



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



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

TUESDAY, FEBRUARY 4, 2025 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 January 7, 2025 Regular Meeting [25-101](#)
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. Emailed comments will be distributed to the Planning Commission.

5. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) REP25-003 Public hearing and consideration of a replat [25-117](#)
of Jentsch Acres Extension, Lot 76, currently addressed
at 1187 Madeline Street
Applicant: Heather Steed
Owner: Dennis Beierman
- B) PZ24-0428 Public hearing and recommendation to City [25-111](#)
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.
Applicant: Drake Thompson
Owner: Roxi Vanstory
- C) SUP24-412 Public hearing and recommendation to City [25-110](#)
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

Applicant/Owner: Joshua Bertolacci

- D) SUP24-429 Consideration of a recommendation to City [25-114](#)
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

Killen, Griffin & Farrimond, PLLC

- E) ORD25-008 Public hearing and recommendation to City [25-115](#)
Council regarding an ordinance amendment adding childcare allowances to Chapter 144 Zoning, Sec. 144-3.4-17, C-O commercial office district

Mary Lovell, CNU-A, Senior Planner

6. **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.