

PLANNING COMMISSION – DECEMBER 7, 2021 – 6:00PM

New Braunfels City Hall Council Chambers

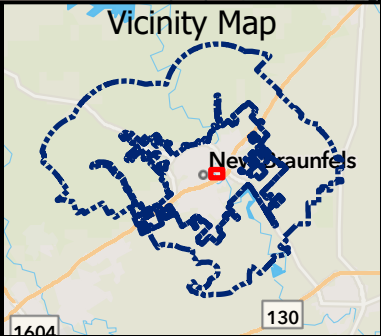
Applicant/Owner: DRT-PMP, LLC (Don Thomas)

Address/Location: Approximately 29 acres addressed as or located at 601 Rusk St., 555 Porter St., 477 E. Faust St., the northeast corner of Rusk St. and Church Hill Dr., east side of Porter St. between Rusk St. and Consolidated, the southwest corner of Porter St. and Consolidated, and the northeast corner of Porter St. and McKenna Ave.




PROPOSED ZONE CHANGE – CASE #PZ21-0352

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. GREEN KAREN K | CONWAY JOHN |
| 2. SCHEUBER PETER & STEPHEN SCHEUBER | DAIGLE TIMOTHY |
| 3. FAUST STREET BRIDGE RIVER VENUE LLC | DAVIS SHAWN & LAURA H |
| 4. BARGANIER OPAL | DEAN NICOLE M |
| 5. GUADALUPE AMARO PARTNERSHIP | FLUGRATH DANIELA & NATHAN |
| 6. ROSS LARRY & HOLLY | FM 1515 HOLDINGS LLC |
| 7. LOAN RANGER CAPITAL INVESTMENTS LLC | FORBRICH PAUL A TRUST 5-27-2004 |
| 8. SPECKMAN FAMILY LTD & STADT CORP | FORBRICH PROPERTIES LLC |
| 9. A R V INDUSTRIAL ELECTRIC COMPANY | HATFIELD THOMAS TRUSTEE |
| 10. N B MARKETPLACE LP | HILL RICHARD & SANDRA |
| 11. HART WESLEY E | HOLUB GARY G |
| 12. ROSS LARRY E & HOLLY R | JDC 54 INVESTMENTS LLC |
| 13. REGER CHARLES W | JDC54 LLC |
| 14. MOORE ROLF E | JURANEK MEGAN R |
| 15. KLE PROPERTIES LLC | LUCAS SHANNEN |
| 16. MANDELL ARLAYNE | MATTFELD STAN & CAROLYN |
| 17. MYRTLE MARIE PROPERTIES LLC | MITCHELL JENNIFER |
| 18. B & C WILLIAMS PROPERTIES LTD ET AL | MITCHELL KENNETH L & CHARLOTTE S |
| 19. NEW BRAUNFELS CITY OF | MITCHELL MACKENZIE |
| 20. OWENS JW ET AL | NIGRO JOHN ANTHONY |
| 21. SEELE BLUFFS LLC | SCHWERDT RONNIE W & TATIANA A |
| 22. GREEN DAVID LEWIS | STADEL RACHELLE |
| 23. HEITKAMP AMBER D | STANFORD CHRISTOPHER |
| 24. BEAL DEBRA B | THEIS PARTNERS LTD |
| BERGLUND JON A | TSCHERNY ROBERT & DENISE |
| BROWN BLAIR | WHELESS JONATHAN M & CRISTINA K |
| BROWN FAMILY RVCBL LVNG TRST 3-15-2003 | WIMBERLEY JAMES & LINDA SBCD ASSOCIATES LTD |
| BROYLES TREVOR W & CAITLYN R LYSSY | 25. CASTILLO FRAN |
| CLARK KELLY J | |



Parcel Responses

	Favor
	No Response
	Object (0%)

0 250 500 Feet 

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels, its officials or employees for any discrepancies, errors, or variances which may exist.



PLANNING & DEVELOPMENT SERVICES

NOTICE OF PUBLIC HEARING

View details here:

nbtexas.org/PublicNotice

The New Braunfels Planning Commission will hold a public hearing at the request of **DRT-PMP, LLC (Don Thomas), owner**, to consider a recommendation to City Council on the following rezoning:

Property: 28.868 acres consisting of approximately a 14-acre tract of land, a 12-acre tract of land and a 0.74-acre tract of land out of the A.M. Esnaurizar Eleven League Grant, Survey No. 1, Abstract No. 1, Comal County, Texas, Lots 1-9, Block 1, Milltown Subdivision, Lots 1, 2, 5 and 6, Block 2, Milltown Subdivision and Lot 1, River Mill Power House and Dam Subdivision. The approximately 29 acres is addressed as or located at 601 Rusk St., 555 Porter St., 477 E. Faust St., the northeast corner of Rusk St. and Church Hill Dr., east side of Porter St. between Rusk St. and Consolidated, the southwest corner of Porter St. and Consolidated, and the northeast corner of Porter St. and McKenna Ave.

From: "M-2" Heavy Industrial District

To: "MU-B" High Intensity Mixed-Use 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, December 13, 2021**. 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
(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: #PZ21-0352 (River Mill - mg)

Name: NB MARKETPLACE L.P.

Address: 651 Bus. 1-35

Property number on map: 10

I favor: ✓

I object: _____

(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: Patrick A. Leggio

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YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ21-0352 (River Mill - mg)

Name: B + C Williams Properties

I favor: ✓

Address: 360 McKenna

Property number on map: 18

I object: _____

(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: Bary Williams

From: [Timothy White](#)
To: [Matt Greene](#)
Subject: Public Hearing CASE #PZ21-0352
Date: Monday, December 6, 2021 9:16:10 AM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Timothy White
Seele Bluffs
I own 893 Samuels Ave
and 464 Seele Ave
I am in favor of Owners Request