



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



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

TUESDAY, DECEMBER 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 November 6, 2024 Regular Meeting [24-1521](#)
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) SUP24-362 Public hearing and recommendation to City [24-1502](#)
Council to rezone approximately 1.7 acres out of the
Tri-Acres Subdivision, Lots 2 and 3, from C-1A AH
(Neighborhood Business District with Airport Hazard
Overlay) and R-3 AH (Multifamily District with Airport
Hazard Overlay) to C-1B AH SUP (General Business
District with Airport Hazard Overlay and a Type 1 Special
Use Permit), currently addressed at 1182 & 1212 Old FM
306.
Applicant: James Ingalls, P. E.
Owner: Paul Ringmacher, River Forest Properties LLC
- B) SUP24-361 Public hearing and recommendation to City [24-1506](#)
Council to rezone of 0.22 acres out of the Parkview
Estates 1 Subdivision, Block 1, Lot 8, from C-1 (Local
Business District) to C-1 SUP (Local Business District)

with a Special Use Permit for a Short-Term Rental of a residence), currently addressed at 443 Lockener Ave.

Applicant/Owner: Jerald Fragoso

- C) SUP24-354 Public hearing and recommendation to City [24-1511](#) Council to rezone 0.15 acres out of the Jahn Addition Subdivision, New City Block 1022, Block 11, Lot 1, from M-1 (Light Industrial District) to M-1 SUP (Light Industrial District with a Special Use Permit for a Telecommunications Tower), currently addressed at 514 S Castell Ave.

Applicant: Crown Castle

Owner: Vincent Gerard & Associates

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.