

PLANNING COMMISSION – July 5, 2017 – 6:00PM

New Braunfels City Hall, Council Chambers

Applicant: EBIB, LLC – Becky Hill, Agent

Property Location: Parkridge Estates
W. County Line Road

Proposed Zone Change – Case #PZ-17-025

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.”

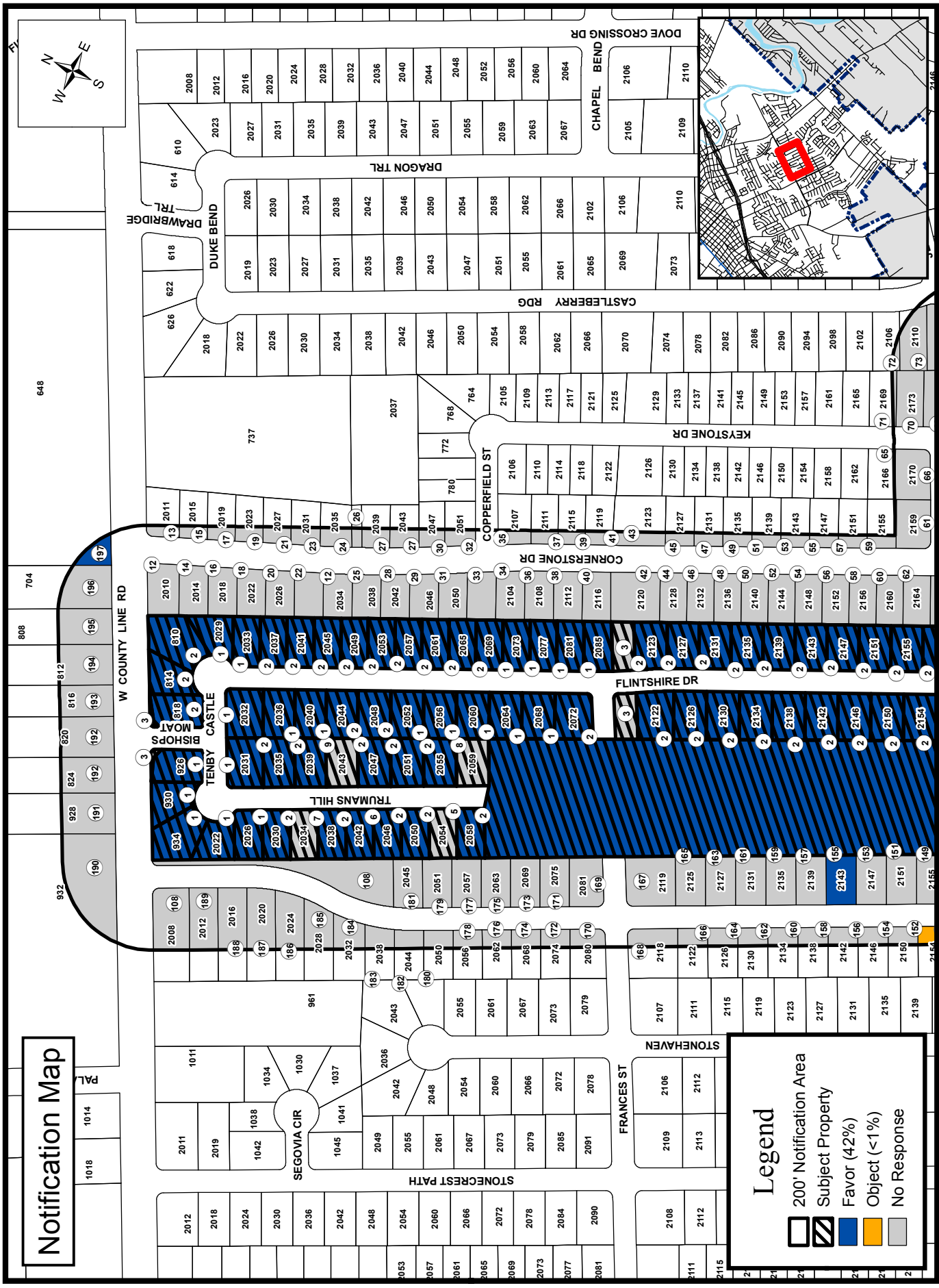
- | | |
|--|---|
| 1. NB Park Ridge Estates Property Ltd | 36. Shook-Hughes Gaye |
| 2. Continental Homes Of Texas LP | 37. Kienlen Marie E |
| 3. Park Ridge Estates Homeowners Association Inc | 38. Gonzales Yvette Ellen |
| 4. AML Properties Ltd & EBIB LLC | 39. Simone Rocco |
| 5. Asencio Michelle | 40. LaPointe Kimberly D |
| 6. Dunning Christopher J & Annette M | 41. Ferraro Ross James & Nancy E |
| 7. Veliz Melchor Jr & Yolanda | 42. Lanum Dawn |
| 8. Carter Jennifer A | 43. Wayland Gregory Alan & Frances Feeser |
| 9. Wells Lavenda | 44. Altamirano Jose A & Leonides Laura |
| 10. Villagomez Juan & Jessica Deni | 45. Kirkpatrick T A & Beverly |
| 11. Edgar Douglas L & Teresa L | 46. Medellin Domingo |
| 12. Briggs NB Rental I LLC | 47. Cantu Iracema L |
| 13. Cano Ramona | 48. McGinty Billy Ross |
| 14. Martinez Florentino C & Maria | 49. Kylo Gena Et. al. |
| 15. Moore Neoma Lynn | 50. Holmes Richard J |
| 16. Rosinbaum Sandra S | 51. Paicurich Margaret A |
| 17. Thompson Ralph O & Dorothy | 52. Hamel Jerid & Tracy |
| 18. Welch Sandra R | 53. Denton Rebecca S |
| 19. Brown William S & Patricia O | 54. Holden Joshua & Heather Moore |
| 20. Hay Donald P & K Elaine Kandeler | 55. Myers Richard & Julia |
| 21. Leverett Cary L & Paula A | 56. Worley Joyce L |
| 22. Juarez Gracie G | 57. Hasler Adam T & Renee P |
| 23. Simons Tim | 58. Depasqual Ryan |
| 24. Ochoa Bertha | 59. Paratore Deborah S |
| 25. Albach Shane A & Angela S | 60. Ebert Anissa |
| 26. New Braunfels Utilities | 61. Nieto Joe Jr & Elida |
| 27. Tummers Nicholas G | 62. Schuetz Stacy A |
| 28. Molina Rocky & Tina C | 63. Lee Carolyn Sue & Edgar Brian |
| 29. Bowden Charles T | 64. Moreno Basilio |
| 30. Furlow Vivian K | 65. Jeffers Marlisa Kay |
| 31. Newsom Randal E & Laura K | 66. Morales Emma |
| 32. Womack Ronald L & Ramona | 67. Jardo Enterprises LLC |
| 33. Mawyer Mandi & Christa Mawyer | 68. Cox Knack & April |
| 34. Leach Ray | 69. Zapata Elma C |
| 35. Biggs Rosemary | |

70. Braun William H & Lauren Rouquette
71. 2169 Keystone Series
72. Rossbach Aaron & Ashley
73. Tran Thanh Thao Ngoc
74. Hibernia LLC & Carbon Pacer LLC
75. Hodell Hans & Deanna
76. Phelps Woody & Katie
77. Dove Crossing Homeowners Association Inc
78. Bedford John L & Krystal A Bedford
79. Plumb Sandra & Calvin W
80. Murra Farrus Fernando Elias
81. Dubicki Jeremy John & Mindy Kate Moser
82. Zamora Fabian Gaytan
83. Watts William Perry
84. Pairett Michael F li & Jessica M
85. Stavinoha Keith
86. Munoz Chad & Melissa
87. Michaels Marlene C
88. Duncan Donald R & Jessamy
89. De Los Santos David & Cinthya Castillo
90. American Homes 4 Rent
91. Santana William D Jr & Amanda D
92. Anderson Mary J & Chad William
93. Tiemann Brian
94. Wilson Evonne L & Keith
95. King Aaron David & Mauri Jane
96. Chinake Colleen C
97. Montgomery Lance Whitelaw
98. Dunn Ricky L & Ina
99. Jennings Katherine
100. Williams Paula & Damian
101. Goodwin Nathan & Kierra
102. Juarez Raymundo H & Katia A
103. Puente Lidia G & Rene Gomez
104. Monroe Francis & Donna J
105. Farrow Melvin Troy & Becky L
106. Bostick Nathan L & Stephanie Annmarie
107. Naymik Paul J Jr & Judith E
108. New Braunfels Ranch Estates Ltd
109. Hack Caroline Lee
110. Villarreal Roberto & Mary Jane
111. Mock Tommy Douglas Jr & Gilda R
112. Kraft Lonnie Dale
113. Echols Caren C
114. Dickman Eric M & Lyndsey W
115. Vanzant Loyd & Patricia A
116. Kendall Willie Darrell & Mitzi L
117. Briggs Robert A Jr
118. Fulfer Sabrina A
119. Barrett Anne R & Larry W Winans
120. McDearman Jack M & Janice E
121. Steele James William Jr
122. Shine Julien C & Robert M
123. Mentzer Richard & Jeannie
124. Menges John Michael & Samantha Nichole
125. Melton Albert E & Jenet
126. Beamer Roger Dale & Janis Davis Beamer
127. Stirl Lynette K
128. Strausbaugh Tamara J Revocable Liv. Trst.
129. Newkirk Calvin
130. Wood Katherine M
131. Owens Darrel Dean li & Teresa L
132. Torres Daniel
133. Marlow Patricia Camille
134. Bueche Mark R
135. Castillo Richard Delgado & Argelia
136. Heaton Andrew P
137. Cowey Amanda C Lanik
138. Covington Jeffrey S
139. Harris Larry & Carmen
140. Gibbens Bradley & Ryane
141. Regino Alvaro & Veronica
142. Seegers Edgar F & Patricia L
143. Greathouse Kashen W & Alejandra
144. Jackson William A
145. Woehler Andrea Lee
146. McNeill Rita Owens
147. Cole Michelle
148. Pless Nathan G & Kristen
149. Frias Isabel M & John E Yarbrough
150. Hunt Gilbert Eugene Jr & Janice Lee
151. Phelps Sarah H
152. Zink Jacob
153. Pfluger Sandra K
154. Ybarra Abraham & Ann Phelps
155. Hahn Deborah Ann
156. Wiley James & Shanna
157. Graham Jonathan & Elizabeth
158. Burgess Jeri
159. Evans Paul M
160. Copeland Kerstan J & Andrea
161. Brockman Rachel C
162. McCamey Helen P
163. Garrison Donald D & Laurie S
164. Sudduth Carolyn
165. Martini Raymond J & Bernice B
166. Loyola Erick J
167. Scott Brady & Jennifer Abbe
168. Briggs Robert A Jr

169. Zamora Reynaldo & Criselda B
170. Brady David L & Kay N
171. Pusateri Steven C
172. Tiller Yancy James
173. Hahn Henry L & Janet E
174. Denney Gary & Norma
175. Doege Vance Dwayne
176. 2062 North Ranch Estates - Series
 W/In Lyntex Part
177. Rhodes Arlene
178. Fey Tammy L & Kelly D Ellis
179. Nichols Daniel Lee & Karen Kim
180. Sudduth Mark Charles & Cynthia
 Ann
181. Johnson Jake
182. Hester Lloyd

183. Heiser Randall Todd
184. Bandy Paul E & Jacqueline M
185. Cano Miguel & Adriana
186. Rodgers Robert L & Dorothy A
187. Fryar Teri L
188. Strakos Tammy J
189. Kunz John D Jr
190. Randow Jeffrey Evan
191. Jentsch Mitchell & Shirley Ann
192. Dietze Weldon W
193. Helmly Rentals LLC
194. Michelson Joyce Marie
195. Feller Roofing Of New Braunfels
 LLC
196. Villanueva Reynaldo & Ester
197. JAC North Property Holdings Ltd

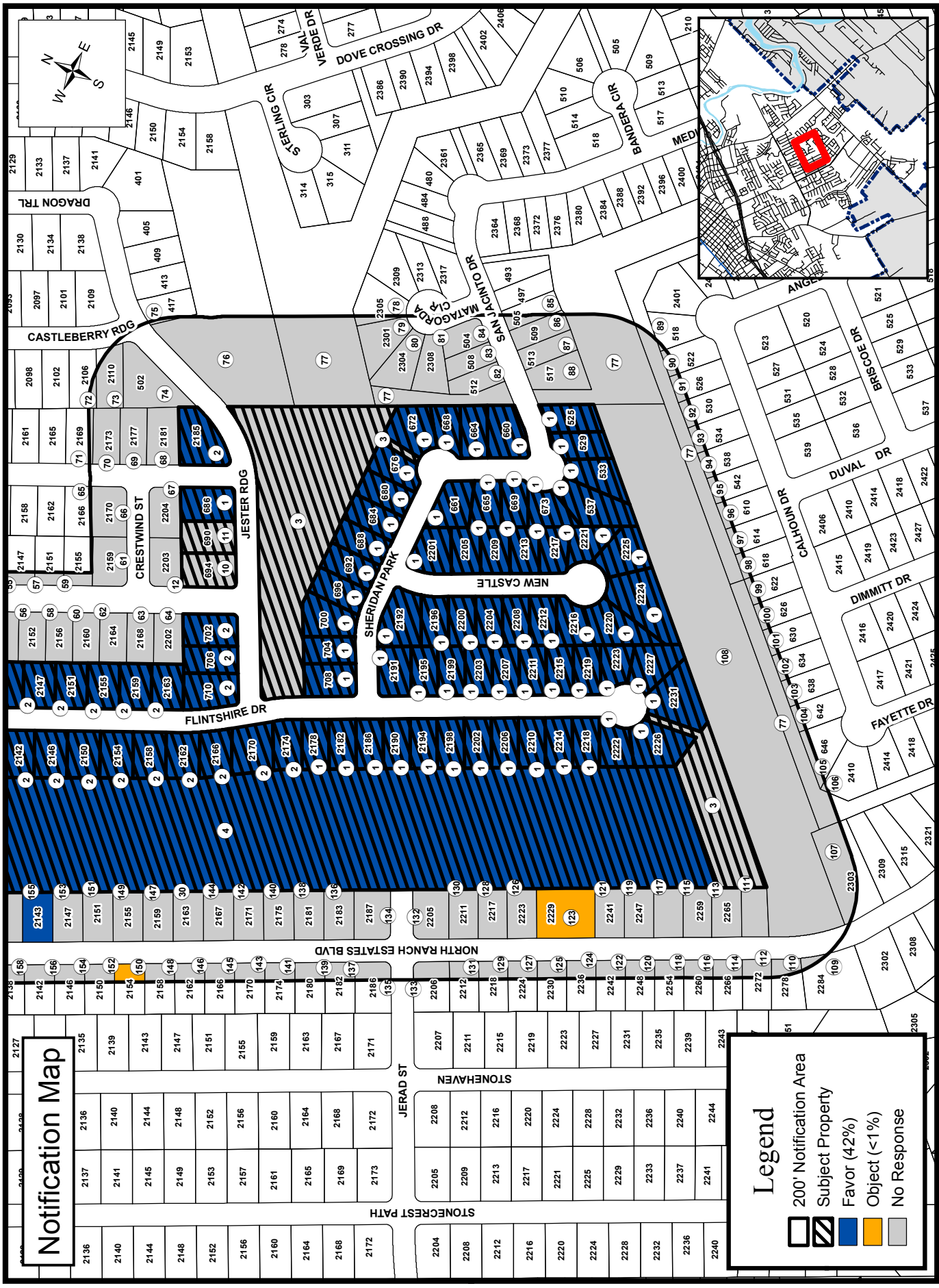
SEE MAP



Map Created 6/21/17

PL-17-025
Parkridge Estates PD - Concept Plan & Development Standards Amendment
W. County Line Road





Map Created 6/21/17

PL-17-025
Parkridge Estates PD - Concept Plan & Development Standards Amendment
W. County Line Road



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-025 (EBIB - Parkridge) - BWC

Date notice sent: 6/20/2017

Name: NB Park Ridge Estates Property, Ltd.

Address: P.O. Box 311240

Circled number on map: 1

Comments: (Use additional sheets if necessary)

I favor: ☒

I object: ☐

(State reason for objection)

Signature: [Signature]



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YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-025 (EBIB - Parkridge) - BWC

Date notice sent: 6/20/2017

Name: Continental Homes of Texas LP (Tu-Anh Cloteaux)

Address: 210 W Hutchison St, San Marcos, TX 78666

Circled number on map: 2

Comments: (Use additional sheets if necessary)

I favor: ☒

I object: ☐

(State reason for objection)

Signature: [Signature]



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YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-025 (EBIB - Parkridge) - BWC

Date notice sent: 6/20/2017

Name: AML Properties, Ltd.

Address: P.O. Box 311240

Circled number on map: 4

Comments: (Use additional sheets if necessary)

I favor: ☒

I object: ☐

(State reason for objection)

Signature: [Signature]



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YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-025 (EBIB - Parkridge) - BWC

Date notice sent: 6/20/2017

Name: EBIB

Address: P.O. Box 311240

Circled number on map: 4

Comments: (Use additional sheets if necessary)

I favor: ☒

I object: ☐

(State reason for objection)

Signature: [Signature]



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YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-025 (EBIB - Parkridge) - BWC

Date notice sent: 6/20/2017

Name: Annette Dunning + Chris

Address: 2042 Trumans Hill

Circled number on map: 6

Comments: (Use additional sheets if necessary)

I favor: ☒

I object: ☐

(State reason for objection)

Signature: [Signature]



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YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-025 (EBIB - Parkridge) - BWC

Date notice sent: 6/20/2017

Name: Nick Tummers

Address: 2039 & 2043 Cornerstone

Circled number on map: 27

Comments: (Use additional sheets if necessary)

I favor: _____

I object: Too Congested

(State reason for objection)



Signature: [Signature]

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YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-025 (EBIB - Parkridge) - BWC

Date notice sent: 6/20/2017

Name: Donald & Jessamy Duncan

Address: 517 San Jacinto Dr

Circled number on map: 88

Comments: (Use additional sheets if necessary)

I favor: _____

I object: ✓

(State reason for objection)



Don't want 1500 sq ft homes around me.

Signature: Jessamy Duncan

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YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-025 (EBIB - Parkridge) - BWC

Date notice sent: 6/20/2017

Name: Gilbert E. Hunt

Address: 2154 N. Ranch Est. Blvd.

Circled number on map: 2154 150

Comments: (Use additional sheets if necessary)

I favor: _____

I object: X

(State reason for objection)



DON'T NEED ANY SMALL HOUSES
IN THE NEIGHBORHOOD

Signature: Gilbert E. Hunt

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Benjamin W. Campbell

From: richard mentzer [richard.mentzer@sbcglobal.net]
Sent: Saturday, July 01, 2017 12:52 PM
To: Benjamin W. Campbell
Subject: EBIB, LLC (BECKY HILL)

my name is richard and jeannie mentzer and we live at 2229 n. ranch estates blvd new braunfels texas 78130 phone 830-6265561 if you have a ? please call

when these people had a meeting to tell us what they wanted to built next to our neighborhood i said find it will keep our investment O.K. now they want to change that. they will say there is a need for smaller homes and we all know there will always be a need for smaller homes. but i was talking to people who work there and i was told the reason they want to go to smaller homes is because the ones they have now are not moving fast enough. anyone who has any knowledge will know if you put a small home on each side of a lg. home the value of the lg. home goes down it is that simple. we moved here from san antonio 17 (our home there was 1100 sq. ft.) years ago to this home we were not in the city then but you took us in to be part of this city. now doing that i expect this city to protect our investment and not let people come in say one thing get a foot in the door then ask for change it is not right and if these people made a bad chose do not let them of the hook at the expense of the tax payers here. thank you for letting voice my concerns.

richard & jeannie mentzer

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-025 (EBIB - Parkridge) - BWC

Date notice sent: 6/20/2017

Name: Richard Mentzer
Address: 2229 N. Ranch Estates Blvd
Circled number on map: 123

Comments: (Use additional sheets if necessary)

I sent a detail email

Signature: [Signature]

I favor: _____

I object: ✓

(State reason for objection)



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YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-025 (EBIB - Parkridge) - BWC

Date notice sent: 6/20/2017

Name: Deborah Ann Hahn
Address: 2143 N. Ranch Estates Blvd.
Circled number on map: 155

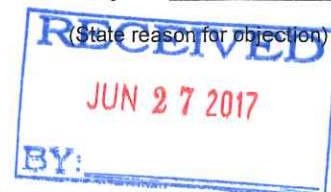
Comments: (Use additional sheets if necessary)

Signature: Deborah Ann Hahn

I favor: ✓

I object: _____

(State reason for objection)



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YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-025 (EBIB - Parkridge) - BWC
Date notice sent: 6/20/2017

Name: Jeri Burgess
 Address: 2138 N. Ranch Estates Blvd.
 Circled number on map: 158
 Comments: (Use additional sheets if necessary)



I favor: Yes
 I object: _____
 (State reason for objection)

Signature: Jeri Burgess

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YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-025 (EBIB - Parkridge) - BWC
Date notice sent: 6/20/2017

Name: David & Kay Brady
 Address: 2080 North Ranch Estates Blvd.
 Circled number on map: 170
 Comments: (Use additional sheets if necessary)



I favor: _____
 I object: X smaller homes will decrease property values - crowd subdivision
 (State reason for objection)

* In addition - Fence along County Line Road is a hazard to Pedestrians - motorists cannot see sidewalk as you exit North Ranch onto City Line Road - school children or adults -

Signature: David & Kay Brady

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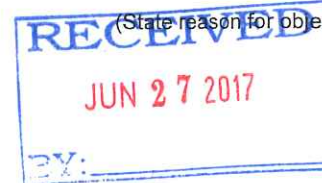
YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-025 (EBIB - Parkridge) - BWC
Date notice sent: 6/20/2017

Name: Jorge D. Cedillo
 Address: 9823 Sweetwind Dr.
 Circled number on map: 197
 Comments: (Use additional sheets if necessary)

I favor: ✓
 I object: _____
 (State reason for objection)

Signature: Jorge D. Cedillo



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