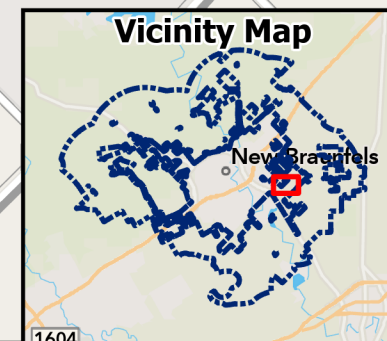
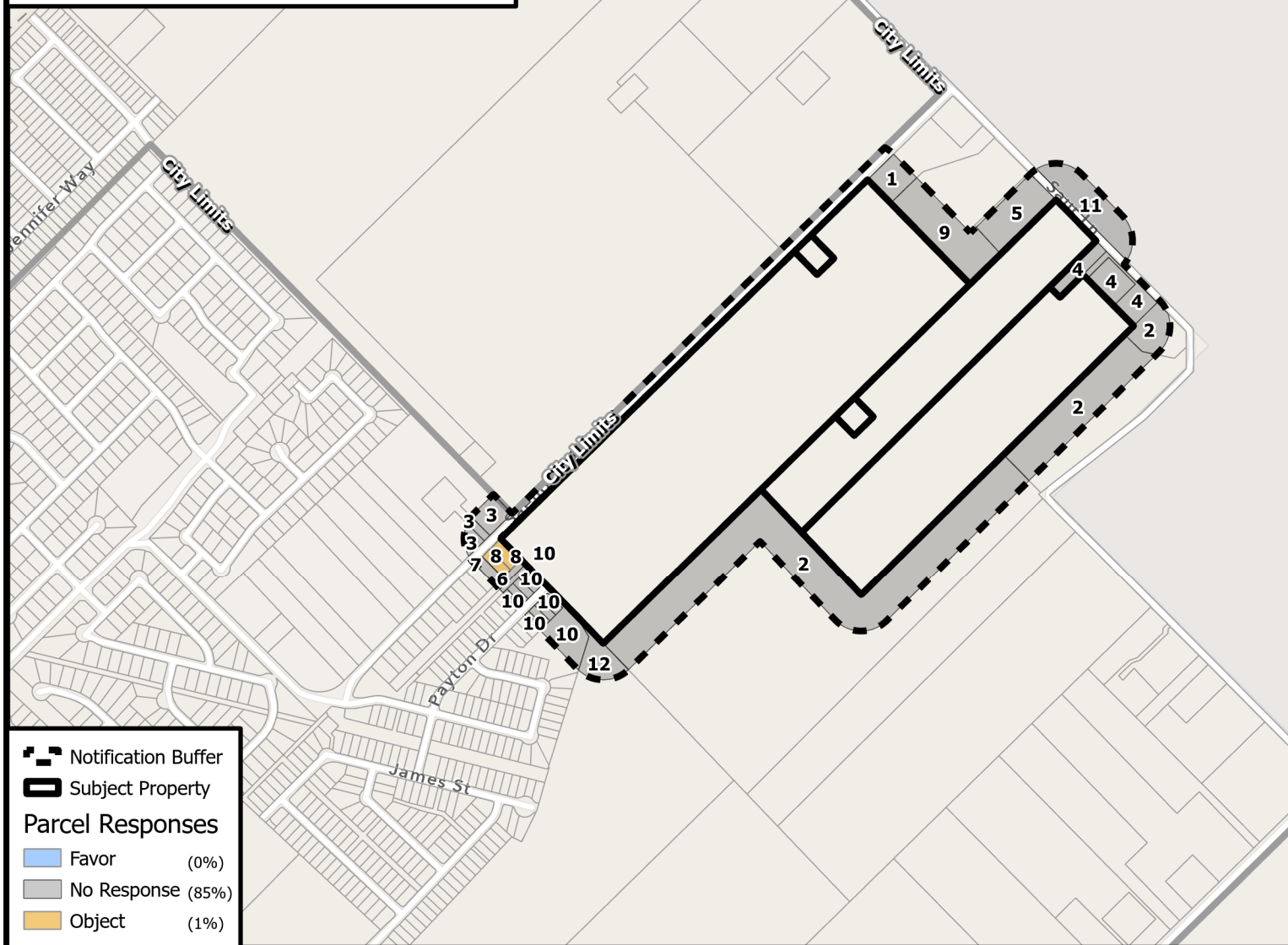


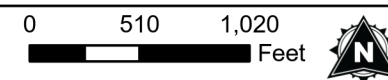
Notification Exhibit

1

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



PZ24-0399
R-3L to R-1A-4



Path:
P:\ZoneChange & SUPs\2025\PZ24-0399 - 1280 Saengerhalle Rd - R-3L to R-1A

Source: City of New Braunfels Planning
Date: 12/31/2024

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.

PLANNING COMMISSION – January 7, 2025 – 6:00PM

City Hall Council Chambers

Applicant: Shannon Mattingly

Address/Location: 1280 Saengerhalle Rd.

PROPOSED REZONING– CASE # PZ24-0399

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. SAUR CHARLES C & SUZETTE | 7. HARLOW STEVEN & IRINA |
| 2. TIMMERMANN GERALD N | 8. CONTINENTAL HOMES OF TEXAS LP |
| 3. SARLO ENA LIVING TRUST | 9. TIMMERMANN GERALD N |
| 4. KIRST CARL R | 10. NEW BRAUNFELS CITY OF |
| 5. SAENGERHALLE ESTATES HOMEOWNERS ASSOCIATION | 11. SAENGERHALLE MEADOWS HOMEOWNERS ASSOC INC |
| 6. 750-752 SAENGERHALLE ROAD A SERIES OF MITAK PROPERTIES LLC | |

SEE MAP

From: [Steven Harlow](#)
To: [Mary Lovell](#)
Subject: Case PZ24-0399
Date: Monday, December 30, 2024 1:11:51 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Regarding the change of zoning of approx. 60 acres

I have received a comment card as I am the owner of one of the properties in the affected area that being 758-760 Sangerhalle Road. For the record I am also the owner of 754-756 Sangerhalle Road and a member of the Sangerhalle HOA Board of Directors.

My comments reflect my opinions and may or may not reflect the opinion of the HOA community.

I am against rezoning the area to single family overlay and recommend that the area be rezoned if it is rezoned to small commercial business park.

Zoning the area as Multifamily or small lot residential are both bad choices for the community.

Here is why. Multifamily will increase the likelihood of overloading the infrastructure in that area. Specifically, I am talking the roads which have limited capacity. This can effect the safety of drivers that live in the area. Also, multifamily typically only works by building vertical optimizing land which will be dangerous in that area.

Also, this area is or borders on a FEMA flood plan. Witness Houston which had massive flooding in some residential areas because of building in a historical flood plan.

Note, that it is likely that the airport will need to expand based on growth in the area. This means more and larger planes which are noiser, create more pollution and need longer runways. Less density is the logical conclusion.

Single Family with small lot- Although less dense this represents a degradation of housing as the structure of the building is affected by the vibrations created by aircraft, release of pollutants and possible flooding. At a time when home insurance is going up it seems like this area would get insurers notice.

Small Commercial Park- This typically is less dense and this type of construction can be made more resilient to destruction from external forces. This is my preferred option.

Steven Harlow