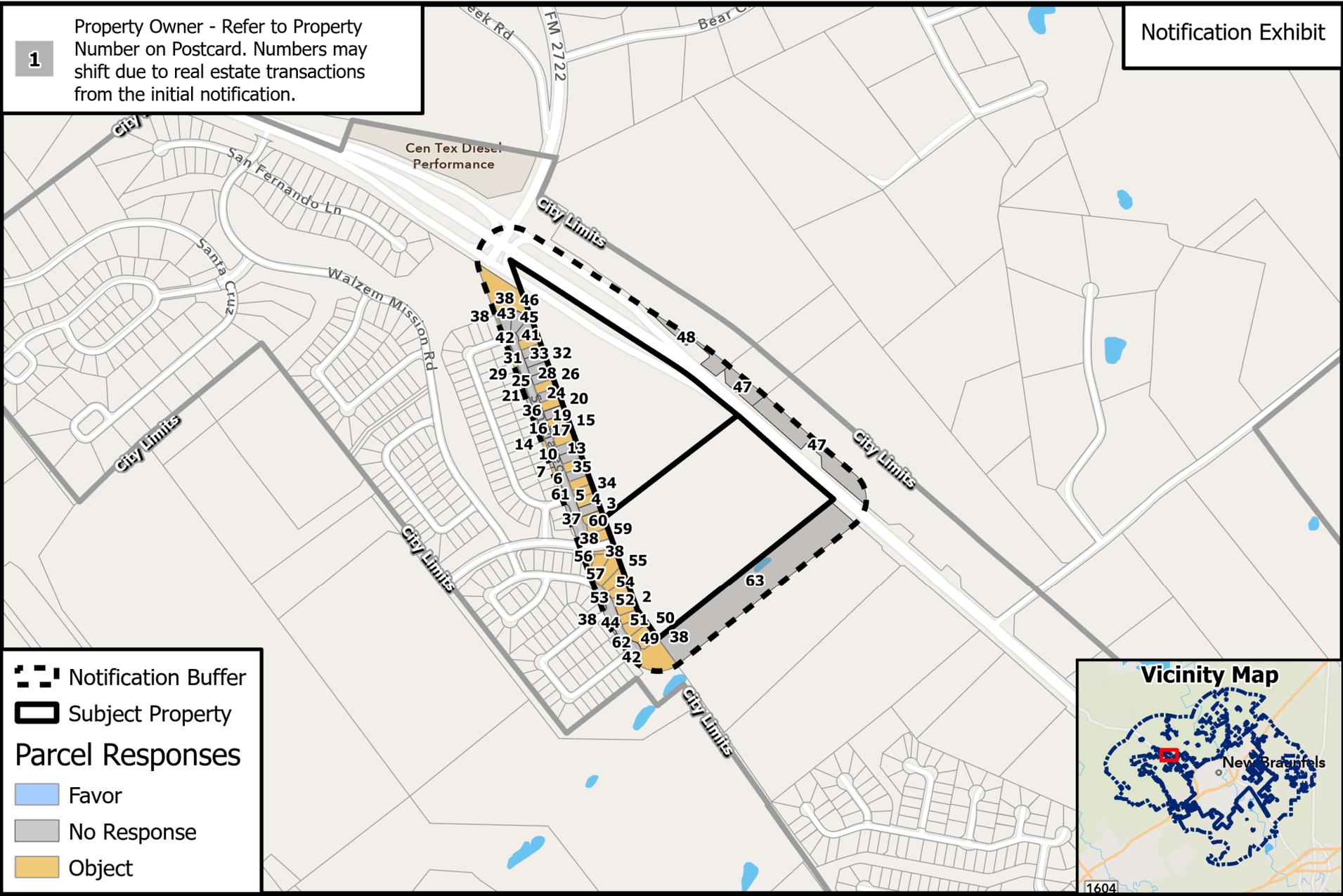
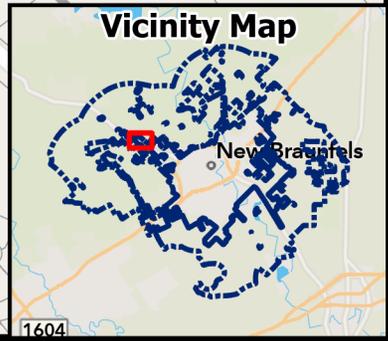


**1** Property Owner - Refer to Property Number on Postcard. Numbers may shift due to real estate transactions from the initial notification.

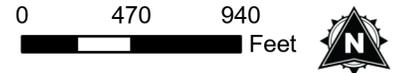


**Parcel Responses**

- Notification Buffer
- Subject Property
- Favor
- No Response
- Object



**PZ25-0466**  
**State Hwy 46 W - R-1 & APD to R-1A-6.6**



**PLANNING COMMISSION – February 3, 2026 – 6:00PM**

City Hall Council Chambers

**Applicant:** KB Homes

**Address/Location:** northwest of the property currently addressed at 2815 State Highway 46 W

**PZ25-0466**

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. BLAKEY JIM
2. MEURER SUSAN
3. KOZIARSKI WOJCIECH & AGATHA KWASNIK  
LVNG TRST 12-14-2023
4. GIGNAC WILLIAM J
5. BOYLES VICKI
6. CAMERON RODNEY & KATHY
7. MILLER JASON S & ALLISON L
8. FITZPATRICK ASHLEY & SETH PHEGLEY
9. HINOJOSA MELISA L
10. DEISSEROTH CHRISTOPHER & JOAN
11. RHAME JOHN E & SOPHIA M
12. PROPERTY OWNER # 12
13. SZEKELY JOSEPH JR & KIMBERLY A
14. BONDESEN BRADLEY
15. TURNER AMY & COREY D
16. DOWNING DENNIS & LINDA FAMILY TRUST  
1-24-2023
17. JONES ELLEN E
18. GARCIA VANESSA
19. ADAMSON JOHN III & KATE E
20. DEARDORFF JOSEPH LEE & BICH LY
21. WEDDEL MICHAEL & RACHEL
22. GLYNN VICTORIA & MARTIN D
23. LE CANU MARC H & LISA R
24. GONZALEZ RAFAEL JR & CHRISTINE M
25. GARNIER KELLIE L & SHILOH M
26. POINDEXTER LIVING TRUST 12-22-2022
27. STEINDORF JUSTIN
28. MCDONALD MARTIN DEAN
29. SMITH BRODY & MICHELLA
30. KOENIG DARIN J & NOCONA L
31. VEALE THOMAS K
32. CONTRERAS MAURICIO
33. SCHNEIDER COURTNY M
34. PROPERTY OWNER # 34
35. PROPERTY OWNER # 35
36. PROPERTY OWNER # 36
37. BELL DEREK D & ANDREA A
38. MISSION HILLS RANCH HOA INC
39. BECK TODD & CATHERINE E
40. LE CANU SARAH L
41. PITCHFORD LESLIE RVCBL TRST 06-12-2025
42. NEW BRAUNFELS CITY OF
43. HAGERTY DANIEL R
44. MAYNARD KEVIN & JOANN DURANGO-  
MAYNARD
45. NIUMATA KERISIANO J & TRISHA M
46. HINOJOSA JUAN M & NORMA J
47. QUENT TANA K & PENNY M PENCE
48. MCNIEL KATHRYN J ET AL
49. HASSELL DANNY R & REBECCA S
50. HOLDER BRANDON
51. HERNANDEZ STEPHEN R & CARLA M
52. MCNAIR CHERYL A
53. BOHNING LORI
54. CURTIS SCOTT C & CASSANDRA M
55. GRADY DANIEL JR
56. PAYNE MICHELLE C
57. MAYTON THOMAS & DINORAH
58. PROPERTY OWNER # 58
59. TAYLOR JANICE
60. BEST BRANDON & LAURA
61. TROCHES-LUGO MELISSA & GLENN LUGO
62. PROPERTY OWNER # 62
63. STAATS RANDALL E

**SEE MAP**

MISSION HILLS RANCH HOA INC

910 SANTA CRUZ

NEW BRAUNFELS TX 78132

Property #: 38

PZ25-0466

Case Manager: AM

\* LAND would be better utilized as light commercial \*

RECEIVED FEB 02 BY: *AM*

FAVOR

OPPOSE

COMMENTS

BY:

*AM*

MHR lots start at 6800 sq-ft to 1.7 acres. Average lot size is over 10,000. Our home values are \$375k to \$1 million. KB Homes wants to build basic starter homes and will bring value down. Current and projected infrastructure (roads, water, etc) cannot support more homes, due to 2722 Bridge: no expansion of state 46. No funding. Already have 1900 homes coming in Pursuing development on other side. The land would →

GARNIER KELLIE L & SHILOH M

777 SAN MATEO

NEW BRAUNFELS TX 78132

Property #: 25

PZ25-0466

Case Manager: AM

RECEIVED FEB 02 BY: *AM*

FAVOR

OPPOSE

COMMENTS

The continued growth threatens the safety, wildlife, charm and traffic of our beautiful neighborhood. We chose this area for so many reasons that are being taken so rapidly.

ADAMSON JOHN III & KATE E

758 SAN MATEO

NEW BRAUNFELS TX 78132

Property #: 19

PZ25-0466

Case Manager: AM

COMMENTS

FAVOR

OPPOSE

RECEIVED FEB 02 BY: *AM*

RHAME JOHN E & SOPHIA M  
742 SAN MATEO  
NEW BRAUNFELS TX 78132  
Property #: 11  
PZ25-0466  
Case Manager: AM

RECEIVED  
FEB 02  
BY: *[Signature]*

FAVOR   
OPPOSE

COMMENTS

- 1) Have not seen plat or sendings
- 2) How much is too much, already enough homes in area
- 3) KB homes not same qty as other homes on this side of town
- 4) Traffic / road concerns
- 5) Lower value of Mission Hills homes

PITCHFORD LESLIE RVCBL TRST 06-12-2025  
794 SAN MATEO  
NEW BRAUNFELS TX 78132  
Property #: 41  
PZ25-0466  
Case Manager: AM

COMMENTS

FAVOR   
OPPOSE

AREA TOO CONDENSED  
OVER DEVELOPMENT  
STRAIN ON NEIGHBORHOOD  
WATER AVAILABILITY

RECEIVED  
FEB 02  
BY: *[Signature]*

STEINDORF JUSTIN  
781 SAN MATEO  
NEW BRAUNFELS TX 78132  
Property #: 27  
PZ25-0466  
Case Manager: AM

RECEIVED  
FEB 02  
BY: *[Signature]*

COMMENTS  
FAVOR   
OPPOSE

\* I do not support anymore  
urban sprawl & I damn sure  
don't want another busy road  
built through my neighborhood.

\* My property value & peace of mind  
have suffered enough from the over  
building.

PROPERTY OWNER # 12  
749 SAN MATEO  
NEW BRAUNFELS TX 78132  
Property #: 12  
PZ25-0466  
Case Manager: AM

TAYLOR JANICE  
710 SAN MATEO  
NEW BRAUNFELS TX 78132  
Property #: 59  
PZ25-0466  
Case Manager: AM

COMMENTS

FAVOR   
OPPOSE

RECEIVED  
FEB 02  
BY: *Ad M. L. H.*

COMMENTS

FAVOR   
OPPOSE

*NB is quickly losing its charm with the uncontrolled growth. Our city government could protect our heritage with a PUD.*

RECEIVED  
FEB 02  
BY: *Ad M. L. H.*

TURNER AMY & COREY D  
750 SAN MATEO  
NEW BRAUNFELS TX 78132  
Property #: 15  
PZ25-0466  
Case Manager: AM

RECEIVED  
FEB 02  
BY: *Ad M. L. H.*

COMMENTS

FAVOR   
OPPOSE

- We don't want the additional traffic and congestion of small-1st homes
- 1st homes are significantly lower quality and size vs. ours and surrounding neighborhoods.
- We cannot spare the water!
- Our unscrupulous Councilman, D. Lee Edwards is vying to benefit financially from this deal.
- Old Mission Road cut through will make it unsafe for our kids

LE CANU MARCH & LISA R  
773 SAN MATEO  
NEW BRAUNFELS TX 78132  
Property #: 23  
PZ25-0466  
Case Manager: AM

FAVOR

OPPOSE

COMMENTS

See Attached

To whom it may concern,

We are adamantly ~~opposed~~ **opposed** to this project at this time.

First there have been no renderings provided. Previously when this was brought up, we were provide proposed renderings of the lots and the layout of the area. These renderings showed no Green Spaces or Parks which means residents would gravitate to our neighborhood to use our amenities which we fund through our HOA. At the very least we would want to see any adjoining neighborhoods to have a Park and green spaces to keep up the look and feel of the area. We would also like to see a PUD set in place for the area to keep the greenery and beauty of the Texas Hill Country an attractive place for families to live and enjoy.

Second, where are the traffic, sewer and water reports and studies? We do not have the existing infrastructure to keep up with all the building going on in this area. It feels like ever other day we hear about a new development being built in the area, how are the current residents going to be affected by adding a new neighborhood to an area with very limited resources? There are already water and sewer issues, and the traffic on HWY 46 is a nightmare during rush hour now. I would love to see this looked into further or additional infrastructure in place before any new projects get green lit.

Just because they can, does not mean they should. This Project is not needed with all the housing projects already approved in the area and the city should look into buying this land instead and turning it into a Park and protecting the Hill Country from unneeded and unchecked growth.

Marc and Lisa Le Canu  
773 San Mateo

#23

P225-0466

Vicki Boyles  
726 San Mateo  
New Braunfels 78132



Property #5

\*Opposed -

Not best of the Land.  
possible City use - Fire station  
Park - as Police Sub station  
Comm'l use, ??  
next to Road

BK lawsuits from other states. Serious structural defects, while costly and complex claims, include compromised load-bearing elements arise from poor soil preparation or approved engineering plans, resulting in visible damage like large dry rot. Systemic issues with mechanical heating, ventilation, and air conditioning have also been a recurring complaint reporting persistent malfunctions, and frequent service calls.

KB Homes clearly has room for improvement against some of its competitors.

### Ingredients of the 'Cheap Quality'

- **Materials on a Budget:** Think of it like a cake. If you use cheap ingredients, you can't expect a gourmet result. KB Homes tends to use materials that aren't top-tier. Vinyl siding, low-grade wood, and linoleum flooring can degrade faster, leading to more frequent replacements.
- **Taking Shortcuts:** Ever been tempted to take a shortcut while following a recipe? Well, in home-building, this could mean shaky foundations and leaky roofs. Some folks claim that KB Homes might skimp on some construction steps. This can lead to defects that only pop up after you've settled in.
- **Quality Control? Eh, Maybe:** We all know someone who never double-checks their work, right? Well, KB Homes isn't winning any awards in the quality control department either.

POINDEXTER LIVING TRUST 12-22-2022

774 SAN MATEO

NEW BRAUNFELS TX 78132

Property #: 26

PZ25-0466

Case Manager: AM

COMMENTS

FAVOR

OPPOSE



BK lawsuits from other states.

Serious structural defects, while less frequent, are the most costly and complex claims, including foundation problems or compromised load-bearing elements. These defects often arise from poor soil preparation or failure to build according to approved engineering plans, resulting in differential settlement and visible damage like large drywall cracks or uneven floors. Systemic issues with mechanical components, particularly the heating, ventilation, and air conditioning (HVAC) systems, have also been a recurring complaint, with homeowners reporting persistent malfunctions, inadequate performance, and frequent service calls.

KB Homes clearly has room for improvement when stacked against some of its competitors.

### **Ingredients of the 'Cheap Quality' Soup:**

- **Materials on a Budget:** Think of building a house like baking a cake. If you use cheap ingredients, you can't expect a gourmet result. KB Homes tends to use materials that aren't top-tier. Vinyl siding, low-grade wood, and linoleum flooring can degrade faster, leading to more frequent replacements.
- **Taking Shortcuts:** Ever been tempted to take a shortcut while following a recipe? Well, in home-building, this could mean shaky foundations and leaky roofs. Some folks claim that KB Homes might skimp on some construction steps. This can lead to defects that only pop up after you've settled in.
- **Quality Control? Eh, Maybe:** We all know someone who never double-checks their work, right? Well, KB Homes isn't winning any awards in the quality control department either.

BLAKEY JIM

307 RIDGE BLUFF

SAN ANTONIO TX 78216

Property #: 1

PZ25-0466

Case Manager: AM

FAVOR

OPPOSE

COMMENTS

Developers do not leave  
enough trees, so I am  
opposed.

New Braunfels

MILLER JASON S & ALLISON L

737 SAN MATEO

NEW BRAUNFELS TX 78132

Property #: 7

PZ25-0466

Case Manager: AM

FAVOR

OPPOSE

COMMENTS

DEISSEROTH CHRISTOPHER & JOAN

745 SAN MATEO

NEW BRAUNFELS TX 78132

Property #: 10

PZ25-0466

Case Manager: AM

FAVOR

OPPOSE

COMMENTS

GLYNN VICTORIA & MARTIN D

766 SAN MATEO

NEW BRAUNFELS TX 78132

Property #: 22

PZ25-0466

Case Manager: AM

FAVOR

OPPOSE

COMMENTS

KB Homes does not  
build Quality homes.  
This builder will negatively  
affect current home owners  
property value. Please find  
another builder. I pray  
City Council will hear  
our concerns. Our  
District 3 representative  
has sold us out for his own  
gain. This will be his last term.

SMITH BRODY & MICHELLA

785 SAN MATEO

NEW BRAUNFELS TX 78132

Property #: 29

PZ25-0466

Case Manager: AM

FAVOR

OPPOSE

COMMENTS

I oppose this zoning change because it would introduce a dense housing development that does not align with the character or infrastructure of our neighborhood (Mission Hills Ranch). This area cannot safely support the added traffic + strain on resources. I urge the planning Commission + city council to deny this request + protect the quality of life existing for current residents + families.

Growth should be intentional, not crammed in where it clearly doesn't fit.

Michella Smith

HASSELL DANNY R & REBECCA S

3000 SOLEDAD LN

NEW BRAUNFELS TX 78132

Property #: 49

PZ25-0466

Case Manager: AM

FAVOR

OPPOSE

COMMENTS

GRADY DANIEL JR  
3110 SOLEDAD LN  
NEW BRAUNFELS TX 78132  
Property #: 55  
PZ25-0466  
Case Manager: AM

FAVOR

OPPOSE

COMMENTS

Lot sizes are  
not comparable to  
homes they will back  
up to.

We need to keep  
trees and not clear  
all of the land

BEST BRANDON & LAURA

714 SAN MATEO

NEW BRAUNFELS TX 78132

Property #: 60

PZ25-0466

Case Manager: AM

COMMENTS

FAVOR

OPPOSE

HOLDER BRANDON  
3004 SOLEDAD LN  
NEW BRAUNFELS TX 78132  
Property #: 50  
PZ25-0466  
Case Manager: AM

RECEIVED  
FEB 02  
BY: *AdMh*

FAVOR   
OPPOSE

COMMENTS

How can you continue to build houses when we are on the brink of a housing market collapse in the area? Not to mention the ecological impacts to the area, ripping up trees and vegetation keeping the hillside together. Are we even out of the drought yet? Can we get some of the other major projects finished before starting a new one? Traffic is a nightmare, so that bottle necks emergency services. Water is almost a luxury at this point. Utilities keep going up from trying to pay for infrastructure that wasn't in place to begin with. So we have to pay for it when we don't want it. What is so great about expansion & growth? It's violent and penetrative act that scars what it wants. What you call expansion call the RA

BELL DEREK D & ANDREA A  
717 SAN MATEO  
NEW BRAUNFELS TX 78132  
Property #: 37  
PZ25-0466  
Case Manager: AM

RECEIVED  
FEB 02  
BY: *AdMh*

FAVOR   
OPPOSE

COMMENTS

This development puts too much demand on an already burdened area. From water resources, power, environmental impact and traffic. Not to mention civil services like trash, sewer & emergency services. There are so many new developments going up from Mayfair to Vermineli. The growth is not sustainable.

DOWNING DENNIS & LINDA FAMILY TRUST 1-24-2023  
757 SAN MATEO  
NEW BRAUNFELS TX 78132  
Property #: 16  
PZ25-0466  
Case Manager: AM

COMMENTS

FAVOR   
OPPOSE

RECEIVED  
FEB 02  
BY: *AdMh*

MEURER SUSAN  
3016 SOLEDAD LN  
NEW BRAUNFELS TX 78132  
Property #: 2  
PZ25-0466  
Case Manager: AM

FAVOR

OPPOSE

COMMENTS

VERY MUCH OPPOSE!

RECEIVED  
FEB 04  
BY: *[Signature]*

HERNANDEZ STEPHEN R & CARLA M  
3008 SOLEDAD LN  
NEW BRAUNFELS TX 78132  
Property #: 51  
PZ25-0466  
Case Manager: AM

FAVOR

OPPOSE

COMMENTS

We Oppose any building on this property. We oppose the K.B. Homes Co. to build next to our neighborhood.

*Steve Hernandez*

RECEIVED  
FEB 04  
BY: *[Signature]*

CURTIS SCOTT C & CASSANDRA M  
3106 SOLEDAD LN  
NEW BRAUNFELS TX 78132

Property #: 54

PZ25-0466

Case Manager: AM

COMMENTS

FAVOR

OPPOSE

RECEIVED  
FEB 04  
BY: *[Signature]*

MCNAIR CHERYL A  
3102 SOLEDAD LN  
NEW BRAUNFELS TX 78133  
Property #: 52  
PZ25-0466  
Case Manager: AM

FAVOR   
OPPOSE

COMMENTS

RECEIVED  
FEB 04  
BY: *[Signature]*

PROPERTY OWNER # 35  
738 SAN MATEO  
NEW BRAUNFELS TX 78132  
Property #: 35  
PZ25-0466  
Case Manager: AM

FAVOR   
OPPOSE

COMMENTS

RECEIVED  
FEB 04  
BY: *[Signature]*

City is already  
over built.

Looking like  
San Antonio.

This will lower our  
property values significantly.

PROPERTY OWNER # 34  
730 SAN MATEO  
NEW BRAUNFELS TX 78132  
Property #: 34  
PZ25-0466  
Case Manager: AM

COMMENTS

FAVOR   
OPPOSE

RECEIVED  
FEB 04  
BY: *[Signature]*

I am opposed to the proposed development. The city has the opportunity to pause and mindfully develop. High density development is impacting the charm and natural beauty of the Hill Country. The city needs to thoughtfully consider any future development in the remaining land in our city to preserve our community and natural resources.

MAYTON THOMAS & DINORAH  
3118 SOLEDAD LN  
NEW BRAUNFELS TX 78132  
Property #: 57  
PZ25-0466  
Case Manager: AM

COMMENTS

FAVOR   
OPPOSE

RECEIVED  
FEB 04  
*[Signature]*

GIGNAC WILLIAM J  
722 SAN MATEO  
NEW BRAUNFELS TX 78132  
Property #: 4  
PZ25-0466  
Case Manager: AM

COMMENTS

FAVOR   
OPPOSE

RECEIVED  
FEB 04  
BY: *[Signature]*

**From:** [Planning Division](#)  
**To:** [Amanda Mushinski](#)  
**Subject:** FW: Case # PZ25-0466 Mission Hills Ranch Resident  
**Date:** Tuesday, February 3, 2026 12:08:59 PM

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## Property #6

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**From:** Cameron Computer <kacameron15@gmail.com>  
**Sent:** Tuesday, February 3, 2026 11:56 AM  
**To:** Planning Division <Planning@newbraunfels.gov>  
**Subject:** Case # PZ25-0466 Mission Hills Ranch Resident

**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.**

To whom it may concern,

I am a new resident in the Mission Hills Ranch Community. My address is 733 San Mateo, New Braunfels TX 78132. This is to inform you that I am OPPOSED to the plans of KB Homes wanting to expand in that area and affect the current structure of our community. I plan to be in attendance this evening at the hearing.

Thank you,

Kathy A. Cameron  
Cell # (830) 433-3332

**From:** [Mark Sackett](#)  
**To:** [Amanda Mushinski](#)  
**Subject:** Case Number: PZ25-0466  
**Date:** Tuesday, February 3, 2026 4:40:26 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.**

Good Day,

My name is Mark Sackett and I became the owner of the residence located at **3122 Soledad Ln, New Braunfels, TX 78132**, in October 2025. I was just informed of Zoning Change Request (Case Number: **PZ25-0466**) that affects our neighborhood (Mission Hills Ranch). A couple of my neighbors advised they received a Notice in the mail for input/comment on the matter; however, I did not receive such Notice. I am emailing you to provide my input/comment. I **oppose** Zoning Change Request (Case Number : **PZ25-0466** / Case Type: Zone Change / Case Description: R-1 and APD to R-1A-6.6 / Location: State Highway 46 W). Thank you for your time and consideration!

V/R,  
Mark Sackett

**Property #56**

**From:** [Joel Banks](#)  
**To:** [Amanda Mushinski](#)  
**Cc:** [banksik@me.com](mailto:banksik@me.com)  
**Subject:** Opposition to PZ25-0466  
**Date:** Tuesday, February 3, 2026 3:09:44 PM  
**Attachments:** [EmailLogo-Small\\_c6d86cff-0062-47bb-89b0-351933562e2d.png](#)

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**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.**

Hey Amanda great talking to you.

Property #58.  
We oppose  
PZ25-0466.

Sent from my iPhone