**CIT Y OF NEW BERLIN PLANNING AND ZONING COMMISSION MEETING**

**Regular Meeting Monday, October 5, 2026, 7:00pm**

MEETING MINUTES

MINUTES:

1. Call to Order- Jeff Wuzbach called the meeting to order at 7:00pm.
   A. ROLL CALL- Jeff Wuzbach, EJ Trivette, Eric Trammell, Rachael Howell, Kim Schlichting, and Beverly Felts were present. Mayor Walt Williams and council person Mike Hale were also present.
   B. DECLARATION OF QUORUM: A quorum of membership was present.
2. COMMENTS:
   A. Mayor Williams clarified that lot size cannot be restricted in the ETJ.
   B. Chairperson Jeff Wuzbach saved his comments for later in the meeting.
   C. County Commissioner Stephen Germann was not present.
   D. Fire Chief Kurt Strey reserved comments for later in the meeting.
   E. Committee member comments: Kim Schlichting shared that a community meeting would be held on October 28, at 6:00pm at the community center in regards to discussion and to gain signature support for a letter to be presented to legislators to revise current Texas Law to address the lack of local control of high-density housing developments.
3. CONSENT AGENDA:
   Minutes of the August meeting will be signed along with the October Meeting minutes in November.
4. DISCUSSION /POSSIBLE ACTION:
   A. Pre-development- Review and Discussion of DMK Land Development, LLC
   Dale Koehler made a presentation of the Preliminary Development Agreement Framework for the "Wyatt Ranch" subdivision on Partnership Road. The 1+acre lots would be submitted for entry into

the city of New Berlin because part of the 113 acres in in the city and the majority are in the ETJ. Fire Chief Kurt Strey had reviewed the plan for fire concerns; and Mayor Williams was appreciative of the road improvements that were part of the plan. Rae Howell made a motion to move the plan forward to city council. Eric Trammell made the second. The motion passed.

B. Review of City Ordinances: Mike Hale commented that he and his wife Kathy had written Governor Abbott about concerns but got no reply.
   Jeff Wuzbach presented revisions to update our existing Subdivision Ordinace.

C. Review of City Comprehensive Plan: This was tabled until next meeting.

5. ANNOUNCEMENTS:
   Mayor Williams announced a town hall meeting would be held in November.
6. ADJOURNMEMT: The meeting was adjourned at 9:03pm.

Jeff Wuzbach

Chairperson: Jeff Wuzbach

Date: 11/2/2026

Rachael Howell

Vice Chairperson: Rachael Howell

Date: 11/2/2026