



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



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

**TUESDAY, JULY 7, 2026 at 6:00 PM**

Chase Austin Taylor - Commissioner  
Randall Allsup - Commissioner  
Vicky Rudy - Commissioner  
Jessica Schaefer - Commissioner  
John Mathis - Commissioner

Chad Nolte - Commissioner  
Jerry Sonier - 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 June 2, 2026 regular meeting minutes. [26-719](#)

**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. ELECTION OF OFFICERS**

Election of Chair.

Election of Vice Chair.

**6. INDIVIDUAL ITEMS FOR CONSIDERATION**

A) SUP26-173 Public hearing and recommendation to City [26-734](#)  
Council, requested by Elevate Permit Group, on behalf of  
Jeremy Coburn, to rezone approximately 0.3 of an acre  
out of City Block 5092, southwest part of Lot 29, from  
R-2 (Single-Family and Two-Family District) to MU-A

SUP (Low Intensity Mixed Use District with a Special Use Permit to allow Short Term Rental of a residence), currently addressed at 256 East Austin Street.

Applicant: Elevate Permit Group

Owner: Jeremy Coburn

- B) PZ26-0214 Public hearing and recommendation to City [26-733](#) Council, requested by Will Baker of Awe Be Ltd., of approximately 0.3 of an acre out of the Starlight Terrace Subdivision Unit 1, Block 2, Lot 9, from M-1 (Light Industrial District) to R-2A (Single-Family and Two-Family District), currently addressed at 1038 and 1042 Seidel Street.

Applicant/Owner: Will Baker with Awe Be Ltd.

- C) SUP26-206 Public hearing and recommendation to City [26-740](#) Council, requested by Miles Payne, on behalf of Samantha Richards, Executor of the Estate of John William Turner, to rezone approximately 2 acres out of the City Block 3022, from M-1 (Light Industrial District) to M-1 SUP (Light Industrial District with a Special Use Permit for one residence with an allowance for short term rental), currently addressed at 474 North Guenther Avenue.

Applicant: Miles Payne

Owner: Samantha Richards, Executor of the Estate of John William Turner

## 7. **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.

## 8. **ADJOURNMENT**

### **CERTIFICATION**

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

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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.