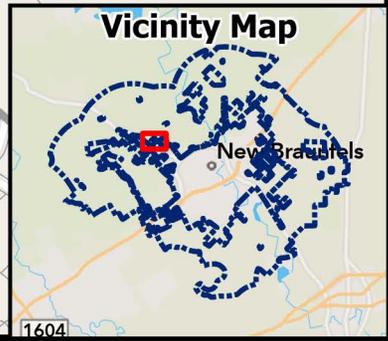
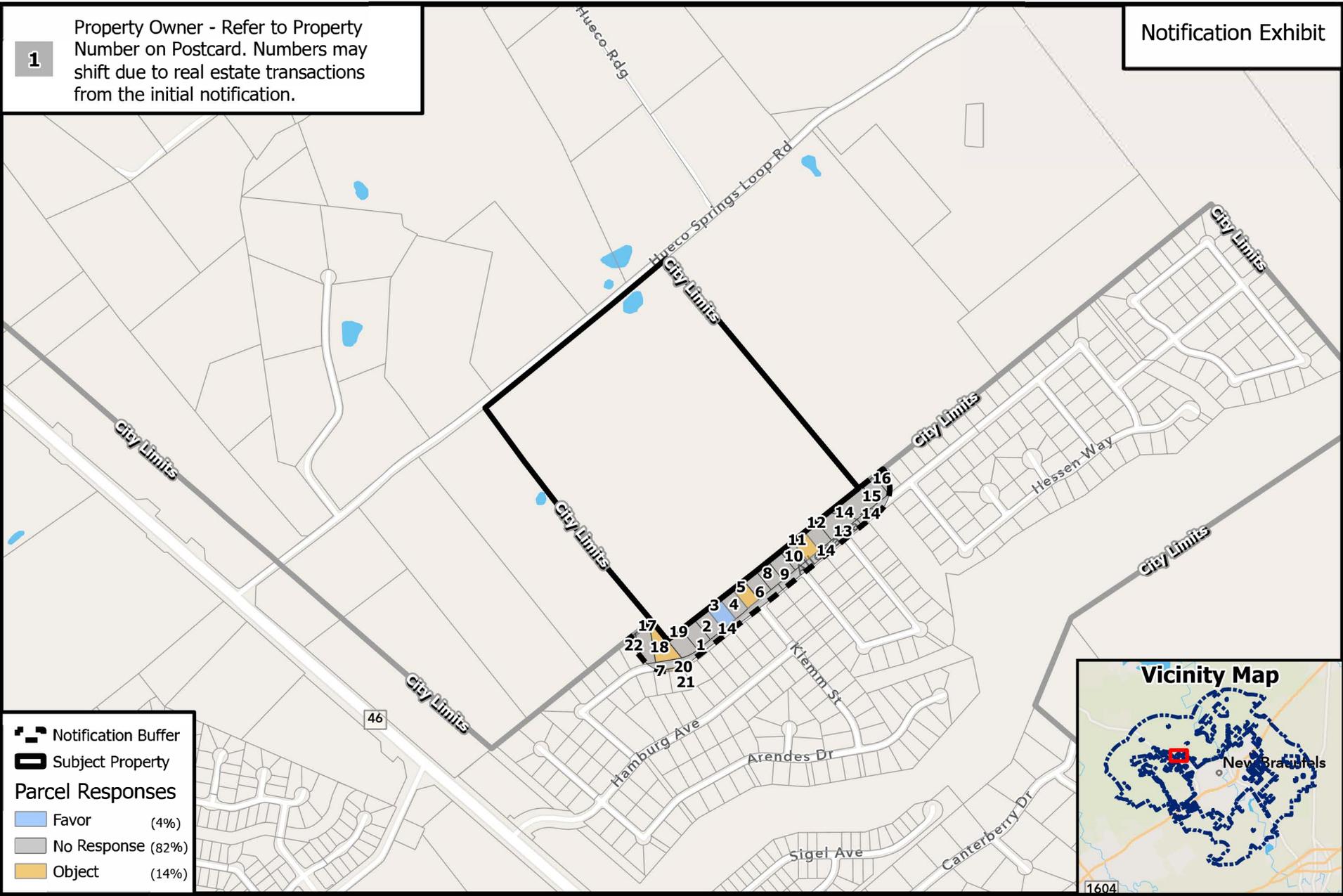


**1** Property Owner - Refer to Property Number on Postcard. Numbers may shift due to real estate transactions from the initial notification.



**DCP24-284**  
**Planned Development District**



**PLANNING COMMISSION – October 2, 2024 – 6:00PM**

City Hall Council Chambers

**Applicant:** Drake Thompson

**Address/Location:** 392 Hueco Springs Loop Rd

**PROPOSED PLANNED DEVELOPMENT DISTRICT – CASE # DCP24-284**

The numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as "Subject Property".

- |    |                              |    |                                           |
|----|------------------------------|----|-------------------------------------------|
| 1  | HAND JASON & ERIN            | 12 | BURKE WILLIAM D & FATIMA K                |
| 2  | EUDY HAMPTON & TIFFANY       | 13 | BEMIS SHANE R & NICOLE                    |
| 3  | BREWER THOMAS W & TANYA T    | 14 | MANOR CREEK HOA INC                       |
| 4  | CERVANTEZ SAMMY C & SANDRA   | 15 | BRADFORD JASON C                          |
| 5  | MACK CHARLES C & ELIZABETH A | 16 | NATHAN RICHARD D & CATHERINE S            |
| 6  | GOODMAN RICHARD & MERINDA    | 17 | COVINGTON JOHNNIE JR & MARY A             |
| 7  | BRIGNAC KALIB & LESLIE       | 18 | GILBERT SILVANUS T III & DORES A CANDUSSI |
| 8  | LOPEZ RUDY & KAREN B         | 19 | NICKLE LAWRENCE C & PATRICIA A            |
| 9  | KLOVER VIRGINIA L            | 20 | HERNANDEZ CARLOS C & ROSE O               |
| 10 | ARREDONDO KRISTI L & ANDRE F | 21 | FEIDER LAURA & JAMES                      |
| 11 | ZORA KATE E                  | 22 | POLLARD THOMAS & SHELLEY B                |

**SEE MAP**

MACK CHARLES C & ELIZABETH A  
271 ALLEMANIA DRIVE  
NEW BRAUNFELS TX 78132

Property #: 5  
DCP24-284  
Case Manager: ML

FAVOR

OPPOSE

COMMENTS

more drain of  
our natural resources.  
more light pollution.  
taking habitat from  
animals. Increased  
urban noise.

We are not in  
Favor of this  
Build!

FEIDER LAURA & JAMES  
246 ALLEMANIA DR  
NEW BRAUNFELS TX 78132

Property #: 21  
DCP24-284  
Case Manager: ML

FAVOR

OPPOSE

COMMENTS

1. Drainage to flow away from Manor Creek Boundary.
2. Include a 100<sup>ft</sup> min buffer & Vegetation setback off property line, Manor Creek side.
3. Early morning/Late evening Noise is not appreciated.
4. Anticipated traffic light and modifications will make it almost impossible for people entering/leaving Manor Creek.

GILBERT SILVANUS T III & DORES A CANDUSSI  
249 ALLEMANIA DRIVE  
NEW BRAUNFELS TX 78132  
Property #: 18  
DCP24-284  
Case Manager: ML

FAVOR

OPPOSE

COMMENTS

1. The elevation/slope of the property drains to Manor Creek.
2. The addition of impervious structures (building, pavements) and soil compaction associated with construction increases the problem.
3. Location of mitigation and size of buffer is not adequate.
4. Options exist to correct the above.
5. Even after any construction, addition of sheds, patios, pools, etc. will impact drainage.
6. Additional traffic on Hwy 46 will make it dangerous and difficult to exit Manor Creek - including school buses.
7. Enhancement to this property cannot be allowed at the cost to others.

BRIGNAC KALIB & LESLIE  
242 ALLEMANIA DRIVE  
NEW BRAUNFELS TX 78132  
Property #: 7  
DCP24-284  
Case Manager: ML

FAVOR

OPPOSE

COMMENTS

BREWER THOMAS W & TANYA T  
263 ALLEMANIA DR  
NEW BRAUNFELS TX 78132  
Property #: 3  
DCP24-284  
Case Manager: ML

FAVOR

OPPOSE

COMMENTS

We appreciate that the developer met w/ us in advance and shared their plans.

We are happy there project is for housing and not commercial development

ZORA KATE E  
291 ALLEMANIA DR  
NEW BRAUNFELS TX 78132  
Property #: 11  
DCP24-284  
Case Manager: ML

FAVOR

OPPOSE

COMMENTS