

**PLANNING COMMISSION – JULY 6, 2021 – 6:00PM**

Zoom Meeting

**Applicant/Owner:** Brown & Ortiz PC, agent for Lezlee Jurica, Carole Bartram  
and John Bartram

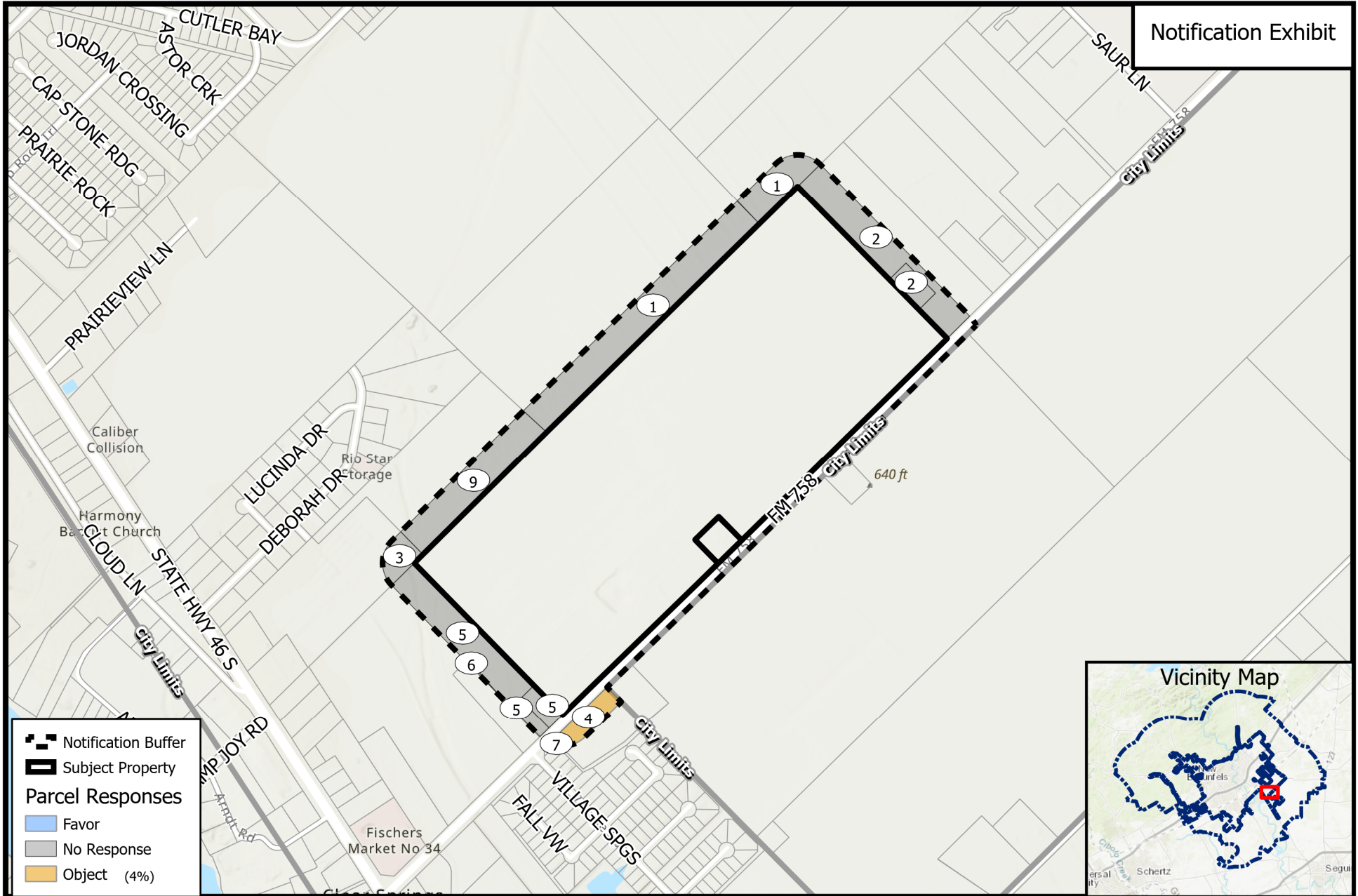
**Address/Location:** Approx. 105 acres addressed at 1621 FM 758

**PROPOSED ZONE CHANGE – CASE #PZ21-0197**

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. TIMMERMANN RONALD N           | 6. MEURIN STEVE & KATHY                                      |
| 2. HEINEN MARY JANE              | 7. BUNDICK LAWRENCE W & JOYCE R                              |
| 3. HCH STORE MORE LLC & BWCW LLC | 8. NB VILLAGE AT CLEAR SPRINGS HOMEOWNERS<br>ASSOCIATION INC |
| 4. HAAS JOHN EDMUND & MAUREEN    | 9. STORAGE VENTURE LLC                                       |
| 5. SISAK JOE & ELLARENE          |  |

**SEE MAP**



**PZ21-0197**  
**APH AH to ZH-A AH**



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels, its officials or employees for any discrepancies, errors, or variances which may exist.

June 28, 2021

Case #PZ21-0197 (HM)

John and Maureen Haas

#4

1464 FM 758

New Braunfels, Texas 78130

In reference to the request to rezone approximately 105 acres addressed at 1621 FM 758, New Braunfels, Texas, we submit our concerns:

1. This area has a creek that does not carry water unless the area experiences a large amount of rain. Much of the creek is shallow and narrow and therefore does not carry water well. Only a small portion of the creek has been excavated to allow for flow and retention. From the upper level to the west side of FM 758, the creek is narrow and shallow, which allows the water to spread out, causing flooding in surrounding areas. On the east side of FM 758, the creek has been excavated to allow for flow and retention in the area of the Village at Clear Springs. The properties from the Village at Clear Springs on down to Avery Park have not been excavated and do not allow for sufficient flow of water to prevent flooding.
2. With the addition of a zero lot line subdivision, the housing density would severely increase the flow of runoff rain water, that would then impact down -stream properties in a negative manner, causing not only property damage, but possibly injury or a loss of life.
3. Traffic flow on FM 758 has increased tremendously over the years due to the development of properties in the area. The addition of industry around the airport, subdivisions and the Creekside development have increase car and heavy truck traffic. Speed limits do not make the road safe for residents to enter and exit their properties. The addition of a high density subdivision would only exacerbate the situation. As more developments come to this area, the more dangerous the traffic becomes.
4. We are not against a property owner developing their property, nor are we against building needed housing. We do however object to creating a situation that places people in hazardous situations.

Thank you for your consideration of our concerns.



John Haas