



**PLANNING COMMISSION – May 6, 2025 – 6:00PM**

City Hall Council Chambers

**Applicant:** Justin Holliday

**Address/Location:** 1251 ERVENDBERG AVE

**PZ25-0071**

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. PROPERTY OWNER 1          | 7. KOEPP DON M & SCOTT SCHNEIDER |
| 2. WILLIAMS RIVER HOUSES LTD | 8. PRIMO VISTAS LLC              |
| 3. UPRIVER INVESTMENTS LLC   | 9. PECK JAMES D & RAMONA K A     |
| 4. SCHNEIDER SCOTT ET AL     | 10. 1554 GRUENE ROAD LLC         |
| 5. HERMAN ROBERT & KIMBERLY  |                                  |
| 6. PROPERTY OWNER 6          |                                  |

**SEE MAP**

HERMAN ROBERT & KIMBERLY

1241 ERVENDBERG AVE

NEW BRAUNFELS TX 78130

Property #: 5

PZ25-0071

Case Manager: AM



FAVOR ☐

COMMENTS

OPPOSE ☒

The applicant has done nothing for 5 years but trash the commercial property they own across the street (Gruene River Co formerly). Of that commercial property across from 1251 Ervendberg Ave, only 25% has been developed. Do not give them more. (we have pictures)

WILLIAMS RIVER HOUSES LTD

887 ROCK ST

NEW BRAUNFELS TX 78130

Property #: 2

PZ25-0071

Case Manager: AM



FAVOR ☐

OPPOSE ☒

COMMENTS

As owners of Williams River Houses we are concerned of the impact the re-zoning of the said property would have to all neighboring properties. We recently completed the re-platting of our 5.14 acres to divide into 5-1 acre premium residential lots, approved by the city. We are aware that neighboring properties can potentially, adversely impact us.

This re-zoning request does cause concern regarding the value of our property.

PROPERTY OWNER 6

1546 GRUENE RD

NEW BRAUNFELS TX 78130

Property #: 6

PZ25-0071

Case Manager: AM



FAVOR ☐

OPPOSE ☒

COMMENTS

Concerns with tree canopy removal & noise resulting from construction & any future business with live music or other offerings that exceed 80 decibels.

PRIMO VISTAS LLC  
1350 ERVENDBERG AVE  
NEW BRAUNFELS TX 78130

Property #: 8

PZ25-0071

Case Manager: AM

FAVOR ☐

OPPOSE ☒

COMMENTS

- traffic is already out of control + will be growing with the new Veramindi neighborhood
- If it is RV park, nobody reads the signs + destroy our properties turning around if they can't fit under bridge.
- My property is constantly littered + trespassed on. Do not need a commercial property next to my home. This is a residential neighborhood. Please do not turn my home into a commercial zone.
- Wildlife need sanctuary