



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



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

WEDNESDAY, NOVEMBER 6, 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 October 2, 2024 Regular Meeting [24-1415](#)
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) Public hearing and recommendation to City Council to [24-1413](#)
amend the River Road Principal Arterial thoroughfare
between Loop 337 and Hueco Springs Loop Road in the
City of New Braunfels Regional Transportation Plan.
Garry Ford, Transportation and Capital Improvements Director
- B) REP24-341 Public hearing and consideration of a replat [24-1345](#)
of Block No. 7 of the Forest Park Addition, with
conditions.
Applicant: Matthew Eckmann
Owners: Fred & Colleen Willard, Jay & Karen Dudley, Charles & Marcia Baertl
- C) SUP24-314 Public hearing and recommendation to City [24-1377](#)
Council to rezone approximately 0.3 acres out of the Villa
Rio Subdivision, Block 1, Lot 1, from C-3 (Commercial
District) to C-3 SUP (Commercial District with a Special
Use Permit for Short Term Rental of a Residence),

currently addressed as 475 & 479 Barcelona Dr.

Applicant/Owner: David Delgado

- D) SUP24-320 Public hearing and recommendation to City [24-1378](#)
Council, to rezone 0.11 acres out of New City Block 1007, southeast portion of Lot 142, from C-2 (General Business District) to C-2 SUP (General Business District with a Special Use Permit for Short Term Rental of a Residence), currently addressed as 381 Tolle St.

Applicant/Owner: John & Holly Buche

- E) PZ24-0327 Public hearing and recommendation to City [24-1382](#)
Council to rezone approximately 12 acres out of the J. Thompson Survey 21, Abstract 608, from M-1 (Light Industrial District) and APD (Agricultural/Pre-development District) to M-1A (Light Industrial District), currently addressed as 5309 IH 35 S.

Applicant: Austin Brasher

Owner: Johnny Valente

- F) PZ24-0292 Public hearing and recommendation to City [24-1384](#)
Council to rezone approximately 2.7 acres out of the Sarah Dewitt Survey No. 48, Abstract No. 103, Guadalupe County, from APD SUP (Agricultural/Pre-development District with a Type 1 Special Use Permit) to C-1B (General Business District), located at the southwest corner of West Klein Road and Klein Meadows.

Applicant: Patrick W. Christensen

- G) SUP24-338 Public hearing and recommendation to City [24-1386](#)
Council to rezone approximately 9.4 acres out the J.M. Veramendi Survey, Abstract No. 2, Comal County, from C-2 (General Business District), C-4 (Resort Commercial District) and M-1 (Light Industrial District) to MU-B SUP (High Intensity Mixed Use District with a Type 1 Special Use Permit), currently addressed at 373 & 403 E. Bridge St., 312, 340 & 373 E. Mill St., and 385 & 401 E. San Antonio St.

Applicant: Killen, Griffin & Farrimond, PLLC

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.