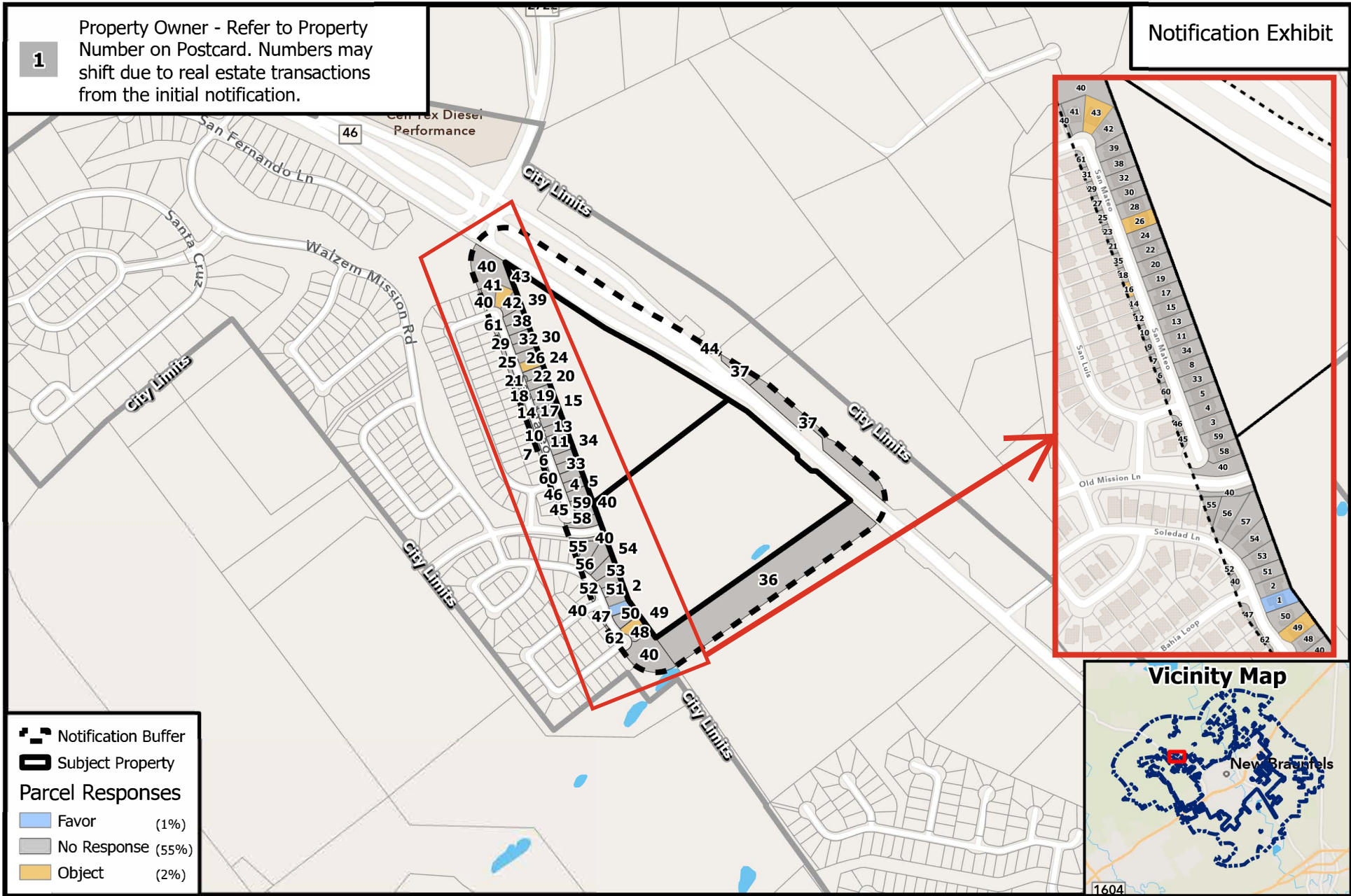




PLANNING COMMISSION – May 6, 2025 – 6:00PM

City Hall Council Chambers

Applicant: KB Home

Address/Location: *northwest of the property currently addressed at 2815 State Highway 46 W*

PZ25-0096

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. PROPERTY OWNER 33 |
| 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. STAATS VIRGINIA |
| 5. BOYLES VICKI | 37. QUENT TANA K & PENNY M PENCE |
| 6. CRAWFORD PETER D & ELIZABETH E | 38. SCHNEIDER COURTNY M |
| 7. MILLER JASON S & ALLISON L | 39. PATRANELLA MARCUS R & CHRISTINA A |
| 8. STILL BRETТА PAIGE | 40. MISSION HILLS RANCH HOA INC |
| 9. HINOJOSA MELISA L | 41. HAGERTY DANIEL R |
| 10. DEISSEROTH CHRISTOPHER & JOAN | 42. MICHAUD LUCAS |
| 11. RHAME JOHN E & SOPHIA M | 43. HINOJOSA JUAN M & NORMA J |
| 12. PROPERTY OWNER 12 | 44. HUMMEL NORMAN E & DORA M RVCBL
TRST |
| 13. SZEKELY JOSEPH JR & KIMBERLY A | 45. BELL DEREK D & ANDREA A |
| 14. BONDESEN BRADLEY | 46. BECK TODD & CATHERINE E |
| 15. TURNER AMY & COREY D | 47. MAYNARD KEVIN & JOANN DURANGO-
MAYNARD |
| 16. DOWNING DENNIS & LINDA FAMILY TRUST
1-24-2023 | 48. HASSELL DANNY R & REBECCA S |
| 17. JONES ELLEN E | 49. HOLDER BRANDON |
| 18. CLUISS MALLORY L | 50. HERNANDEZ STEPHEN R & CARLA M |
| 19. ADAMSON JOHN III & KATE E | 51. MCNAIR CHERYL A |
| 20. DEARDORFF JOSEPH LEE & BICH LY | 52. BOHNING LORI |
| 21. WEDDEL MICHAEL & RACHEL | 53. CURTIS SCOTT C & CASSANDRA M |
| 22. GLYNN VICTORIA & MARTIN D | 54. GRADY DANIEL JR |
| 23. LE CANU MARC H & LISA R | 55. PAYNE MICHELLE C |
| 24. GONZALEZ RAFAEL JR & CHRISTINE M | 56. MAYTON THOMAS & DINORAH |
| 25. GARNIER KELLIE L & SHILOH M | 57. PROPERTY OWNER 57 |
| 26. POINDEXTER LIVING TRUST 12-22-2022 | 58. TAYLOR JANICE |
| 27. STEINDORF JUSTIN | 59. BEST BRANDON & LAURA |
| 28. MCDONALD MARTIN DEAN | 60. TROCHES-LUGO MELISSA & GLENN LUGO |
| 29. DENSFORD DAVID M | 61. LE CANU JEAN-MARIE & SARAH L |
| 30. KOENIG DARIN J & NOCONA L | 62. PROPERTY OWNER 62 |
| 31. VEALE THOMAS K | |
| 32. CONTRERAS MAURICIO | |

SEE MAP

POINDEXTER LIVING TRUST 12-22-2022

774 MATEO

NEW BRAUNFELS TX 78132

Property #: 26

PZ25-0096

Case Manager: AM

COMMENTS

FAVOR

☐

OPPOSE

☒

Too MANY
HOUSING unit
Along on 46
ALREADY -
TRAFFIC is BAD
ENOUGH!

DOWNING DENNIS & LINDA FAMILY TRUST 1-24-2023

757 SAN MATEO

NEW BRAUNFELS TX 78132

Property #: 16

PZ25-0096

Case Manager: AM

COMMENTS

FAVOR

☐

OPPOSE

☒

COMMENTS

BLAKEY JIM
307 RIDGE BLUFF
SAN ANTONIO TX 78216
Property #: 1
PZ25-0096
Case Manager: AM

FAVOR

☒

~~OPPOSE~~

JS

HOLDER BRANDON

3004 SOLEDAD LN

NEW BRAUNFELS TX 78132

Property #: 49

PZ25-0096

Case Manager: AM

FAVOR ☐

OPPOSE ☒

COMMENTS

Just because you can doesn't mean you should. Literally in the middle of another drought in which we never recovered from the last one. Nothing sounds better than living on top of one another and not being able to flush the toilet. Do Better, Stop Being Greedy!

HINOJOSA JUAN M & NORMA J

3120 SAN MIGUEL

NEW BRAUNFELS TX 78132

Property #: 43

PZ25-0096

Case Manager: AM

FAVOR ☐

OPPOSE ☒

COMMENTS

The proposed Rezoning is not clear. Rezoning of nearby property could have adverse effect on our property values.

V/R

