



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



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

WEDNESDAY, OCTOBER 2, 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 August 7, 2024 Regular Meeting [24-1249](#)
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) Approval of the Planning Commission 2025 Calendar. [24-1228](#)
- B) SUP24-279 Public hearing and recommendation to City Council to rezone 0.21 acres out of Kuehler Addition Subdivision, New City Block 1054, Lot 7, 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 296 E Faust St.
Applicant/Owner: Jeff & Laura Coultas [24-1210](#)
- C) PZ24-0285 Public hearing and recommendation to City Council to rezone approximately 30 acres out of the A. M. Esnaurizar Survey, Abstract 20, from C-1B AH (General Business District with Airport Hazard Overlay) and MU-A AH (Low Intensity Mixed Use District with Airport Hazard Overlay) to MU-A AH (Low Intensity Mixed Use District with Airport Hazard Overlay), currently addressed as 1983 State Highway 46 S. [24-1211](#)

Applicant: Wayne Flores of Colliers Engineering & Design
Owner: Schaefer, Allen & Tammy and HKEK LLC

- D) SUP24-283 Public hearing and recommendation to City [24-1215](#)
Council to rezone approximately 13 acres out of the Idea New Braunfels FM 725 Subdivision, Block 1, Lot 1, from APD (Agricultural/Pre-Development District), R-1 (Single Family District), and C-1 (Local Business District) to C-1B SUP (General Business District with a Special Use Permit for Retail), currently addressed as 2072 FM 725.

Applicant: Shannon Mattingly and McKynna Massey
Owner: Idea Public Schools

- E) DCP24-284 Public hearing and recommendation to City [24-1217](#)
Council regarding a proposed rezoning of approximately 66 acres out of the Eduardo Hernandez Survey No.454, Abstract 263, from R-1A-6.6 (Single-Family District) to Hueco Springs Ranch Planned Development District (HSRPD), currently addressed as 392 Hueco Springs Loop Rd.

Applicant: Brooke Lindholm
Owner: Drake Thompson

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.