

PLANNING COMMISSION – December 5, 2023 – 6:00PM

City Hall Council Chambers

Applicant: Colliers Engineering & Design, Wayne Flores

Address/Location: 1983 State Highway 46.

CASE #PZ23-0456

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. ALTWEIN CHRIS | 20. N B AVERY PARK HOMEOWNERS |
| 2. LEDESMA JR ERASMO | ASSOCIATION INC |
| 3. GARLAND TED H & JACQUILIN | 21. GEFFRE JOHN VINCENT & TERESA MARIE |
| 4. QUIJANO CARMEN | CENTENO |
| 5. CARD PO CHU | 22. SFR JV-HD TL CORROWER B LLC |
| 6. COLLAZO CASSANDRA DAWN ETAL | 23. HERNANDEZ JOHNNY & ESTHER VALADEZ |
| 7. CORNELIUS JOHN SCOTT | HERNANDEZ |
| 8. SMITH STEPHEN S | 24. LAYNE BRANDON & ANEL SCHNEIDER |
| 9. DICKINSON PATRICK | 25. AGRAMONTE SUAREZ JULIO E & YAREYS |
| 10. MCCANDLESS JAYNE BLYTHE & PEDRO A | PEREZ RDORIGUEZ |
| YRURETAGOYENA | 26. TOKACH MARK M & LEE ANN |
| 11. WEISHAN DEBRA & DAVID GARLAND | 27. FLORES ENRIQUE JR |
| 12. MORRISON GEORGE E IV & DONNA S | 28. PROPERTY OWNER #28 |
| 13. JORDAN JENA KAY | 29. PROPERTY OWNER #29 |
| 14. AKODOKOUN CEDRIC | 30. HDC HWY 46 LLC |
| 15. BOWSER TERRI | 31. ALTWEIN RAYMOND A & BERTHA L |
| 16. SMITH JULIEN LLOYD & AMBER NICHOLE | 32. KLBB PROPERTIES LLC |
| 17. BENSCOTER BRIAN KEITH & VICKY SUE | 33. ELLIOTT PARTNERS LTD |
| 18. MEDRANO WILLIAM CODY & ALYSSA | 34. PROPERTY OWNER #34 |
| 19. SANCHEZ HEILY MARANGELY LLANOS & | |
| ALEXIS ERNESTO LOPEZ SANCHEZ | |

SEE MAP

SMITH STEPHEN S
971 LONE STAR DR
NEW BRAUNFELS TX 78130

Property #: 8

PZ23-0456

Case Manager: AM

COMMENTS

FAVOR



OPPOSE



HDC HWY 46 LLC
100 NE LOOP 410 STE 1080
SAN ANTONIO TX 78216

Property #: 30

PZ23-0456

Case Manager: AM

COMMENTS

FAVOR



OPPOSE



City of
New Braunfels

City of
New Braunfels

BENSCOTER BRIAN KEITH & VICKY SUE

363 PRONGHORN PLACE

NEW BRAUNFELS TX 78130

Property #: 17

PZ23-0456

Case Manager: AM

FAVOR

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OPPOSE

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COMMENTS

ALTWEIN RAYMOND A & BERTHA L

1472 WELTNER RD

NEW BRAUNFELS TX 78130

Property #: 31

PZ23-0456

Case Manager: AM

FAVOR

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OPPOSE

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COMMENTS

MCCANDLESS JAYNE BLYTHE & PEDRO A
YRURETAGOYENA

2114 SILVER MAPLE

NEW BRAUNFELS TX 78130

Property #: 10

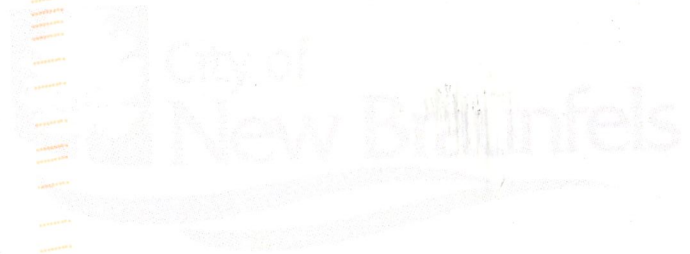
PZ23-0456

Case Manager: AM

FAVOR ☐

OPPOSE ☒

COMMENTS



Amanda Mushinski

From: Evin Wilson
Sent: Monday, December 4, 2023 11:46 AM
To: Amanda Mushinski
Subject: FW: Refine case PZ23-0456,

Please see below, relating to your PZ23-0456 case.

Evin Wilson
Assistant Planner | Planning and Development Services
550 Landa St | New Braunfels, TX 78130
830-221-4286 | ewilson@newbraunfels.gov
One City, One Team

From: Donna Morrison <morrisondo@gmail.com>
Sent: Monday, December 4, 2023 11:35 AM
To: Planning Division <Planning@newbraunfels.gov>
Subject: Refine case PZ23-0456,

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.

Good morning

My name is Donna Morrison, I live at 2117 Silver Maple, New Braunfels, TX 78130. I would like to state that as a homeowner, I Oppose the rezoning of the tract of land that will be adjacent to Avery Park. Looking at the studies and home values if this would be approve it would not be wise for Comal County or Avery Park

Thank you

Donna Morrison

2117 Silver Maple, New Braunfels, TX 78130 (Property #12)

8324144595

Please let me know if you have any problems

GEFFRE JOHN VINCENT & TERESA MARIE CENTENO

375 PRONGHORN PLACE

NEW BRAUNFELS TX 78130

Property #: 21

PZ23-0456

Case Manager: AM

COMMENTS

FAVOR

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OPPOSE

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BOWSER TERRI

355 PRONGHORN PL

NEW BRAUNFELS TX 78130

Property #: 15

PZ23-0456

Case Manager: AM

COMMENTS

FAVOR

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OPPOSE

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These are our Homes,
We do not need 42 acres
developed into all business.
It will lower our property
values, create Excessive Noise,
and Greatly increase constant
traffic.
Please Do Not Approve

JORDAN JENA KAY

351 PRONGHORN PLACE

NEW BRAUNFELS TX 78130

Property #: 13

PZ23-0456

Case Manager: AM

COMMENTS

FAVOR

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OPPOSE

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I have grave concerns regarding
the rezoning of 1983 54 46, to
include:

1. Negative impact to my
property value & quality of
life
2. Increased noise levels
3. Increased traffic
increased
4. Potential robbery from
drifters

VR Jena Jordan

JULIO E AGRAMONTE SUAREZ

YAREMYS PEREZ RODRIGUEZ

387 PRONGHORN PL

NEW BRAUNFELS, TX 78130

PROPERTY # 25

PZ23-0456

CASE MANAGER: AM

COMMENTS

FAVOR ☐

OPPOSE ☒

Amanda Mushinski

From: Melissa Walters Perego <melissawalters2010@gmail.com>
Sent: Monday, December 4, 2023 4:03 PM
To: Planning Division
Cc: Amanda Mushinski
Subject: PZ23-0456 - Opposition Card

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.

Please consider this email as my formal opposition to the above mentioned case. I am a homeowner on the map, #29 (not sure why our names are not listed on the legend, but we also did not receive any formal notice even though we are clearly one of the homes/properties mentioned on the map), 2105 Wood Drake Ln, New Braunfels, TX 78130.

I am opposed to this progressing any further due to the following reasons:

--Traffic. It seems that some research has been done on this topic, however I do not feel the current state of traffic along with the numerous other projects currently being built/developed, has been taken into consideration. The amount of large trucks that run up and down 46 each and every day along with other traffic makes getting anywhere in town hard enough as it is, adding this proposed build would make it much, much worse. Even worse, there is a potential for a cut through to run directly through our section of the residential neighborhood, increasing the potential for additional traffic, potential nefarious persons having easy access to a residential community where kids play outside every day.

--Noise. Not only do people that live in this area along 46 have to contend with the existing noise of big trucks and traffic all day, every day, we would then have additional large trucks coming in to deliver products to a so-called proposed supermarket/Walmart type operation. This does increase the noise pollution in this area where we already have so much.

--Light Pollution. Many of the homes would be close enough to the proposed large retail build out that it would cause significant light pollution around our homes and streets.

--Vagueness of what could be built on this parcel. This area does not need a large retail build out to include a supermarket or even a Walmart size operation. Small retail would be more desirable.

--Stress on resources. As far as I understand we are still on a water restriction for homeowners. However to approve a large build out would strain an already fragile water system.

--Drainage system that is very close to this parcel of land. Developing such a proposed large build out could significantly impact the effectiveness of the drainage system, which could negatively impact the homes that depend on this system working to avoid any flood water issues. There are many, many homes that depend on this system working correctly.

--Residential Property Values. A large retail build out which will bring much worse traffic, potential for an increase of small crimes, would certainly lower our residential property values in this area (especially for those like myself which back up right to the land being developed).

As a homeowner and New Braunfels resident, we implore you to not approve this development as currently proposed. We are not alone in this sentiment and urge you to consider all of our concerns regarding this proposal.

Thank you for taking the time to read my concerns as a homeowner and proud community member. While we are unable to attend the meeting tomorrow as kids have after school commitments, we will be watching online and look forward to your review and contemplation of the impacts on our community.

Sincerely,
Melissa Walters
(510) 604-7684

MEDRANO WILLIAM CODY & ALYSSA

367 PRONGHORN PLACE

NEW BRAUNFELS TX 78130

Property #: 18

PZ23-0456

Case Manager: AM

COMMENTS

FAVOR ☐

OPPOSE ☒