

PLANNING COMMISSION – June 6, 2017 – 6:00PM

New Braunfels City Hall, Council Chambers

Owners: Nolte Land & Dev. Co. and Weltner Land Ventures, LLC

Applicant: Scanio Development c/o John Scanio

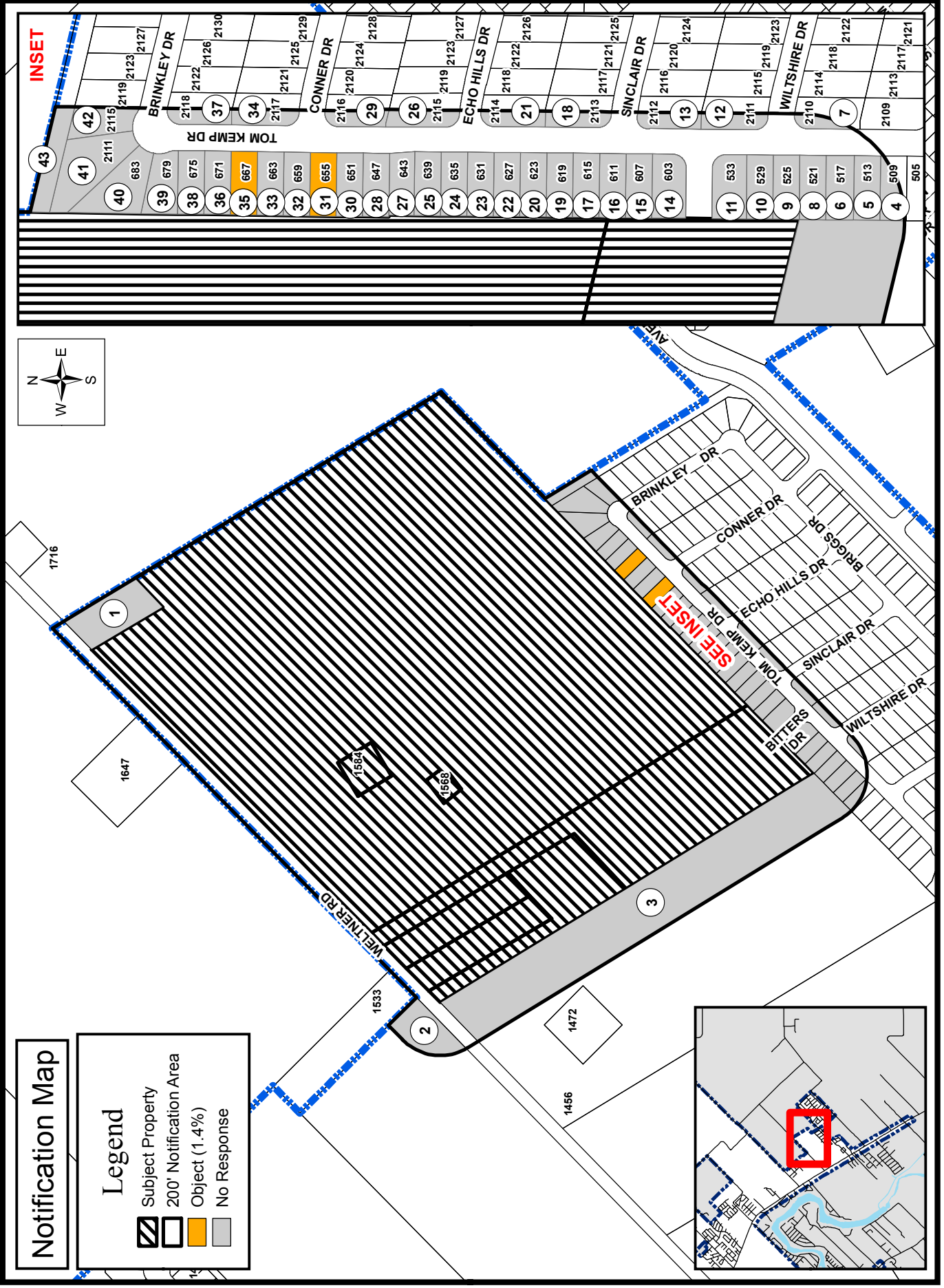
Property Location: 60.579 acre tract out of the A-20, A M Esnaurizar Survey, addressed at 1584 and 1568 Weltner Road & the 13.421 acre Countryville Subdivision

Proposed Zone Change – Case #PZ-17-024

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

- | | |
|----------------------------------------------------------|--------------------------------------------------|
| 1. Hemsell, Catherine Jean Nolte & Miki Louise Nolte G | 23. American Homes 4 Rent Properties Eight LLC |
| 2. Garland, Ted H & Jacquilin | 24. Allen, Melissa E & William Brett |
| 3. Altwein, Raymond A & Bertha L | 25. Montemayor, Mario E & Annette |
| 4. Barrow, Thomas J & Tricia A | 26. Silver Date Palm Properties LLC |
| 5. Mercer, Michael D | 27. Daigle, Kathy L |
| 6. Owner | 28. Wheeler, Kara & Clifford |
| 7. Ybarra, Roy & Sandra Valenzuela | 29. Forbus, Noemi Del Bosque |
| 8. Jetton, Shannon | 30. Lewis, Randall H & Destiny H |
| 9. New Braunfels Muffler & Hitch Center LLC | 31. Wolter, Jesica L & Morgan B |
| 10. Varga, Joseph, III & Karissa | 32. Stuart, Michael L |
| 11. Schlameus, Susan | 33. Granzin, Derek & Alexis Ellis |
| 12. Atzenhoffer, Susan & Jason | 34. Stanton, Vanessa & Mitchell Lee |
| 13. Ramirez, Steven, Jr. | 35. Langland, Anton L & Catherine P |
| 14. Friend Michael H | 36. Shearrow, Chris James & Georgina Marie |
| 15. Martin Sedley H Jr & Julia C | 37. Hinojosa, Anthony |
| 16. Jaroszewski, Nicholas A | 38. Owner |
| 17. Pawelek, Brandon | 39. Boultinghouse, Stoney L & Sandra Michelle |
| 18. Diaz, William Vance, Jr. & Whitney Paige Douglas-Dia | 40. David, Elva Herrmann |
| 19. Guerin, Holly S | 41. Owner |
| 20. McCleese, Sam | 42. Wallace, Jeremy E |
| 21. Sabedra, Joe D Sr & Veronica | 43. N B Avery Park Home Owners Association, Inc. |
| 22. Navarro, Jesus, III | |

SEE MAP ON REVERSE



INSET

Map Created 5/19/17

PZ-17-024
APD & R-1A-6.6 to Weltners Farms Planned Development District
1568 & 1584 Weltners Road



If this subdivision is approved, then my whole farm will flood, in a heavy rain. My whole farm then, will become worthless.

I do not want to give up my land, because of another subdivision, which will drain 70 or 80% more runoff than before, because of all the concrete and pavement needed for housing.

P.S. Map enclosed.

Owner: Raymond Altwein
RAYMOND ALTWEIN



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-024 (Weltner) - BWC
Date notice sent: 5/19/2017

Name: RAYMOND ALTWEIN

I favor: _____

Address: 1472 WELTNER RD, NB Tex. 78130

Circled number on map: 3

I object:

Comments: (Use additional sheets if necessary)

(State reason for objection)

Signature: Raymond Altwein



July 3, 2017
City of New Braunfels
Attn: Benjamin Campbell
Planning Division
550 Landa Street
New Braunfels, TX 78130

RE: Weltner Farms PDD – Rescinding of Objection

This letter is to inform the City of New Braunfels that I own the property immediately south southwest of the proposed Weltner Farms PDD. I would like to rescind my objection to the proposed re-zoning of the property.

Sincerely,

A handwritten signature in blue ink, appearing to read "Raymond Altwein", with a long horizontal flourish extending to the right.

Raymond Altwein
1472 Weltner Rd
New Braunfels, TX 78130

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-024 (Weltner) - BWC
Date notice sent: 5/19/2017

Name: Jessica L. Zunker (Wolter)

I favor: _____

Address: 655 Tom Kemp

Circled number on map: 31

RECEIVED
JUN 01 2017
BY: _____

I object: X

Comments: (Use additional sheets if necessary)

(State reason for objection)

Signature: [Handwritten Signature]

Was not supposed to be developed for 10+ years. Purchased home in 2011 under this premise!

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-024 (Weltner) - BWC
Date notice sent: 5/19/2017

Name: Catherine Langland

RECEIVED
JUN 05 2017
BY: _____

Address: 667 Tom Kemp

I favor: _____

Circled number on map: 35

I object: ✓

Comments: (Use additional sheets if necessary)

(State reason for objection)

We like having the field behind the house. That was the main reason for buying it. To have noore behind us.

Signature: Cathy Langland

Benjamin W. Campbell

From: Betty Pittman [bettypittman81309@gmail.com]
Sent: Monday, June 05, 2017 2:57 PM
To: Benjamin W. Campbell
Subject: PZ-17-024 Weltner Rd

My daughter and son-in law bought the home at 667 Tom Kemp for me. This home was my choice because there were no homes behind it. I'm a country girl at heart and having the cattle and farm land was and is ideal. I am hoping that this land will remain agricultural not another housing development. There is enough housing and apartments in NB. Perhaps a moritorium should be placed on apartments and housing.

I retired here from the sidewalk city
For the small town that is becoming
Another sidewalk city

Please save the cows ☑
Regards
Betty Pittman

Sent from my iPhone

Benjamin W. Campbell

From: Cathy Langland [clangland@beacon-gas.com]
Sent: Monday, June 05, 2017 1:24 PM
To: Benjamin W. Campbell
Cc: Anton Langland; pittman_cathy@yahoo.com
Subject: Case #PZ-17-024(Weltner)-BWC
Attachments: New Braunfels.pdf

Mr. Campbell,
Please find attached the Notice of Public Hearing for Case #PZ-17-024(Weltner)-BWC.

There is already so many new homes being built along this stretch of 46 and 46 is not equipped to handle the traffic that is being forced on it now. We bought this house because it didn't have any homes behind it. A little bit of country in the city. New Bruanfels is growing so fast and I don't want to see it lose the small town feel that most of have grown to love.

I do not want to see a neighborhood be built behind our house.

Thank you so much,

Cathy Langland