

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-043 (AP amendment) ms

Date Sent: 10/24/17

Name: Gene & Susan HelbingAddress that you own
within/adjacent to Avery Park: 779 Spectrum Drive

Comments: (Use additional sheets if necessary)

Signature: Susan Helbing

RECEIVED

NOV - 2 2017

I favor: BY:I object: X

(State reason for objection)

the pool is overloaded
now. More houses;
you need another pool;
or HOA fees should
be reduced!

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-043 (AP amendment) ms

Date Sent: 10/24/17

Name: Terryl L. Christian Revocable Living TrustAddress that you own
within/adjacent to Avery Park: 930 Avery Parkway

Comments: (Use additional sheets if necessary)

① The land area is too small to create 85 new lots.
② The area to be rezoned collects run off from rainwater.
③ Eighty-five new families plus the development in the area will overcrowd
Crystal Springs Elem. School.

Signature: Terryl L. Christian

RECEIVED

NOV 01 2017

I favor: BY:I object: X

(State reason for objection)

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-043 (AP amendment) ms

Date Sent: 10/24/17

Name: Woodrow Bagnall

I favor: X

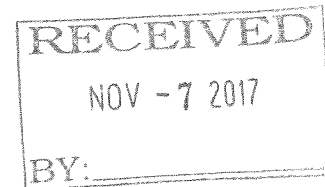
Address that you own
within/adjacent to Avery Park: 864 Avery Pkwy

I object: _____

(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: Woodrow Bagnall

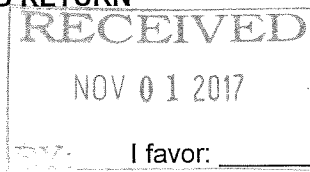


YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-043 (AP amendment) ms

Date Sent: 10/24/17

Name: Donald W. Coleman Jr.



Address that you own
within/adjacent to Avery Park: 775 Guna Drive
New Braunfels, Texas 78130

I favor: _____

I object: ✓

(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: [Signature] 10/28/2017

*please see attached
paper. thank
you*

10/28/2017

Moving into Avery Park almost 4 years ago. Isn't what the builder DR Horton portrays it to be. The development is huge and we have a school. Smack dab in the middle with way too much traffic. DR Horton has squeezed way too many homes into this area too close together. We have a constant flow of traffic. From the builder, contractors and home owners. Coming in and going out and especially in the morning. We have kids going to school that walk or ride bikes. Cars flying through that don't pay attention. To the school zone or even the police. That are there trying to watch the kids and control traffic. We have a "new" traffic light in front of the development. It's there for the cars coming and going on 35. Adding the Texaco and what looks to be a few stores. Will only bring down the value of my home. It will also not help sell anymore houses. Who wants to live in a development with stores in front of it. Not to mention that it will bring crime into the development. DR Horton is one of the dirtiest builders. We have builders trash all over the place. Especially in the last section that ends up. Going into the over flow areas. We have a mowing company hired by the HOA. That will not pick anything up and they mow over top of it. It looks real good to a potential buyer looking for a home. We have contractors hired by DR Horton. That eat and throw the trash all over. They also drink beer and throw the beer cans. All over in the area where the building is still going on. I walk in the morning and see this all the time. Cars speed through the pool area not good by any means. (over)

I am amazed that nobody has gotten hit yet especially the kids. We have hardly no speed limit signs. Even in the new section how that didn't happen gets me. The section I live in is a bit older. We have only 2 stop signs. One is on Andora Drive and the other is on Greater Oaks. Yet the entire new section has nothing but stop signs. I would love to know why. The contractors hired by DR Horton use the developments entrance. To bring in work trucks, dump trucks, trailers and what not. I see it in the morning and they speed also. DR Horton has signs up telling these contractors. To access Piper Road but only some do. The roads are getting used and are messed up. From too much use by none home owners. I have seen it all since moving in. I have to be honest and say. Allowing DR Horton to build another 100 homes is a mistake. The development is too packed. I am also concerned that if there. Where ever an emergency and everyone had to leave. How would we all get out from already being too packed in. I appreciate being given the chance to express my concerns.

Thank You,

Donald W. Coleman Jr.
775 Gana Drive
New Braunfels, Texas
78130

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-043 (AP amendment) ms

Date Sent: 10/24/17

Name:

Address that you own

within/adjacent to Avery Park:

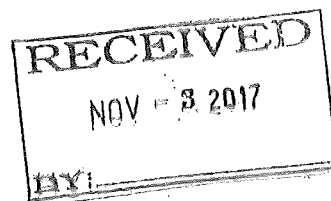
Comments: (Use additional sheets if necessary)

Signature:

I favor: _____

I object: ☒

(State reason for objection)



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-043 (AP amendment) ms

Date Sent: 10/24/17

Name:

Address that you own

within/adjacent to Avery Park:

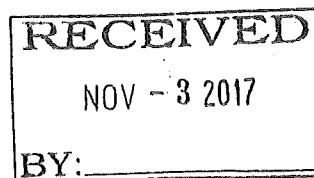
Comments: (Use additional sheets if necessary)

Signature:

I favor: ☒

I object: _____

(State reason for objection)



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-043 (AP amendment) ms

Date Sent: 10/24/17

Name:

Address that you own

within/adjacent to Avery Park:

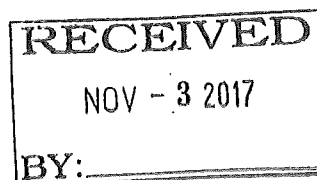
Comments: (Use additional sheets if necessary)

Signature:

I favor: ☒

I object: _____

(State reason for objection)

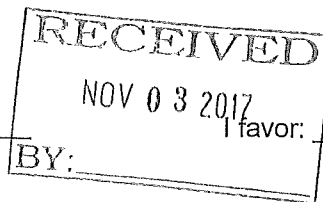


YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-043 (AP amendment) ms
Date Sent: 10/24/17

Name: DONALD W COLEMAN SR.

Address that you own
within/adjacent to Avery Park: 780 GUNA DR



I object: X

(State reason for objection)

Comments: (Use additional sheets if necessary)

TOO MANY HOUSES AND CARS FOR THIS ONE INTERSECTION LEADING
TO AVERY PARK AND THE SCHOOL CAUSING A HIGH VOLUME OF TRAFFIC
THANK YOU

Signature: Donald W Coleman Sr

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-043 (AP amendment) ms
Date Sent: 10/24/17

Name: FRANCES F. WESTMORELAND

I favor: X

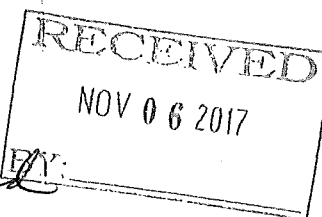
Address that you own
within/adjacent to Avery Park: 2140 CONNER DR

I object: _____

(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: Frances F. Westmoreland



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-043 (AP amendment) ms
Date Sent: 10/24/17

Name: DAVID GOETZ

I favor: _____

Address that you own
within/adjacent to Avery Park: 2296 LIGHTHOUSE DR

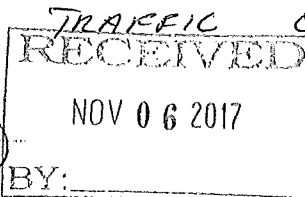
I object: X

(State reason for objection)

Comments: (Use additional sheets if necessary)

CONCERNED WITH ADDITIONAL TRAFFIC ON AVERY PARKWAY

Signature: [Signature]



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-043 (AP amendment) ms

Date Sent: 10/24/17

Name: Kathleen Francis

I favor: ☒

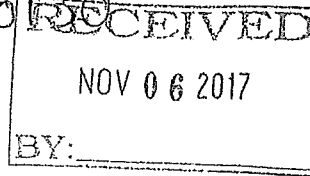
Address that you own
within/adjacent to Avery Park: 2286 Clover Ridge
New Braunfels, TX

I object: ☐

(State reason for objection)

Comments: (Use additional sheets if necessary)

78130



Signature: Kathleen Francis

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-043 (AP amendment) ms

Date Sent: 10/24/17

Name: TERRI JENKINS

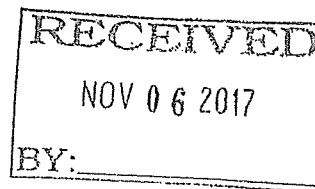
I favor: ☐

Address that you own
within/adjacent to Avery Park: 877 Cypress Mill

I object: ☒

(State reason for objection)

Comments: (Use additional sheets if necessary)



Signature: Terri Jenkins

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-043 (AP amendment) ms

Date Sent: 10/24/17

Name: RANDALL BORRESEN

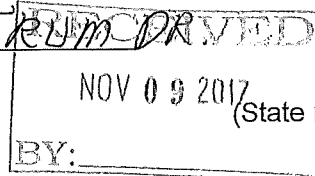
I favor: ☐

Address that you own
within/adjacent to Avery Park: 784 SPECTRUM DRIVE

I object: ☒

(State reason for objection)

Comments: (Use additional sheets if necessary)



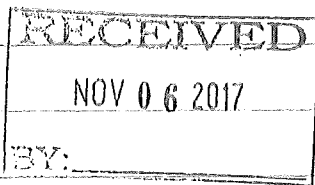
PARK IS OVER SOLD AS IS, FOR FACILITIES.
STOP FEEDING HORTON'S GREED. GREEN ZONE
NEEDED.

Signature: Randall L Borresen

From: Terri Jenkins
877 Cypress Mill

NB Planning Division

APP D - Lots 43 & 44



I feel this community is already large enough. It is unclear from the maps that I received if the wetlands that are currently in place to route storm water will remain or if they will eventually be turned into part of the housing development. The wetlands need to stay. Will homes be built on the back side of Dodge Drive?

My no vote is due to a lot of frustration with the current HOA. I have contacted them numerous times about violations & never hear back as to whether action has been taken or not. Adding more homes will only add to this frustration.

What are my concerns?

- 1.) Owners with more than 2 dogs
- 2.) Owners who leave their dogs out 24/7. These dogs bark for extended time 5-15 mins at a time. No one is there to correct them. When asked to quiet them; I get push back. I am told I have to deal with them. I can't enjoy my yard when their dogs are barking everytime I go outside.
- 3.) Dog poop not being picked up & no place to deposit dog poop once it is p/o. The trash can

by the pool has become a designated deposit place. We need dog waste stations throughout the development. HOA has said they are too expensive !! Owners need to be held accountable for not p/u poop.

4.) Dog & cat owners that allow their pets to roam free. Animal control can not get here quick enough to talk to the owners before they return home.

More home owners will or could make this situation worse.

What I would support is more green space for kids to play in or a place they can ride their bikes safely. Right now they are using the streets & it is hard to see them when cars are parked on the streets, especially by the pool. A place to let dogs run here would also be nice, the dog parks are not always a friendly place for some dogs.

The pool area should be enlarged or another pool / Community Center be considered. The pool is crowded during the summer & taken over by kids. More residents will make the pool less attractive to adults as the kids jump & splash without regard to other pool users.

Parents do not correct behavior or the kids are being supervised by teens.

More people will only make the community larger & profit the builder. The losers are the wildlife & farm land that has been used to produce food for farm animals, farm owners & us the consumer once it has been harvested. If you keep destroying the farm land how or where are we going to get the food to eat? Where will all the wild life go? Have you not been paying attention to the plight of the honey bee? If the farm land keeps disappearing so will the ability to pollinate future crops. No Crops no food. No food for livestock, no food for humans.

although I oppose this rezoning. I know that the developer will get their way & the landscape will become just more homes, concrete & asphalt. Too bad!



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING

The New Braunfels Planning Commission will hold a public hearing at the request of **HMT Engineering and Surveying, agent for NB Avery Park Homeowners Association LLC**, to consider a rezoning for the property described below.

Property: Avery Park Planned Development (AVPD)

Request: The proposed zoning change will remove two lots (Lots 43 & 44, Unit 1, shown on the included map) from AVPD so that they may be rezoned with the creation of a new subdivision – Avery Park 13 Planned Development District. The newly proposed residential subdivision will take access from Avery Parkway through Lot 44, creating new lots (approximately 85) that will be consistent with the existing Avery Park development.

Because your property is located within Avery Park or 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.

Public hearings for this request are scheduled before the Planning Commission on **Tuesday, November 7, 2017**, and tentatively before City Council on **Monday, November 27, 2017**. Both meetings begin at 6:00 p.m. in the **City Hall Council Chambers, 550 Landa Street** and are open to the public. To submit written comments complete the information below, including your signature, and return to:

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

Email: planning@nbtexas.org

If you have questions, please call the Planning Division at (830) 221-4050

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-043 (AP amendment) ms

Date Sent: 10/24/17

Name: _____

Address that you own
within/adjacent to Ave _____

TOWERY WILLIAM O
2241 STONELEIGH DR
NEW BRAUNFELS, TX 78130

I favor: _____

I object: ☒

(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: W. D. Horton

The proposed local access road is in a flood zone, as is half of the proposed new division! Clear Springs school is already over crowded + D.B. Horton wants to add to that?!!

PLEASE NOTE:

Typical procedure for discussion during public hearings is as follows:

1. Order of Speakers: First - Applicant or representative of applicant
Second - Persons favoring the request
Third - Persons opposing the request
2. The Commission Chair may set a time limit for speakers.
3. Speakers should be brief and to the point. Avoid repetition and redundancy.
4. The Commission, through the Chair, may suspend, interrupt, or alter the proceedings.

The Planning Commission makes a recommendation to the City Council.

It is the Council that actually approves or denies a requested change in use or zoning.

According to Sec. 2.1-3 (b) of the Zoning Ordinance, if written protest against a proposed zoning change has been filed with the Planning Department, signed and acknowledged, by the owners of 20% or more of either the area of the land included in the proposed change or of property within 200 feet of it, the zoning change will require a three-fourths (3/4) vote of all the members of the City Council to become effective. In computing the percentage of land area, the area of streets and alleys shall be included.

Please contact the Planning Department for more information
(830) 221-4050

Cont. - D.B. Horton continues to ignore both the air/sounding
at Clear Springs Elem AS well AS the increased traffic
that all the newly completed homes have added to,
lastly, community & HOA owned structures such as the
fences, pool facilities, green spaces ("parks") do not receive
required or adequate maintenance, week & months after
being reported; we do not need or want more structures
that will be ignored once they start to deteriorate!
No more development here in Avery Park until
these issues are addressed and fixed!