

**PLANNING COMMISSION – MARCH 5, 2019 – 6:00PM**

New Braunfels City Hall Council Chambers

**Applicant/Owner:** Craig Hollmig

**Address/Location:** 19.05 acres at the terminus of Courtyard Drive

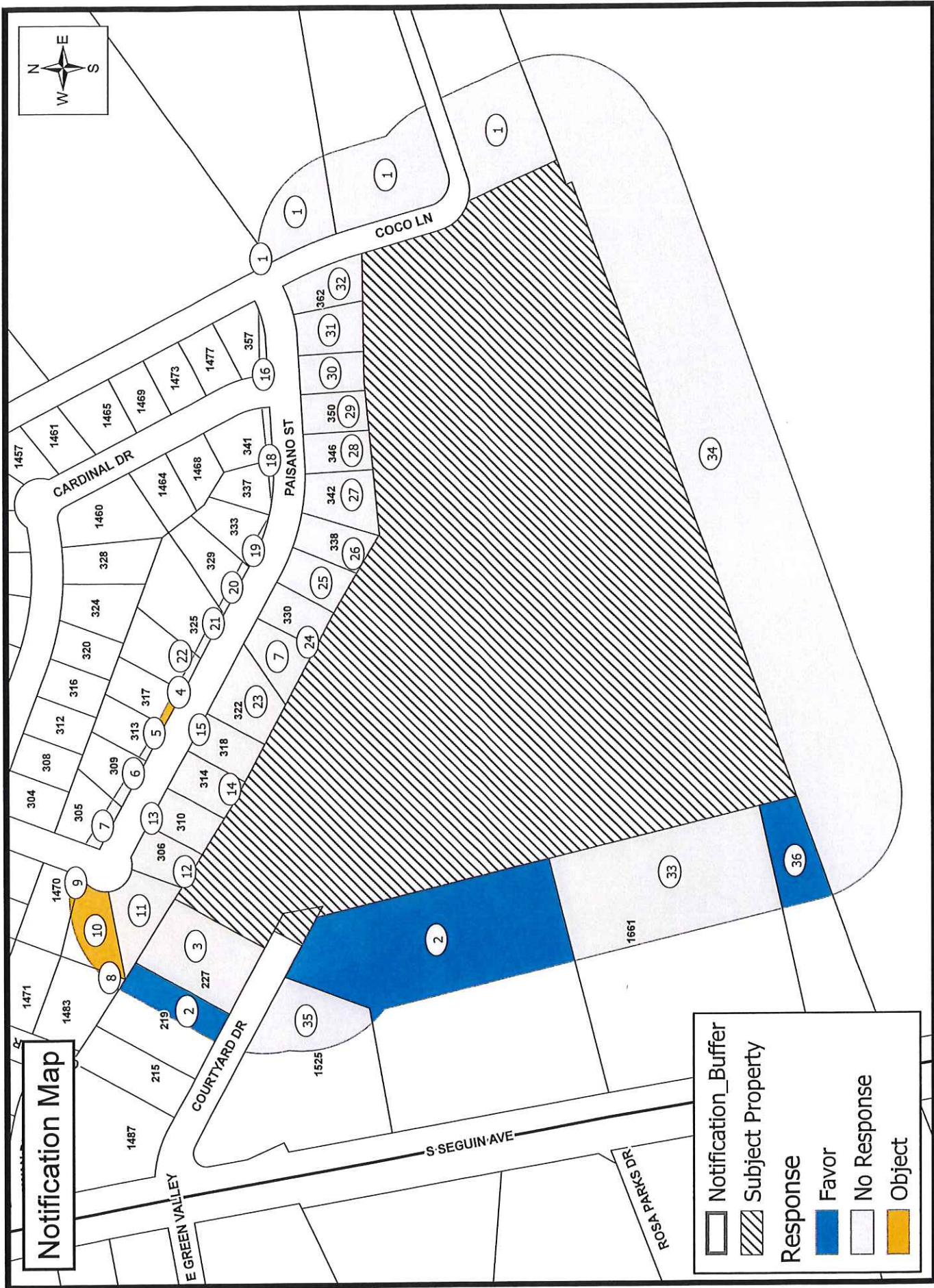
**PROPOSED ZONE CHANGE – CASE #PZ-19-001**

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. New Braunfels City of                  | 19. Huemoller Michael                 |
| 2. Hollmig Family Ptnrshp Ltd             | 20. Haight Floyd J III & Tracy Wagner |
| 3. New Beginnings Christian Center Church | 21. Parsons Colette L                 |
| 4. Rudd Dawn E & John                     | 22. Brace Thomas J                    |
| 5. Montague Kathleen                      | 23. Staas Leslie                      |
| 6. Sprehe Christine                       | 24. Johnson Larry G & Cynthia H       |
| 7. Dycus J Bert & Charlotte J             | 25. Barnes Billy W & Judy A           |
| 8. Fisher Chad Everett                    | 26. Grouchy Jim A & Irma C            |
| 9. Bohmann Barbara J                      | 27. Wagner Tracy D                    |
| 10. Lopez Juan V & Ana M                  | 28. Ohlenbusch Brian L & Melanie P    |
| 11. Howard Rita M & Kellye S Seekatz      | 29. Bielke Garth Wayne                |
| 12. Nester Kenneth D & Kathleen E         | 30. Yaroslowski Kathryn               |
| 13. Petersen Lamarr M                     | 31. Ramirez Rodolfo                   |
| 14. Schneider Michael L & Pamela A        | 32. Jentsch Jessica & Robert          |
| 15. Samuelson Darren M & Rebecca D        | 33. Tuttle Investments Ltd            |
| 16. Heyden Richard L                      | 34. Carowest Land Ltd                 |
| 17. Schmidt Darryl & Shirley              | 35. First Commercial Financial Corp   |
| 18. Obriotti Mary L                       | 36. Vectron Inc                       |

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**SEE MAP**



**PZ-19-001**  
**Courtyard Drive and Seguin Avenue**  
**Zone Change from C-1 and R-2 to M-1A**

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-19-001 (Hollmig) hm

Name: CRAIG Hollmig

Address: 396 Lakewood BLVD NBT

Property number on map: #2 & 36

Comments: (Use additional sheets if necessary)

Signature: Craig Hollmig

I favor: ✓✓

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

(State reason for objection)

on 130 S. Seguint St  
Suite 100  
NBT 12/30

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-19-001 (Hollmig) hm

Name: Juan Lopez

Address: 1482 Paisano St

Property number on map: #10

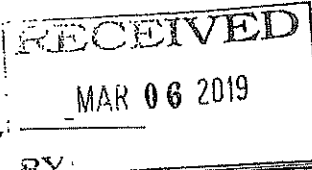
Comments: (Use additional sheets if necessary)

1. Traffic will increase not addressed.

2. The drainage needs to be expanded, stops at coco street bridge  
water backs up during rain may increase flooding.

Signature: Juan Lopez

3. Street is a dead end not traffic ready.



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

I object: objection

(State reason for objection)



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-19-001 (Hollmig) hm

Name: Barbara J. Bohmann  
Address: P.O. Box 462, Kendalia, TX 78027  
Property number on map: 9

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

I object: See Below  
(State reason for objection)

Comments: (Use additional sheets if necessary)

First off, this mail out was sent out incomplete:

...no list of names of property owners was provided,  
...when I called and obtained a list of property owners #18 was left blank (someone owns this property even if its a bank or mortgage company), and while the list of property owners was numbered 1 through 37 only property numbers 1 through 36 are shown on the enclosed map. Where is property #37 supposedly owned by Vectron Inc., located?

1. Will the property owners listed in this mail out be protected from "Light Trespassing?"
2. Will the only entrance to this new addition be from Courtyard Drive? Or, will it also be accessible from Coco Lane? Thereby creating more traffic for the adjoining property owners in the Helms Terrace Subdivision.
3. Who will be responsible for the drainage area located behind properties 11 through 32 (not shown on this map) and will it be expanded upon to compensate for the additional runoff from this area that will soon most likely be more asphalt then green belt?
4. Who will be held responsible for the erosion of the soil from the backyards and fence lines on properties 11 through 32 due to the possibility of increased drainage from runoff?
5. Will the tree/brush line behind properties 11 through 32 be totally cleared out?
6. Will some sort of protective structure (wall, privacy fence, etc.) be erected to protect property owners 11 through 32 from noise, trash, alley ways, and other disturbing occurrences?
7. Will NBU now access their area via this new addition or continue to use the low water crossing on Coco Lane? Or, will Coco Lane be widened in the future and a bridge built over this drainage area to allow future traffic and development?

While everyone is very aware that New Braunfels continues to grow, this subdivision and the homes in it all existed prior to Mr. Hollmig purchasing the adjoining property from Gene Foerster in 2007. Considering all the "non-residential uses" that would be granted in the rezoning of this property, I ask that the City Planning Commission address the above issues and get concrete answers prior to granting this request to rezone the entire property to a M-1A Light Industrial District.

Signature

*Barbara J. Bohmann*

CASE #PZ-19-001(HOLLMIG)

Kenneth & Kathy Nester  
306 Paisano St.  
Property #12

TO THE CITY OF NEW BRAUNFELS PLANNING COMMISSION:

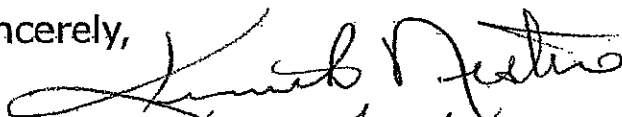
This letter is in reference to the rezoning of the property behind us. We don't necessarily have objections just some concerns. We love our neighborhood and neighbors having lived here since 1991. We are retired and planned on staying here for awhile more...God willing.

Here are some of our worries:

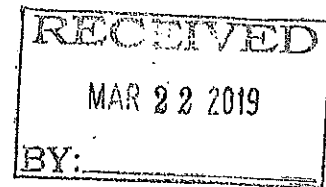
1. Not knowing what possibly can be put in behind us. After looking over the list....kinda scary at some of the options. Wish we knew what the owner is going to use it for.
2. Losing the privacy of the trees and brush which also helps break some of the noise of the speeding traffic on Seguin Ave. We enjoy the privacy in our back yard ..we are lucky to have.
3. More run-off into the drainage ditch which already rises rapidly.
4. And just more noise, traffic and lighting issues.

We understand the owner can do what he wants but we hope he will respect the 'owners' behind him.

Sincerely,

  
Kathy Nester

**From:** Barbara Bohmann <barbb@gvvc.com>  
**Sent:** Friday, March 22, 2019 11:55 AM  
**To:** Holly Mullins  
**Subject:** Re: Courtyard Drive Rezoning



Ms Mullins,

Let me thank you for your reply to the questions that I submitted in reference to this zoning issue. But as always, with those answers come a few additional questions.

It appears that the Planning and Zoning Commission is about the first step in a business or individual's process in accomplishing the task at hand in doing business with the City on development issues. From what I gather from the info provided below, Planning and Zoning has nothing to do with light trespassing, drainage, trees/brush, and/or residential buffering. This is truly amazing due to the fact that the decision the commission makes will 99.9% of the time affect all those items mentioned. So with that being said, exactly what criteria does the commission look at or use to determine their decision on properties they rezone in the City? What is the ultimate tie breaker on a piece of property such as the almost 20 acres being rezoned from predominately R-2 Single & Two family to M-1A Light Industrial...is the tie breaker what's in the best interest for the community as a whole or is it ultimately what stands to benefit the City coffers?

It would appear that you would get something in concrete on the drainage area (not specifically shown on the map) prior to approving, or in conjunction with this rezoning. Or will that come later, as you stated below, and then undoubtedly and inevitably become the expense of the local taxpayers?

With the constant complaint of lack of low to mid income housing in the New Braunfels area (I35 corridor), why would you take a piece of property that is predominately zoned R-2 Single and Two-family and rezone it to M-1A Light Industrial? The people that are the true life blood of your community...middle class, hard working individuals...can't exist and pay mortgages, taxes, and insurance on \$350 to \$500K homes. Not to mention that many are now being driven out of enjoying home ownership because of the high cost of taxes. Also, let's not forget many of the older generation that seek to downsize and move to smaller homes.

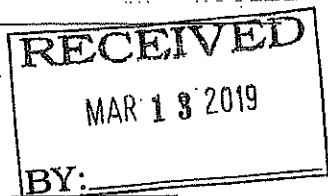
I can't, in a common sense way, see the benefit for the adjoining property owners and the City of New Braunfels to rezone this property to become M-1A Light Industrial. The property seems, from a supply and demand aspect, to fall under "best use" as an R-2 Single & Two family zoned district.

Thank you in advance for your serious consideration in leaving this property zoned as it currently is.

Sincerely,

Barb Bohmann

YOUR OPINION MATTERS - DETACH AND RETURN



Case: #PZ-19-001 (Hollmig) hm

Name: John Rudd

Address: 317 Paisano

Property number on map: 4

I favor: BY:

I object: ✓

(State reason for objection)

Comments: (Use additional sheets if necessary)

Rezoning the Property will allow commercial businesses to open which will reduce our property's value and the value of other properties in our neighborhood.

Signature: John Rudd  
3/10/2019