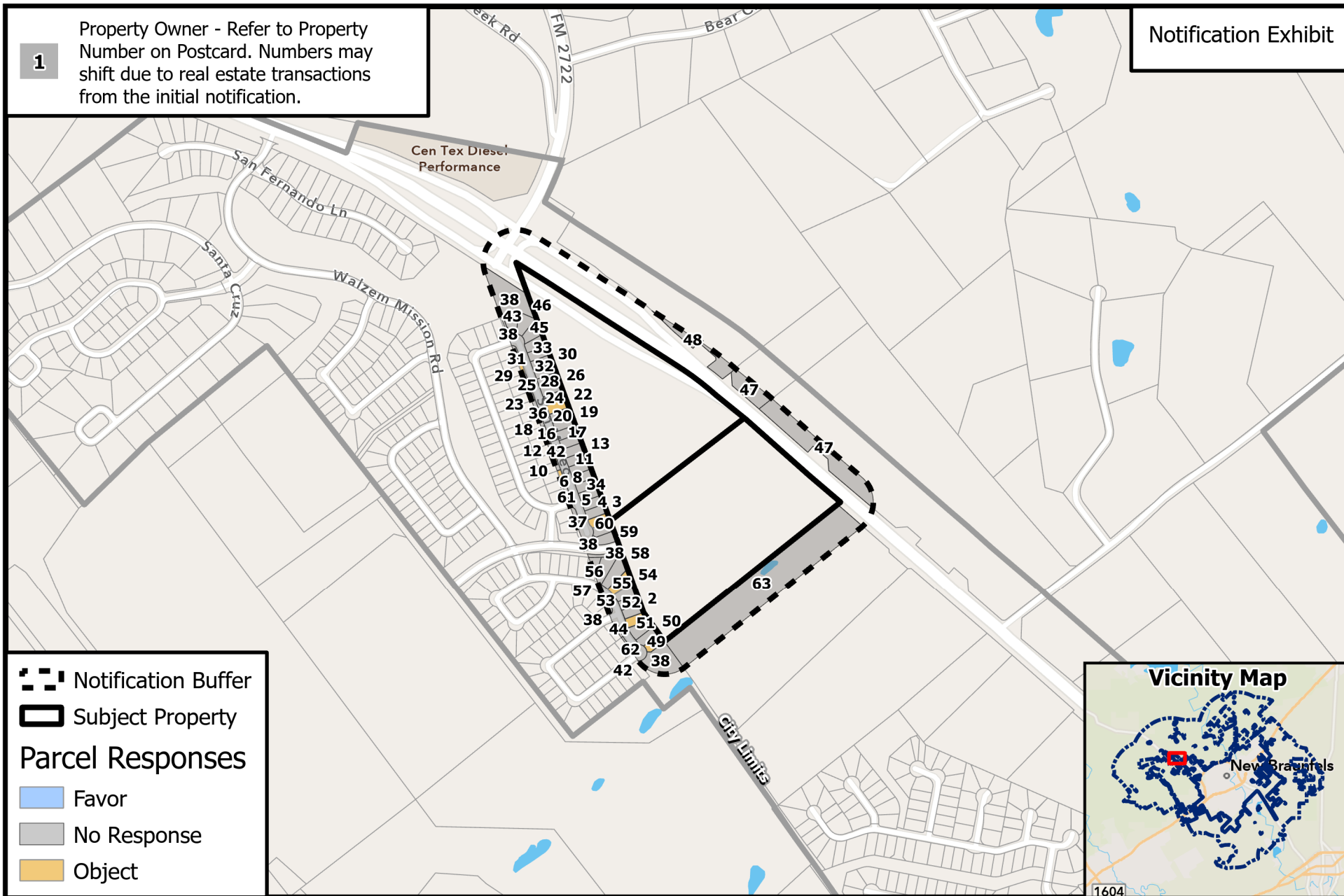


1

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



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

SEE MAP

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 ☐

COMMENTS

OPPOSE ☒

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 ☐

COMMENTS

OPPOSE ☒

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

