

**PLANNING COMMISSION – NOVEMBER 22, 2021 – 6:00PM**

New Braunfels City Hall Council Chambers

**Applicant/Owner:** HMT Engineering & Surveying, agent for Robert Culpepper, owner

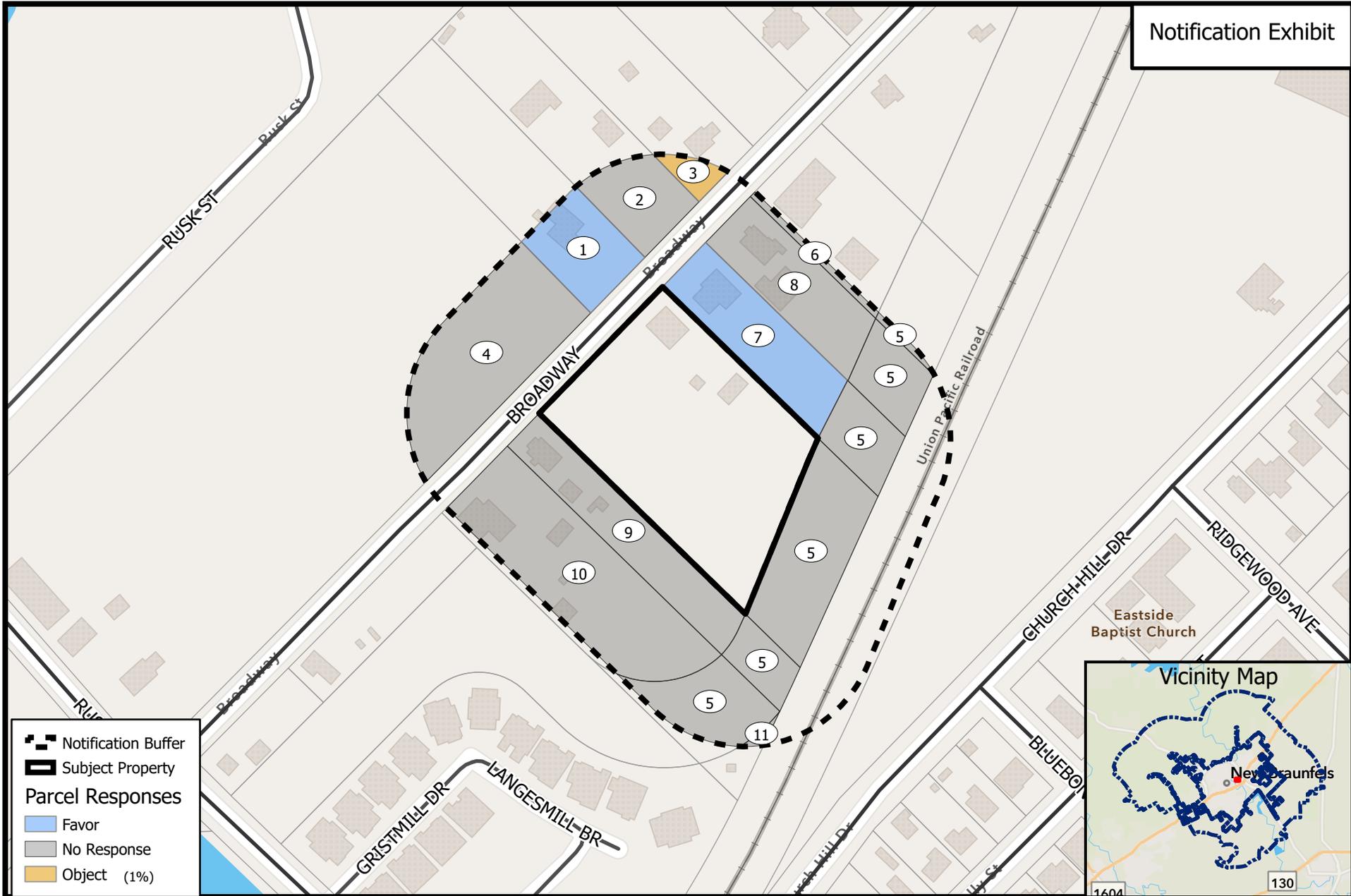
**Address/Location:** 948 Broadway

**PROPOSED ZONE CHANGE – CASE #PZ21-0382**

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. JOHN ANTHONY L & MARIE      | 7. MEYER MARTIN D & BETTIE A |
| 2. HANZ CRAIG E & NITA         | 8. LEWIS COREY & TABITHA J   |
| 3. REICHENAU SETH              | 9. CULPEPPER TRAVIS          |
| 4. MYRTLE MARIE PROPERTIES LLC | 10. CELLI ANTHONY & ANN      |
| 5. NEW BRAUNFELS CITY OF       | 11. PROPERTY OWNER           |
| 6. ZGABAY STEPHEN C & TAMMY T  |                              |

**SEE MAP**

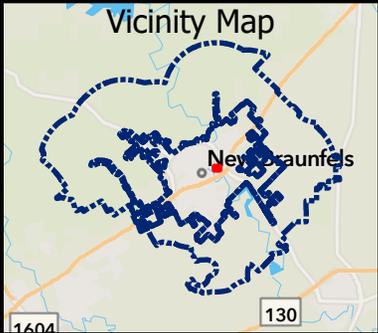


**Notification Buffer**  
 Notification Buffer

**Subject Property**  
 Subject Property

**Parcel Responses**

- Favor
- No Response
- Object (1%)



**PZ21-0382**  
**Rezoning from M-2 to R-1A-6.6**



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ21-0382 (948 Broadway - mg)

Name: Anthony L + Marie John

Address: 951 Broadway, New Braunfels, TX 78130

Property number on map: #1

I favor:

I object: \_\_\_\_\_

(State reason for objection)



Comments: (Use additional sheets if necessary)

Can't see why anyone would object - just wants to put a couple homes on property. Do not think he'd mess up neighborhood because he lives on street along with his son + grandchildren, his brother and the 2 of us who are his aunt + uncle. He has had ties to this street all his life as part of the property better known as Mill Crossing use

Signature: Marie H. John to be his grandparents.

Anthony L. John

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ21-0382 (948 Broadway - mg)

Name: MARTIN + ALLISON MEYER

Address: 956 Broadway, N.B. 78130

Property number on map: #7

Comments: (Use additional sheets if necessary)

I favor:  as long as  
my property remains  
I object: \_\_\_\_\_ the  
(State reason for objection) same

Signature: \_\_\_\_\_



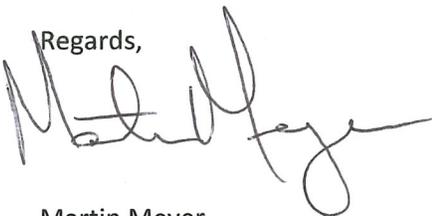
Question...

With the Mill expansion/development - Broadway traffic will likely dramatically increase and will become an even a worse high speed thorough fare.

Are they plans to block access? Add speed bumps? Or alter in any way? -- to reduce drivers from speeding? It is already dangerous for homeowners and young children. With many more drivers anticipated, the resident off Broadway and connected neighborhoods are also very likely concerned.

Your consideration for safe planning is appreciated!

Regards,



Martin Meyer



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

### NOTICE OF PUBLIC HEARING

View details here:

[nbtexas.org/PublicNotice](http://nbtexas.org/PublicNotice)

The New Braunfels Planning Commission will hold a public hearing at the request of **HMT Engineering & Surveying, agent for Robert Culpepper, owner**, to consider a recommendation to City Council on the following rezoning:

- Property:** Approximately 2.3 acres out of the H. Foster Survey No. 34, Abstract No. 154, Comal County, Texas, addressed at 948 Broadway
- From:** "M-2" Heavy Industrial District
- To:** "R-1A-6.6" Single-Family 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 affected.** The public hearing process allows an opportunity 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, December 7, 2021**. The Planning Commission's recommendation will be considered by City Council in another public hearing, tentatively scheduled on **Monday, January 10, 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: [mgreene@nbtexas.org](mailto:mgreene@nbtexas.org)  
 (If emailing, simply include the information in an email)

**If you have questions, please contact Matt Greene at (830) 221-4053**

Matt Greene, CFM  
Planning Division

#### YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ21-0382 (948 Broadway - mg)

Name: SETH REICHENAU

I favor: \_\_\_\_\_

Address: 967 BROADWAY

Property number on map: 3

I object:

(State reason for objection)

Comments: (Use additional sheets if necessary)

*The density proposed is too high. Current Avg. lot width on Broadway is 110' and Avg. size is greater than 0.72 acres*

Signature: Seth Reichenau

**From:** [Seth Reichenau](#)  
**To:** [Matt Greene](#)  
**Subject:** PZ21-0382 - Objection Letter  
**Date:** Tuesday, December 7, 2021 9:41:18 AM  
**Attachments:** [PZ21-0382 - Objection Letter - Seth Reichenau.pdf](#)  
[Lot Width and Size Averages - Broadway.pdf](#)

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Good Morning Matt,

Attached is a letter objecting to the re-zoning case PZ21-0382. I live at 967 Broadway and I am property number 3 on the map.

I am not opposed to re-zoning to single family, but opposed to the density proposed. The current average lot width on lots fronting Broadway is +110-feet and the average lot size is +0.72 acres. The zoning density is not appropriate. The lots allowed would be the smallest lots on the street. Broadway is an asphalt 'rural' type of road with bar ditches, it is not designed for this density. The pavement width is only 21-feet and the ROW is only 50-feet wide.

Please find attached how I calculated the average lot widths and sizes.

Thank you,

Seth Reichenau  
(210) 383-3764



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