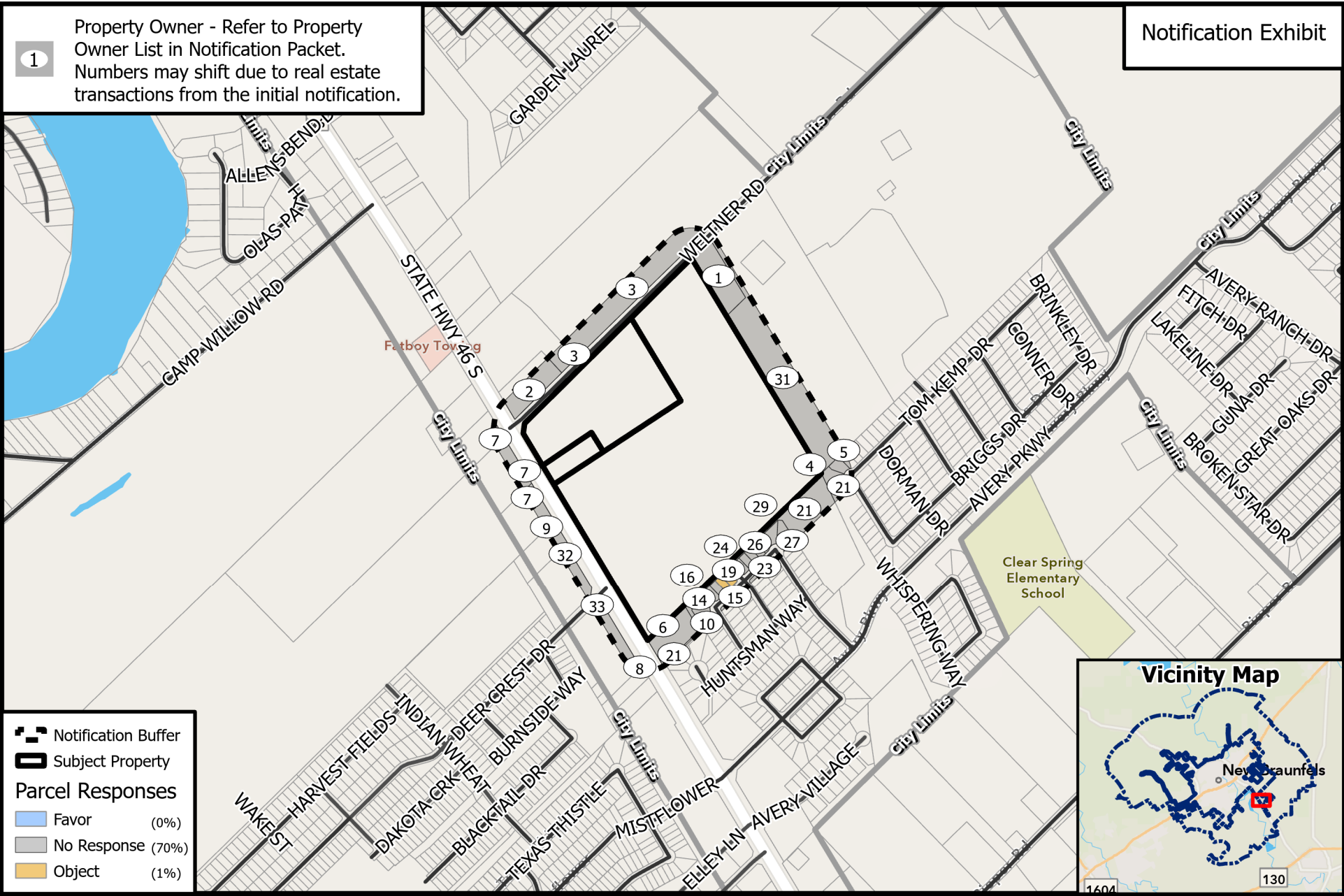


1 Property Owner - Refer to Property Owner List in Notification Packet. Numbers may shift due to real estate transactions from the initial notification.



PZ22-0268

Zone Change: C-3 AH & APD AH to MU-A AH



PLANNING COMMISSION – August 2, 2022 – 6:00PM

City Hall Council Chambers

Applicant: Wayne Flores, P.E., KFW Engineers and Surveying

Address/Location: 1983 State Highway 46 S

PROPOSED ZONE CHANGE – CASE #PZ22-0268

The circled 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. ALTWEIN CHRIS | 21. N B AVERY PARK HOMEOWNERS ASSOCIATION INC |
| 2. LEDESMA JR ERASMO | 22. GEFFRE JOHN VINCENT & TERESA MARIE CENTENO |
| 3. GARLAND TED H & JACQUILIN | 23. SFR JV-HD PROPERTY LLC |
| 4. QUIJANO CARMEN | 24. HERNANDEZ JOHNNY & ESTHER VALADEZ HERNANDEZ |
| 5. CARD PO CHU | 25. LAYNE BRANDON & ANEL SCHNEIDER |
| 6. COLLAZO CASSANDRA DAWN ETAL | 26. AGRAMONTE SUAREZ JULIO E & YAREYS PEREZ RDORIGUEZ |
| 7. HDC HWY 46 LLC | 27. CAMPOS JOEL MATA |
| 8. CORNELIUS JOHN SCOTT | 28. TOKACH MARK M & LEE ANN |
| 9. SMITH STEPHEN S | 29. FLORES ENRIQUE JR |
| 10. DICKINSON PATRICK | 30. WALTERS MELISSA RENAE & BENJAMIN J PEREGO & LINDA ANN WALTERS |
| 11. MCCANDLESS JAYNE BLYTHE & PEDRO A YRURETAGOYENA | 31. ALTWEIN RAYMOND A & BERTHA L |
| 12. WALLACE ADAM JEREMY & LIZZA | 32. KLBB PROPERTIES LLC |
| 13. MORRISON GEORGE E IV & DONNA S | 33. PROPERTY OWNER |
| 14. JORDAN JENA KAY | |
| 15. AKODOKOUN CEDRIC | |
| 16. BOWSER TERRI | |
| 17. SMITH JULIEN LLOYD & AMBER NICHOLE | |
| 18. BENSCOTER BRIAN KEITH & VICKY SUE | |
| 19. MEDRANO WILLIAM CODY & ALYSSA | |
| 20. SANCHEZ HEILY MARANGELY LLANOS & ALEXIS ERNESTO LOPEZ SANCHEZ | |

SEE MAP

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ22-0268 (MO)

Name: Brian + Vicky Benscoter

I favor:

Address: 363 Pronghorn Place

I object: (State reason for objection)

Property number on map: 18

Comments: (Use additional sheets if necessary)

The City of NB has not yet done an adequate job with SH46S's infrastructure to support the demands of the current housing and neighborhoods currently being built which will already lead to a greater problem of traffic on 46. The addition of this rezoning project will increase yet the problem on 46 exponentially. Please solve the current problem first rather than compound the existing traffic problem with yet more growth. Thank You.

Signature: Brian Benscoter

Vicky Benscoter

There is already a lack of infrastructure on Highway 46 to support the current demands of traffic that will soon be further increased when the neighborhoods currently being built are finished. Rezoning this land would add yet a further demand on Hwy 46. I believe that you should focus on resolving the current Hwy 46 traffic issues before you add to the problem with yet another neighborhood or shopping center. Maybe you should push the pause button on growth and focus on fixing current issues.

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ22-0268 (MO)

Name: William C Medrano

I favor: _____

Address: 367 Ponghorn PL

I object: (State reason for objection)

Property number on map: 19

Comments: (Use additional sheets if necessary)

Signature: 