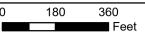




PZ25-0071 R-2 AH to C-4A AH - 1251 ERVENDBERG AVE





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
- 2. WILLIAMS RIVER HOUSES LTD
- 3. UPRIVER INVESTMENTS LLC
- 4. SCHNEIDER SCOTT ET AL
- 5. HERMAN ROBERT & KIMBERLY
- 6. PROPERTY OWNER 6

- 7. KOEPP DON M & SCOTT SCHNEIDER
- 8. PRIMO VISTAS LLC
- 9. PECK JAMES D & RAMONA K A
- 10. 1554 GRUENE ROAD LLC

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 Rive Co Somerly). Of that commercial property across from 1251 Ervendberg Ave, only 25% has beendevelopæd. Do not give them more. (we have pictures)

WILLIAMS RIVER HOUSES LTD

887 ROCK ST

NEW BRAUNFELS TX 78130

Property #: 2

our property.

PZ25-0071

Case Manager: AM



FAVOR

OPPOSE N

COMMENTS

As owners of Williams RiverHouses 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 acreas to divide into 5-lacre 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

PROPERTY OWNER 6

1546 GRUENE RD

NEW BRAUNFELS TX 78130

Property #: 6

PZ25-0071

Case Manager: AM

RECEIVED

FAVOR

COMMENTS OPPOSE X

concerns with thee canopy removal & noise resulting from construction Lany future business with Live music or other offenings that exceed 80 decibels.

PRIMO VISTAS LLC 1350 ERVENDBERG AVE NEW BRAUNFELS TX 78130

Property #: 8

PZ25-0071

Case Manager: AM

COMMENTS

FAVOR

OPPOSE X - traffic is already out of control

I will be grawing with the new Veramindi neighborhood

- If it is RV Park, ndoody reads the signs + destroy our properties turning around if they can't fit

under bridge

- My property is constantly littered + trespossed on Do not need a Commercial property next to my home. This is a residential neaghborhood. Please do not turn my home into a nominarial zone. - Willife need somewary