

PLANNING COMMISSION – January 4, 2022 – 6:00PM

City Hall Council Chambers

Applicant/Owner: Penny's Holdings, LLC – Jonathan Valente

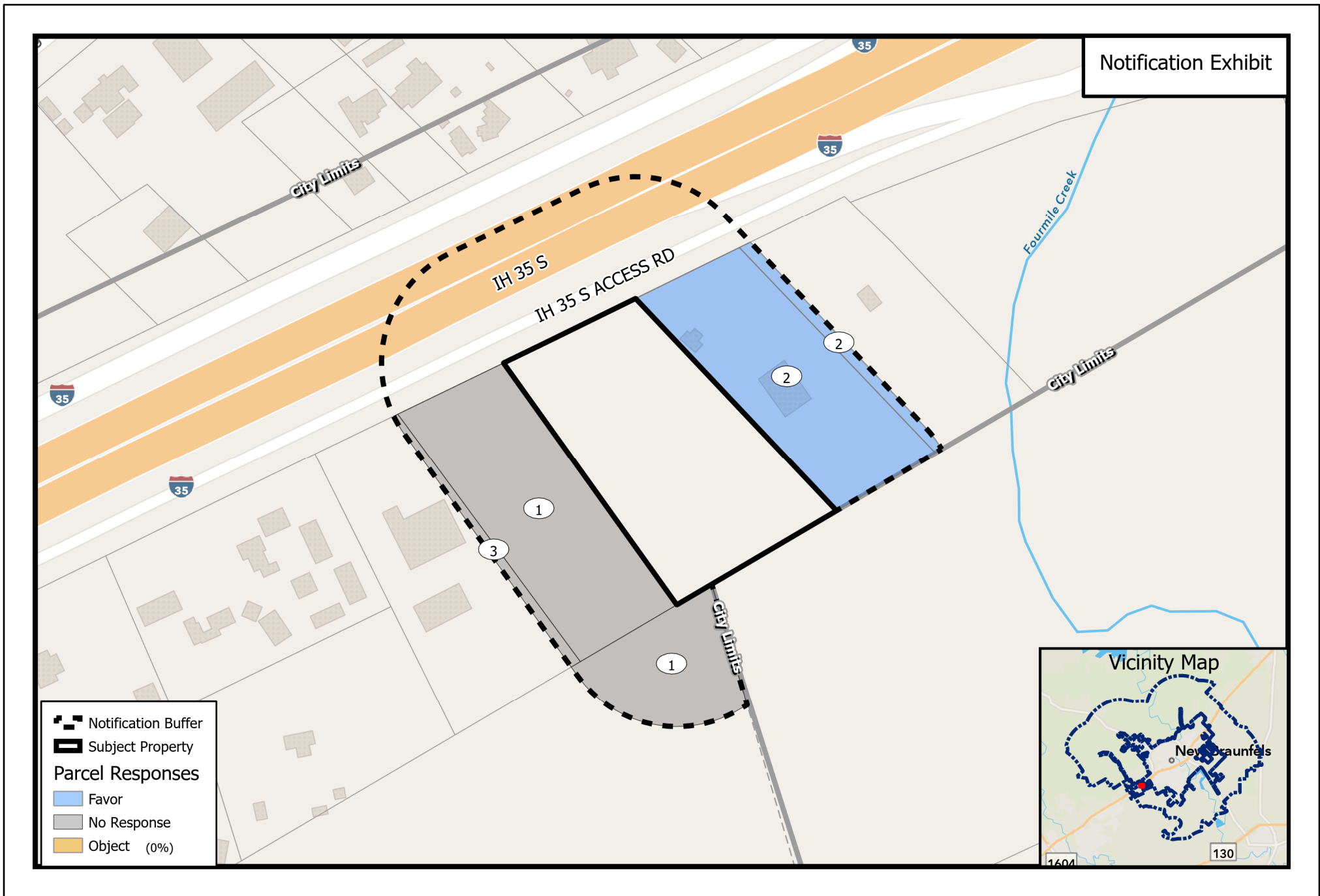
Address/Location: 4755 S IH 35

PROPOSED ZONE CHANGE – CASE #PZ21-0423

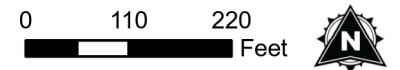
The circled numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as "Subject Property".

- | | |
|----------------------------|------------------------------------|
| 1. WESTON RANCH FOUNDATION | 3. FERGUSON FAMILY TRUST 5-20-2021 |
| 2. HARDROCK PROPERTIES LTD | |

SEE MAP



PZ21-0423
Zone Change M-1 and APD to M-1A



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.



Department of Planning and Development Services

NOTICE OF PUBLIC HEARING

View details here:

nbtexas.org/PublicNotice

The New Braunfels Planning Commission will hold a public hearing at the request of **Jonathan Valente**, to consider a recommendation to City Council on the following rezoning:

Property: Approximately 3 acres (Lot 2, Comal County Joint Venture, Unit 2) addressed at 4755 South IH 35

From: "M-1" Light Industrial and "APD" Agricultural/Pre-Development District

To: "M-1A" Light Industrial District.

Because your property is located within 200 feet of the request, State law requires that we notify you of the public hearing. **However, the zoning of your property will not be changed.** The public hearing process allows an opportunity for you to provide comments on the request. This aids the Commission in making a recommendation to City Council.

A public hearing for this request is scheduled before the Planning Commission on **Tuesday, January 4, 2022**. The Planning Commission's recommendation will be considered by City Council in another public hearing, tentatively scheduled on **Monday, January 24, 2022**. Both meetings begin at 6:00 p.m. in the **City Hall Council Chambers, 550 Landa Street** and are open to the public. All interested persons are invited to attend these meetings.

If you wish to submit written comment, please complete ALL of the information below and return to:

Mail: City of New Braunfels
Planning Commission
550 Landa Street
New Braunfels, TX 78130

Email: msimmont@nbtexas.org
(If emailing, simply include the information in an email)

If you have questions, please contact Matthew Simmont at (830) 221-4058

Matthew Simmont, AICP
Planning & Development Services

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ21-0423 ms

Name: MARVIN SMITH / HARD ROCK PROP.

I favor: X

Address: _____

I object: _____ (State reason for objection)

Property number on map: 2

Comments: (Use additional sheets if necessary)

Signature: