

**PLANNING COMMISSION – April 4, 2017 - 6:00PM**

**Applicant:** Cal Atlantic Homes

**Address/Location:** 1141 Highway 46 South

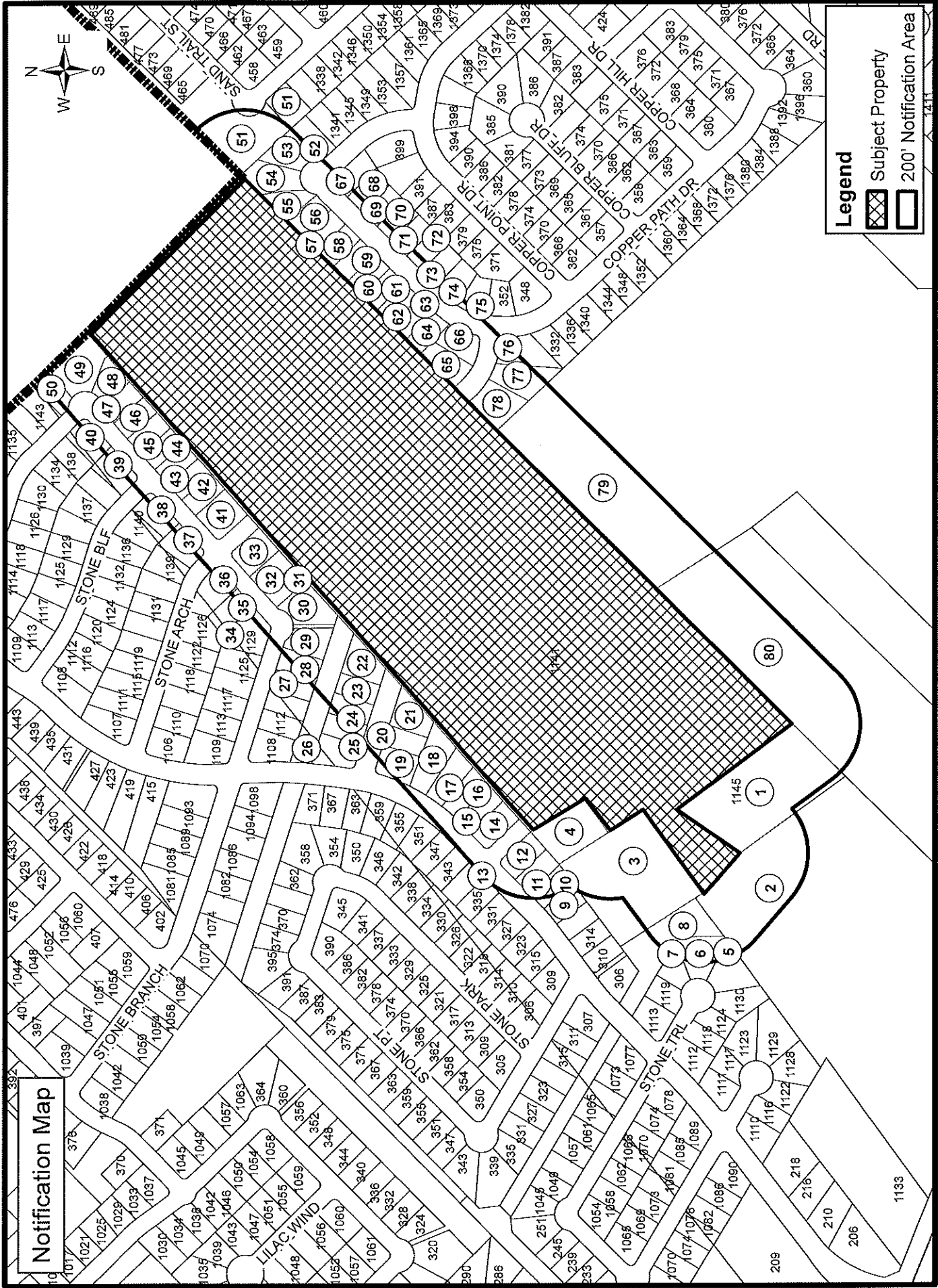
**REQUEST FOR REZONING**

The circled numbers on the map correspond to the property owners listed below.  
All information is from the Comal Appraisal District Records.

- |   |  |
|---|--|
| 1. Gillette Holdings Ltd                | 41. Sayer Peggy                        |
| 2. Brass Real Estate Growth Fund IV LP  | 42. Manwill David & Marie              |
| 3. Murphy Craig A & Lupe                | 43. Tummers Nicholas G                 |
| 4. Saur Carl F - Cemetery               | 44. Chamberlain Stephanie & Sam Riding |
| 5. Apple Keely S                        | 45. Knudstrup James C & Teresa L       |
| 6. Groenke Jeffrey S & Diana A          | 46. Tibbs Laury A                      |
| 7. Bentura Richard G & Diana            | 47. Lujan Rebecca K                    |
| 8. Stone Gate Hoa c/o Tres Partners Ltd | 48. Hinojosa David                     |
| 9. Dunn Billy J & Patricia A            | 49. Lopez Robert & Julieta             |
| 10. Castanon Jose Pablo & Graciela      | 50. Estrada Wilfredo & Catalina        |
| 11. Hudson Holly S & Jerry N            | 51. Left Side, Llc                     |
| 12. Holdorf Debra & Lawrence            | 52. Runkle Matthew J & Jenna Hamilton  |
| 13. Clay Robert & Teresa D              | 53. Rodriguez Arturo Jr                |
| 14. Shubin Jennifer                     | 54. Hill David L                       |
| 15. Godinez Maria Concepcion            | 55. Lee Price & Shawn Fox              |
| 16. Flores Jesse J & Angelica V         | 56. Nolen Jason & Valerie              |
| 17. Fortney Thomas                      | 57. Winchester Perry Eugene            |
| 18. Bullock Roy & Sofia                 | 58. Reyes Rigoberto Jr                 |
| 19. Worden Ryan & Karen                 | 59. Starr Shannon L                    |
| 20. Velasquez Ramiro                    | 60. Dewood Nicholas                    |
| 21. Carbajal Luis A & Maria A           | 61. Ransleben Dwayne                   |
| 22. Kelley Alisha R                     | 62. Hernandez Alfonso F & Monica       |
| 23. Hernandez Ivan F                    | 63. Chavez Armando & Angel             |
| 24. Hoover Steven W                     | 64. Hinojosa Casi M'lis                |
| 25. Hernandez Joseph H & Addison        | 65. Ryder Tommy R & Susan              |
| 26. Kaufman And Broad Lone Star LP      | 66. Kneupper Kevin W                   |
| 27. Ramirez Jorge L Moya                | 67. Reitz Terry Kay & Linda Carol Dunn |
| 28. Younts Megan Marie                  | 68. Mchaney Robert D & Ruby            |
| 29. Valenzuela Jesus & Zeferina         | 69. Ytuarte Michelle & Jerry Guerrero  |
| 30. Rudd Josef Perry                    | 70. Vasquez Juan & Angelina            |
| 31. Sierra Sheryl D                     | 71. Lugo Beatrice G                    |
| 32. Garcia Claudia D                    | 72. Mercado Carlos & Mary J Laney      |
| 33. Malagon, Agustin, Angelina & Felix  | 73. Villagomez Hector H                |
| 34. Hernandez J Antonio G & Maritza G   | 74. Property Owner                     |
| 35. Barker Thomas M & Melanie K         | 75. Pocaigue Francisco B & Chastity M  |
| 36. Stevens Whitney A                   | 76. Lange David Max & Victoria         |
| 37. Martinez Ricardo A & Lisa H         | 77. Erwin Lyle                         |
| 38. Macke Joseph                        | 78. Daugherty Adam P & Catherine       |
| 39. Brown Jerry M & Carrie J            | 79. AC 483 Ltd                         |
| 40. Meyer Bridgete Lanea                | 80. Boydston Leonard A & Barbara J     |

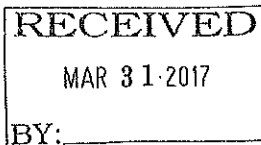
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**SEE MAP ATTACHED**



**PZ-17-007**  
**Bailey's Pond Planned Development**  
**Concept Plan Amendment**

City of New Braunfels – Notice of Public Hearing



Dear City of New Braunfels Planning Commission,

My name is David Hinojosa LOT #48 currently a homeowner in the Stone Gate subdivision. I completely OBJECT to Case #PZ-17-007 (Baileys Pond) hm.

I want to start off first by saying my main concerns are traffic already in my subdivision and with flooding that takes place in the greenbelt property between Stone Gate and Wendover Farms subdivisions. The main street in and out of Stone Gate subdivision is already congested with traffic. I have to leave my house at 7:30 to get to work by 8:00 because of the Hwy.46 morning school and work traffic. I only live 1.5 miles from my workplace. If Baileys Pond connects to Wendover Farms, the residents of Wendover Farms and possibly the Cap Rock subdivision will use the streets in Stone Gate as a shortcut to get to Hwy.46, causing more traffic in an already busy subdivision. We also have to consider the safety of the children in our large subdivision with more vehicles passing through.

Now, on the issue of flooding on the proposed adjacent property, the back of my house faces Three Mile Creek and there is a drainage ditch beside our property. In the last 5 years during heavy rain events I have witnessed the dry creek turn into a raging river. All of the subdivisions on Freiheit Rd. and homes on Alves Ln. drain into the dry creek along with Stone Gate and Wendover Farms subdivisions. As more and more subdivisions are built around, there is less soil to absorb the rain water that drains into the creek resulting in higher water levels. My neighbor's (Lot #49) sometimes have water standing in their backyard from the overflow of water trying to drain into the creek. After watching the creek rise with about 5 inches of rain multiple times since living here, I would NOT purchase a home in Baileys Pond for fear of being flooded out. How will the homeowners buy insurance? I hope that the city will take this letter into serious consideration. My biggest concern is for the safety of my fellow neighbors in the Stone Gate subdivision with this proposed development. We are first time homebuyers and picked this lot and home because of where it was located and the privacy we have. We planned on being here for many years to come, but if the property develops behind us, we will be forced to move and that's just not something I had ever planned on. There is also an abundance of wonderful wildlife that roams the proposed property like deer, owls, armadillos, rabbits, foxes, etc., they would all be forced out of their natural habitat.

I have enclosed pictures of the flooding caused by rain behind our property. Please take into consideration that the pictures were taken hours after the rain had stopped and the water levels had receded some. We do not currently have a problem with flooding and don't have flood insurance, but will this new subdivision create one? These rain events have occurred 3 times in the 5 years that have we have lived in our home. My brother used to live in Wendover Farms (Lot #64) and has witnessed flooding behind his home on several different occasions. The water levels were high then and you could hear the raging water from his back patio.

I have lived in New Braunfels my entire life and want to thank the City of New Braunfels Planning Commission for reading this letter and reviewing the pictures that I have provided.

Sincerely,

David Hinojosa

**YOUR OPINION MATTERS - DETACH AND RETURN**

Case: #PZ-17-007 (Baileys Pond) hm

Name: DAVID HINOJOSA

Address: 1274 STONE BRANCH

Property number on map: #48

Comments: (Use additional sheets if necessary)

**X SEE ATTACHED LETTER AND PHOTOS**

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

I object: ☒   
 (State reason for objection)

