

# Zoning Map

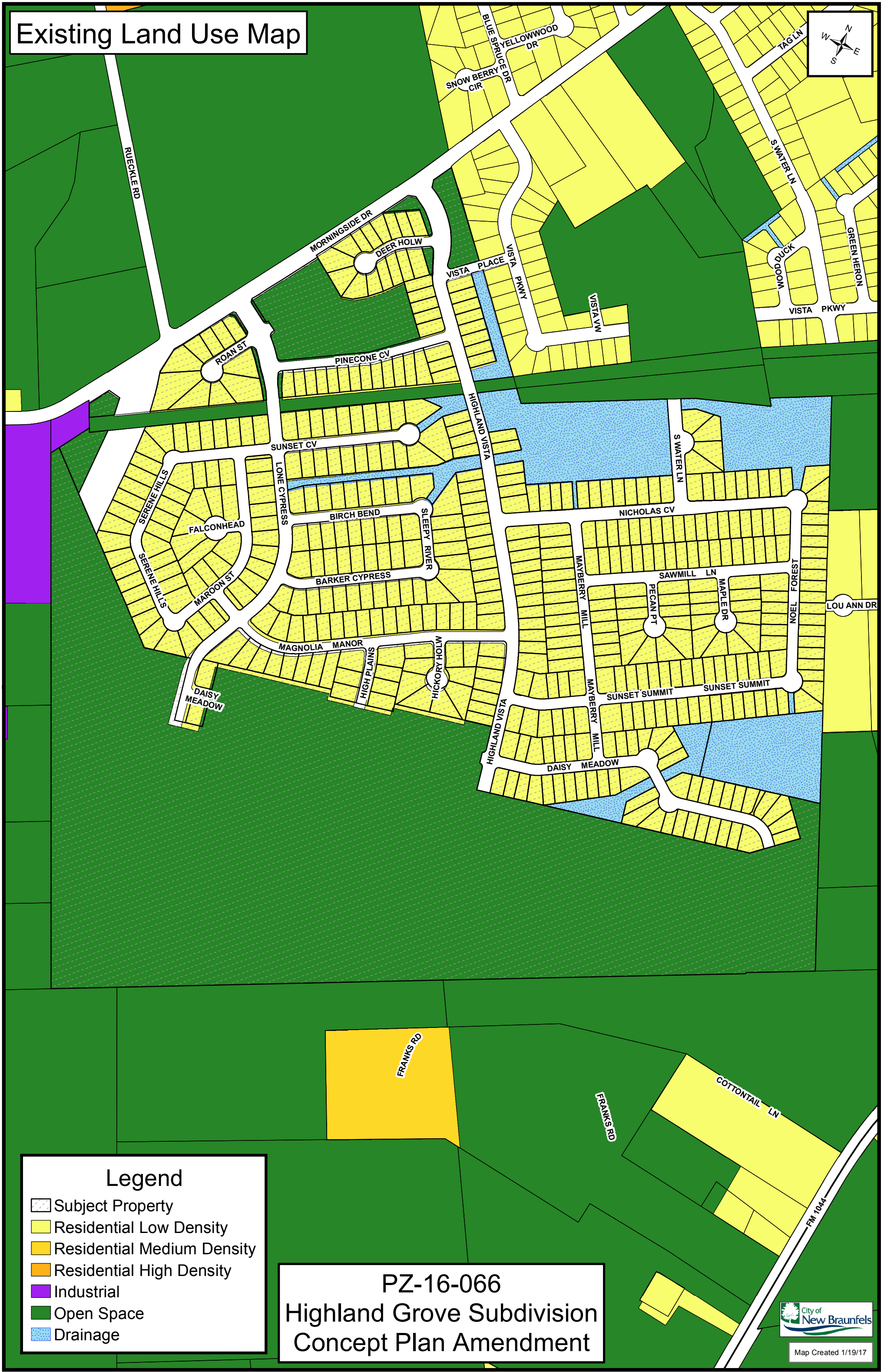


### Legend

- Subject Property
- APD
- C-3
- MU-B
- PD
- R-1
- R-1A-6.6
- R-2

PZ-16-066  
Highland Grove Subdivision  
Concept Plan Amendment

# Existing Land Use Map

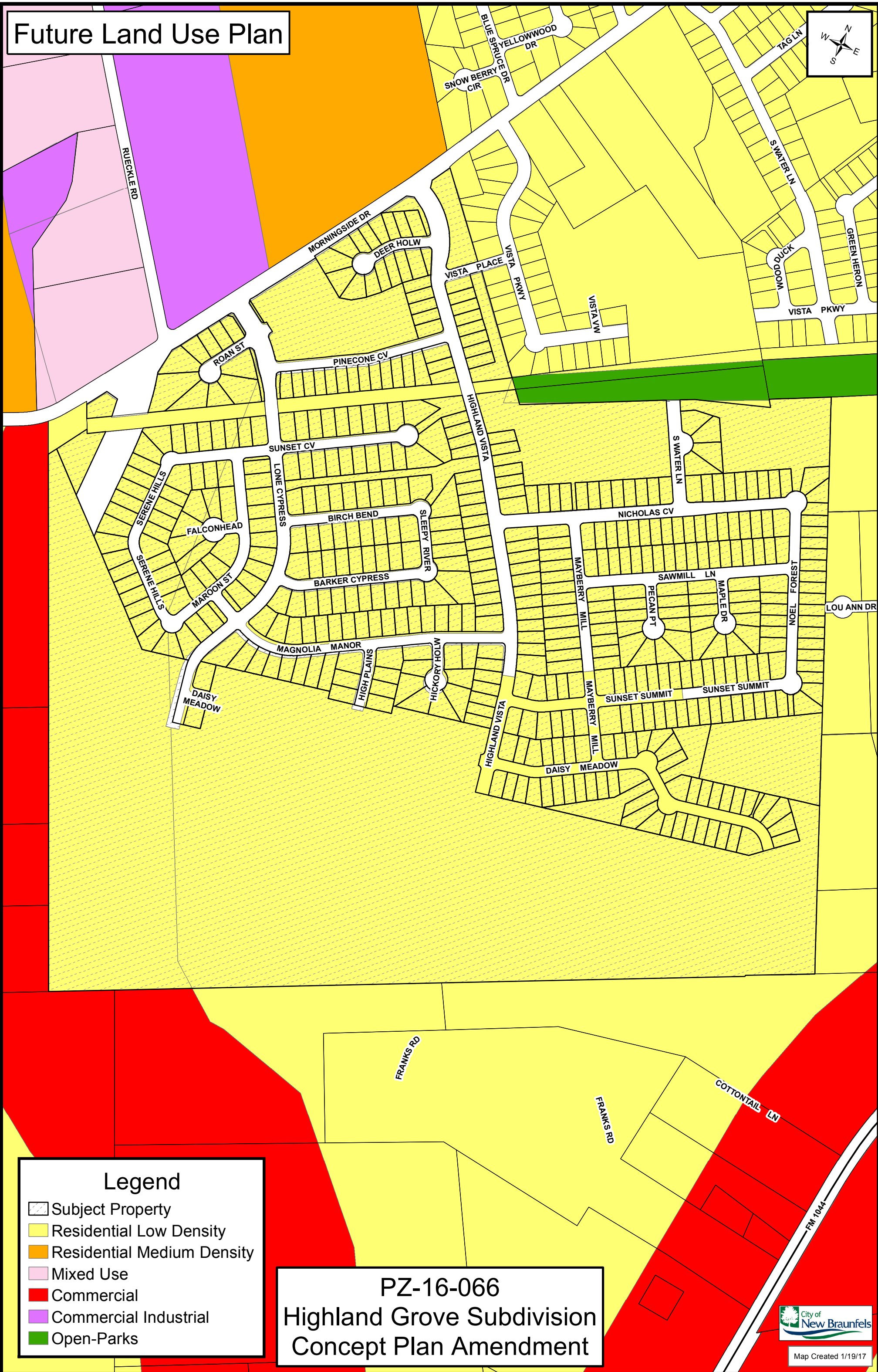


## Legend

- Subject Property
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Industrial
- Open Space
- Drainage

PZ-16-066  
Highland Grove Subdivision  
Concept Plan Amendment

# Future Land Use Plan



## Legend

- Subject Property
- Residential Low Density
- Residential Medium Density
- Mixed Use
- Commercial
- Commercial Industrial
- Open-Parks

PZ-16-066  
Highland Grove Subdivision  
Concept Plan Amendment



Map Created 1/19/17

**PLANNING COMMISSION – February 7, 2017 – 6:00PM**

New Braunfels City Hall Council Chambers

**Applicant/Owner:** Velma Development LLC, Gordon Hartman - President

**Address/Location:** Highland Grove Subdivision

**PROPOSED CONCEPT PLAN AMENDMENT – CASE #PZ-16-066**

The property under consideration is marked as “Subject Property” on the attached map. Property owners of the subject property or within 200 feet are listed below. All information is from the Appraisal District Records.

- |                                              |                                           |
|----------------------------------------------|-------------------------------------------|
| 1 Velma Development Llc                      | 39 Hernandez William E & Flor             |
| 2 Highland Grove Hoa Inc                     | 40 Vela Phillip S                         |
| 3 Highland Grove H                           | 41 Johnson Moses P Jr & Belinda T         |
| 4 Ashton San Antonio Residential Llc         | 42 Secretary Of Veterans Affairs          |
| 5 Bella Vista Cmi Ltd                        | 43 Prieto Esabel C Jr & Ingrid R          |
| 6 Calatlantic Homes Of Texas Inc             | 44 Uchniat Michael J & Rosemary R         |
| Lennar Homes Of Texas Land & Construction    | 45 Deleon Ivan F & Barbara A              |
| 7 Ltd                                        | 46 Cassidy Ryan & Zsafia Toth-Cassidy     |
| 8 M I Homes Of San Antonio Llc               | 47 Oneill Richard G & Rachel C            |
| 9 Wgh Texas Llc                              | 48 Clausen Glenn & Kerri S                |
| 11 Restrepo Jesus A & Perla I                | 49 Harris Gary B & Christina M            |
| 12 Drake Matthew C & Natalie                 | 50 Chilcote Judy J Rvcbl Lvng Trst        |
| 13 Walton Waddell Jr & Glenda P              | 51 Hodel Hans J & Deanna L                |
| 14 Avila Salomon Jr & Deah D                 | 52 Stanley Steven L & Sang S              |
| 15 Alspach Robert D & Jennifer B             | 53 Moczygemba Matthew S & Sarah           |
| 16 Haines Eric H & Lavena A                  | 54 Chappell Eric & Cecily                 |
| 17 Bella Vista Cmi Ltd                       | 55 Dorsa Christopher M & Savannah K Jones |
| 18 Martinez Tony R & Sonya J                 | 56 Spencer Michael A & Carol M            |
| 19 Pena James C & Lisa S                     | 57 Bucek Milan A Jr                       |
| 20 Zipp Betty Jane                           | 58 Miller Marilyn J                       |
| 21 Mcgee Tajaric W                           | 59 Bendele Jacob & Lindsey                |
| 22 Mccarter Tanner S & Alma Ortega           | 60 Delarosa Frank & Ana Liza C            |
| 23 Solano Mario F & Keta                     | 61 Smith Philip N & Shelley               |
| 24 Aino San Antonio Llc                      | 62 Dy Erin & David                        |
| 25 Bishop Anna Winifred                      | 63 Jordan Kristen T & Cody P              |
| 26 Patel Sanjaykumar M Et Al                 | 64 Prati Richard R & Dianna D             |
| 27 Lowrie Joe Marc                           | 65 Tate Jonathan M & Jennifer K           |
| 28 Welch Marc E & Marsha P                   | 66 Shepler Randy L & Melanie C            |
| 29 Hollon James F Sr & Amy C                 | 67 Williams Daniel & Dorothy J            |
| 30 Picard Marcellus & Eryn R                 | 68 Horton Clifford R & Bernadette A       |
| 31 Heimbecker Jennifer & Robert B Baker      | 69 Tawiah Kwame Atuabo                    |
| 32 Cole Kelly R & Jonathan S                 | 70 Rojas Mary Grace                       |
| 33 Fabre Troy & Anita                        | 71 Jellerson Marcus A & Patricia          |
| 34 Cherkitz Mark A & Leala M                 | 72 Allen Jon & Shannon                    |
| 35 Rogers William B & Tamara L Tilley-Rogers | 73 Hamilton Kelly L & James               |
| 36 Spann Willie A & Mignon Jones-Spann       | 74 Phillips Bob & Virginia                |
| 37 Glasco Clarence N & Keisha S              | 75 Hurley Gregory Dean                    |
| 38 Harmon Matthew Anthony                    | 76 Bocanegra Fabian                       |

|     |                                           |     |                                             |
|-----|-------------------------------------------|-----|---------------------------------------------|
| 77  | Steele Mark T & Marian Moore              | 128 | Vogt Michael Joseph                         |
| 78  | Patterson Horace E & Clara N              | 129 | Meschwitz Elizabeth Erwin                   |
| 79  | Echevarria Sergio A Sr & Mariaana Andalon | 130 | Temple Shawn L & Carol E                    |
| 80  | Mcfarland Mahealani N & Christopher D     | 131 | Gallagher Paul E& Valerie A                 |
| 81  | Johnson Gary M & Nancy A                  | 132 | Parry Brandon D & Kristin L                 |
| 82  | Johnson Wesley F & Carol A                | 133 | Felan Christopher J & Sarah A               |
| 83  | Tack Jeremy L                             | 134 | Lowther James E Et Al                       |
| 84  | Swanzy Tallen Montgomery                  | 135 | Gillespie Sean D & Felicia M                |
| 85  | Gonzalez Victor & Erika Y                 | 136 | Thornton Brian Dale                         |
| 86  | Cogdill Aeris B & Valerie                 | 137 | French Raymond A & Renate R                 |
| 87  | De La Rosa Mario                          | 138 | Acker Tommy & Gabrielle                     |
| 88  | Ware Christopher W                        | 139 | Cox Barbara Lynn                            |
| 89  | Ward David & Alicia                       | 140 | Gonzalez Ruben Pedro                        |
| 90  | Berry Gregory D                           | 141 | Guillen Salvador & Adriana                  |
| 91  | Thomas Marilyn Ann                        | 142 | Garcia Ana Ugartechea                       |
| 92  | Hernandez Jenelle A & Jesus               | 143 | Harmon Jason L & Ashlee N                   |
| 93  | Mroz Daniel A                             | 144 | Thomas Gregory S & Brandy S                 |
| 94  | Pearson Mark A & Abigail R                | 145 | Bailey Shane & Kelly                        |
| 95  | Hohmann Thomas & Cynthia                  | 146 | Villegas Jose F Jr & Jennifer L             |
| 96  | Samora Jordan D & Erin E                  | 147 | Chamberlain Ronald R Jr & Gilberto Martinez |
| 97  | Roach Kyle C                              | 148 | Cooke Robert G & Ruth D                     |
| 98  | Linkens Richard T                         | 149 | Kasperbauer John & Theresa                  |
| 99  | Johnson Jenna E & Roy Pelham              | 150 | Hollenbeck Bradley K & Linda G              |
| 100 | Trevino Raul E & Dina                     | 151 | Wallen Amy B & Christopher M                |
| 101 | Tapley James H & Christine L              | 152 | Ybarra Ismael                               |
| 102 | Richey Trevor L                           | 153 | Brookins Rodney T & Shandalyn               |
| 103 | Abballe Michael R & Sherry D              | 154 | Bautizta Nicholas & Lucinda                 |
| 104 | Williamson Pamela J & Neil W              | 155 | Outland Wiley J & Annie S                   |
| 105 | Kinion Ryan                               | 156 | Baez Ruth A                                 |
| 106 | Bowling Harold Kirkland Jr                | 157 | Torres Cindy & Shawn E Cattin               |
| 107 | Reyes Jim C                               | 158 | Allen Michael E & Stephanie L               |
| 108 | Meek Jacob & Shayla                       | 159 | Dimery Carlton H Jr & Laura E               |
| 109 | Property Owner                            | 160 | Parks Jim Edward Jr & Sarah R               |
| 110 | Gentry Jason                              | 161 | Calderon Kimberly Ann                       |
| 111 | Freeman Kiyoshi C & Maria T Talampas      | 162 | Haymaker Thomas N Sr                        |
| 112 | Stearns Gerald R & Bernadette             | 163 | Layh Michael C                              |
| 113 | Barton Michael C & Lauren R               | 164 | Helton Rebekah R & Alan N Glazer            |
| 114 | Aguirre Heric R & Arely H Mendivil        | 165 | Gomez Annette & Marc Olveda                 |
| 115 | Holmes Gennifer                           | 166 | Tran Xuan T & Huy                           |
| 116 | Hersh Sean & Carri L                      | 167 | Marron Ty E & Jennifer A                    |
| 117 | Chavez Randall & Kimberly G               | 168 | Cardenas-Ruderer Hugo                       |
| 118 | Aino San Antonio Llc                      | 169 | Gamara Joya C & Rene G                      |
| 119 | Ayala Diego A                             | 170 | Deleon Eva C & Beniberto                    |
| 120 | Santiago Edwin                            | 171 | Cuellar Brandon T & Hailey N                |
| 121 | Kovar Charles H & Helen M                 | 172 | Sawyer Aaron P & Tia E                      |
| 122 | Bilbrey Joel K & Shawnee L                | 173 | Campbell Edward Bruce Iii                   |
| 123 | Mckenzie Kenneth Alan                     | 174 | Camacho Irene & William Dorsey              |
| 124 | Miller Natalie J                          | 175 | Thomas Cedric A & Susana H                  |
| 125 | Sawyer Gerald & Amy                       | 176 | Levett Kendrick L & Kayla S                 |
| 126 | Lindeman Chase T & Shaleek R              | 177 | Champion-Harris Jonathan & Malorie K        |
| 127 | Katzenstein Royal L                       | 178 | Baker Christian B & Janelle M               |

|     |                                 |     |                                        |
|-----|---------------------------------|-----|----------------------------------------|
| 179 | Reynolds Richard S & Kelli S    | 514 | Zamora Celestina R                     |
| 180 | Carby Robert William            | 515 | Casarez Ricardo & Lynda O              |
| 181 | Wheeler Brian                   | 516 | Wunderlich Diane L                     |
| 182 | Kolbrecki James J & Karen L     | 517 | Johnson Rita                           |
| 183 | Johnson Paul G                  | 518 | Sandoval Juan M P & Elizabeth C Nunez  |
| 184 | Mauldin William Scott           | 519 | Blaylock Jason C                       |
| 185 | Lochrie Brett & Cindy           | 520 | Schaefer Teresa B                      |
| 186 | Stewart Ian & Rochelle L Holder | 521 | Thomas Rebecca N                       |
| 187 | Bienek Anthony C & Nicole D     | 522 | Ybarra Rogelio & Yolanda               |
| 188 | Lundmark Brent T & Paula K      | 523 | Barry Teresa                           |
| 189 | Fettner David A                 | 524 | Minter Trust                           |
| 190 | Honick Chris S & Megan A        | 525 | Peters Merlene C                       |
| 191 | Brault Daniel & Ofelia          | 526 | Howell Henry D                         |
| 192 | Tran Annie N & Thomas           | 527 | Winston Benjamin                       |
| 193 | Villareal Edward B & Darici L   | 528 | Self Sandra E & Bill L                 |
| 194 | Patchen Erik M & Summer L       | 529 | Ortiz Robert M & Amelia                |
| 195 | Reahm Daniel li & Kody L        | 530 | Howell Dana                            |
| 196 | Dunivan John L li & Abby K      | 531 | Fischer Thomas J & Elizabeth           |
| 197 | Leeber Michael B & Jamey L      | 532 | Dove Dorothy M                         |
| 198 | Martin Geraldine & Randy        | 533 | Hernandez Maria Isabel                 |
| 199 | Reimers Russell K & Tonja O     | 534 | Arndt Rolf H & Waltraud                |
| 200 | Rieffe Anthony A                | 535 | Dirt Dealers Xii                       |
| 500 | Enterprise Texas Pipeline Lp    | 536 | Jhfs Holdings Llc                      |
| 501 | Cheney Beverly                  | 537 | Eidson Sarah W                         |
| 502 | Winslow Kenneth Eugene          | 538 | Rueckle Commercial Holdings Llc        |
| 503 | Hoffman Heidi Marie             | 539 | Schaefer William J                     |
| 504 | Sliwinski Zbigniew & Edith      | 540 | Wohlfahrt Adeline L                    |
| 505 | Parvin Todd & Angela            | 541 | Kramm Henry O                          |
| 506 | Hooper Monty A & Tasha D        | 542 | R & V Perry Second Family Ltd Prtnrshp |
| 507 | Beseda Timothy R & Connie M     | 543 | Weston Grainger                        |
| 508 | Eastwood Mary F                 | 544 | Haggard Company                        |
| 509 | Bockholt Arretta H              | 545 | Koehler Judy Lynn                      |
| 510 | Hanks Rickey L & Sheri          | 546 | Rodriguez Michael                      |
| 511 | Scheile Michael O               | 547 | Mcneill John V                         |
| 512 | Castillo Raymond & Cynthia      | 548 | Mesa Isaac                             |
| 513 | Rivera Pete Sr                  | 549 | Property Owner                         |

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**SEE MAP**

# Notification Map



## Legend

- Subject Property
- 200' Notification Area
- Favor (2%)
- Object
- No Response

PZ-16-066  
Highland Grove Subdivision  
Concept Plan Amendment



Map Created 1/19/17

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-16-066 (Velma Development LLC) ms  
Date notice sent: 1/20/2017

Name: PAMELA WILLIAMSON  
Address: 854 MAYBERRY Mill, N.B. 78130  
Circled number on large 11 x 17 map: 104  
Comments: (Use additional sheets if necessary)

I favor: ✓  
I object: \_\_\_\_\_

Signature: Pamela F. Williamson



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YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-16-066 (Velma Development LLC) ms  
Date notice sent: 1/20/2017

Name: ED CAMPBELL  
Address: 865 SLEEPY RIVER  
Circled number on large 11 x 17 map: ✓ 173  
Comments: (Use additional sheets if necessary)

I favor: X  
I object: \_\_\_\_\_

Signature: Ed Campbell



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YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-16-066 (Velma Development LLC) ms  
Date notice sent: 1/20/2017

Name: PAUL JOHNSON  
Address: 3155 MAGNOLIA MAJOR  
Circled number on large 11 x 17 map: 183  
Comments: (Use additional sheets if necessary)

I favor: ✓  
I object: \_\_\_\_\_

Signature: Paul Johnson



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## YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-16-066 (Velma Development LLC) ms

Date notice sent: 1/20/2017

Name: Rita D. JohnsonI favor: ☒Address: 843 VISTA PARKWAYCircled number on large 11 x 17 map: 517I object: ☐

Comments: (Use additional sheets if necessary)

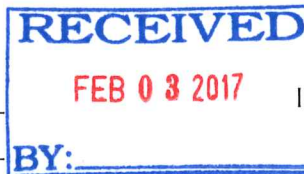
Signature: Rita D. Johnson

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## YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-16-066 (Velma Development LLC) ms

Date notice sent: 1/20/2017

Name: Sarah W. EidsonI favor: ☒

Address: \_\_\_\_\_

Circled number on large 11 x 17 map: 537I object: ☐

Comments: (Use additional sheets if necessary)

Signature: Sarah W. Eidson

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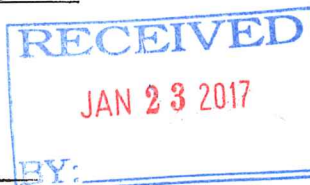
## YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-16-066 (Velma Development LLC) ms

Date notice sent: 1/20/2017

Name: Fred HeimenI favor: ☒Address: 130 S. Sequim, Suite 100Circled number on large 11 x 17 map: 538I object: ☐

Comments: (Use additional sheets if necessary)

Signature: [Signature]

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