenda.

5. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) CS26-0278 Public hearing and consideration of a [26-977](#)
request by Kahlig Enterprises, Inc. for an appeal of
Section 144-5.22, Non - Residential and Multifamily
Design Standards, to allow for a deviation from the
articulation requirements for a proposed automobile
dealership at 283 IH-35 South in the "C-3" Commercial
District.
Applicant/Owner: Kahlig Enterprises, Inc.

- B) SUP26-256 Public hearing and recommendation to City [26-1002](#) Council, requested by Sun Communities Operating Limited Partnership, on behalf of Sun Silver Star LLC d/b/a Sun Retreats Texas Hill Country, to rezone approximately 11.44 acres out of the Yogi Bears Jellystone Park, Block 1, Lot 2, from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Overlay to allow manufactured homes), currently addressed at 141 Rueckle Road.

Applicant: Sun Communities Operating Limited Partnership

Owner: Sun Silver Star LLC d/b/a Sun Retreats Texas Hill Country

- C) SUP26-261 Public hearing and recommendation to City [26-1005](#) Council, requested by Yesica Monrreal, on behalf of 839 Oasis St LLC, to rezone approximately 0.17 of an acre out of Meyer Addition, Block 5, Lot 9, from R-2 (Single-Family and Two-Family District) to C-O SUP (Commercial Office District with a Special Use Overlay to allow Short Term Rental of a residence), currently addressed at 839 Oasis Street.

Applicant: Yesica Monrreal

Owner: 839 Oasis St, LLC

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.

7. **ADJOURNMENT**

CERTIFICATION

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

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 (830) 221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.

