

PLANNING COMMISSION – May 2, 2017 – 6:00PM
New Braunfels City Hall Council Chambers

Applicants/Owners: Velma Development LLC, Gordon Hartman – President
Dirt Dealers XII LTD, Jack Scanio

Address/Location: Highland Grove & Proposed Highland Gardens Subdivision

PROPOSED CONCEPT PLAN AMENDMENT – CASE #PZ-17-021 & #PZ-17-022

The property under consideration is marked as “Subject Property” on the attached map. Property owners of the subject property or within 200 feet are listed below. All information is from the Appraisal District Records.

1	Velma Development Llc	65	Rodriguez Michael	129	Hamilton Kelly L & James	194	Acker Tommy & Gabrielle
2	Ashton San Antonio Residential Llc	66	Mcneill John V	130	Phillips Bob & Virginia	195	Cox Barbara Lynn
3	Bella Vista Cmi Ltd	67	Mesa Isaac	131	Hurley Gregory Dean	196	Gonzalez Ruben Pedro
4	Calatlantic Homes Of Texas Inc	68	Restrepo Jesus A & Perla I	132	Bocanegra Fabian	197	Guillen Salvador & Adriana
5	Enterprise Texas Pipeline Lp	69	Drake Matthew C & Natalie	133	Steele Mark T & Marian Moore	198	Garcia Ana Ugartechea
6	Highland Grove H	70	Walton Waddell Jr & Glenda P	134	Patterson Horace E & Clara N	199	Harmon Jason L & Ashlee N
7	Highland Grove Hoa Inc	71	Avila Salomon Jr & Deah D	135	Echevarria Sergio A Sr & Mariaana Andalon	200	Thomas Gregory S & Brandy S
8	Lennar Homes Of Texas Land & Construction Ltd	72	Alspach Robert D & Jennifer B	136	Mcfarland Mahealani N & Christopher D	201	Bailey Shane & Kelly
9	M I Homes Of San Antonio Llc	73	Haines Eric H & Lavena A	137	Johnson Gary M & Nancy A	202	Villegas Jose F Jr & Jennifer L
10	Wgh Texas Llc	74	Martinez Tony R & Sonya J	138	Johnson Wesley F & Carol A	203	Chamberlain Ronald R Jr & Gilberto Martinez
11	Cheney Beverly	75	Pena James C & Lisa S	139	Tack Jeremy L	204	Cooke Robert G & Ruth D
12	Winslow Kenneth Eugene	76	Zipp Betty Jane	140	Swanzy Tallen Montgomery	205	Kasperbauer John & Theresa
13	Hoffman Heidi Marie	77	Mcgee Tajaric W	141	Gonzalez Victor & Erika Y	206	Hollenbeck Bradley K & Linda G
14	Sliwinski Zbigniew & Edith	78	Mccarter Tanner S & Alma Ortega	142	Cogdill Aerice B & Valerie	207	Wallen Amy B & Christopher M
15	Parvin Todd & Angela	79	Solano Mario F & Keta	143	De La Rosa Mario	208	Ybarra Ismael
16	Hooper Monty A & Tasha D	80	Aino San Antonio Llc	144	Ware Christopher W	209	Brookins Rodney T & Shandalyn
17	Beseda Timothy R & Connie M	81	Bishop Anna Winifred	145	Ward David & Alicia	210	Bautizta Nicholas & Lucinda
18	Eastwood Mary F	82	Patel Sanjaykumar M Et Al	146	Berry Gregory D	211	Outland Wiley J & Annie S
19	Bockholt Arretta H	83	Lowrie Joe Marc	147	Thomas Marilyn Ann	212	Baez Ruth A
20	Hanks Rickey L & Sheri	84	Welch Marc E & Marsha P	148	Hernandez Jenelle A & Jesus	213	Torres Cindy & Shawn E Cattin
21	Scheile Michael O	85	Hollon James F Sr & Amy C	149	Mroz Daniel A	214	Allen Michael E & Stephanie L
22	Castillo Raymond & Cynthia	86	Picard Marcellus & Eryn R	150	Pearson Mark A & Abigail R	215	Dimery Carlton H Jr & Laura E
23	Rivera Pete Sr	87	Heimbecker Jennifer & Robert B Baker	151	Hohmann Thomas & Cynthia	216	Parks Jim Edward Jr & Sarah R
24	Zamora Celestina R	88	Cole Kelly R & Jonathan S	152	Samora Jordan D & Erin E	217	Calderon Kimberly Ann
25	Casarez Ricardo & Lynda O	89	Fabre Troy & Anita	153	Roach Kyle C	218	Haymaker Thomas N Sr
26	Wunderlich Diane L	90	Cherkitz Mark A & Leala M	154	Linkens Richard T	219	Layh Michael C
27	Property Owner	91	Rogers William B & Tamara L Tilley-Rogers	155	Johnson Jenna E & Roy Pelham	220	Helton Rebekah R & Alan N Glazer
28	Johnson Rita	92	Spann Willie A & Mignon Jones-Spann	156	Trevino Raul E & Dina	221	Gomez Annette & Marc Olveda
29	Sandoval Juan M P & Elizabeth C Nunez	93	Glasco Clarence N & Keisha S	157	Tapley James H & Christine L	222	Tran Xuan T & Huy
30	Blaylock Jason C	94	Harmon Matthew Anthony	158	Richey Trevor L	223	Marron Ty E & Jennifer A
31	Schaefer Teresa B	95	Hernandez William E & Flor	159	Abballe Michael R & Sherry D	224	Cardenas-Ruderer Hugo
32	Thomas Rebecca N	96	Vela Phillip S	160	Williamson Pamela J & Neil W	225	Gamara Joya C & Rene G
33	Ybarra Rogelio & Yolanda	97	Johnson Moses P Jr & Belinda T	161	Kinion Ryan	226	Deleon Eva C & Beniberto
34	Barry Teresa	98	Secretary Of Veterans Affairs	162	Bowling Harold Kirkland Jr	227	Cuellar Brandon T & Hailey N
35	Minter Trust	99	Prieto Esabel C Jr & Ingrid R	163	Reyes Jim C	228	Sawyer Aaron P & Tia E
36	Peters Merlene C	100	Uchniat Michael J & Rosemary R	164	Meek Jacob & Shayla	229	Campbell Edward Bruce Iii
37	Howell Henry D	101	Deleon Ivan F & Barbara A	165	Gentry Jason	230	Camacho Irene & William Dorsey
38	Winston Benjamin	102	Cassidy Ryan & Zsofia Toth-Cassidy	166	Freeman Kiyoshi C & Maria T Talampas	231	Thomas Cedric A & Susana H
39	Self Sandra E & Bill L	103	Oneill Richard G & Rachel C	167	Stearns Gerald R & Bernadette	232	Levett Kendrick L & Kayla S
40	Ortiz Robert M & Amelia	104	Clausen Glenn & Kerri S	168	Barton Michael C & Lauren R	233	Champion-Harris Jonathan & Malorie K
41	Howell Dana	105	Harris Gary B & Christina M	169	Aguirre Heric R & Arely H Mendivil	234	Baker Christian B & Janelle M
42	Fischer Thomas J & Elizabeth	106	Chilcote Judy J Rvcbl Lvng Trst	170	Holmes Gennifer	235	Reynolds Richard S & Kelli S
43	Dove Dorothy M	107	Hodell Hans J & Deanna L	171	Hersh Sean & Carri L	236	Carby Robert William
44	Hernandez Maria Isabel	108	Stanley Steven L & Sang S	172	Chavez Randall & Kimberly G	237	Wheeler Brian
45	Arndt Rolf H & Waltraud	109	Moczygemba Matthew S & Sarah	173	Aino San Antonio Llc	238	Kolbrecki James J & Karen L
46	Aguilar Jose A & Laura D	110	Chappell Eric & Cecily	174	Ayala Diego A	239	Johnson Paul G
47	Dirt Dealers Xii	111	Dorsa Christopher M & Savannah K Jones	175	Santiago Edwin	240	Mauldin William Scott
47	Dirt Dealers Xii	112	Spencer Michael A & Carol M	176	Kovar Charles H & Helen M	241	Lochrie Brett & Cindy
48	Williams John F & D E	113	Bucek Milan A Jr	177	Bilbrey Joel K & Shawnee L	242	Stewart Ian & Rochelle L Holder
49	Wisdom T E Jr & J A	114	Miller Marilyn J	178	Rueckle Commercial Holdings Llc	243	Bienek Anthony C & Nicole D
50	Jhfs Holdings Llc	115	Bendele Jacob & Lindsey	179	Mckenzie Kenneth Alan	244	Lundmark Brent T & Paula K
51	Eidson Sarah W	116	Delarosa Frank & Ana Liza C	180	Miller Natalie J	245	Fettner David A
52	Franks Howard - Estate Of	117	Smith Philip N & Shelley	181	Sawyer Gerald & Amy	246	Honick Chris S & Megan A
53	Schaefer William J	118	Dy Erin & David	182	Lindeman Chase T & Shaleek R	247	Brault Daniel & Ofelia
54	Searight O C Jr & J M	119	Jordan Kristen T & Cody P	183	Katzenstein Royal L	248	Tran Annie N & Thomas
55	Wohlfahrt Adeline L	120	Prati Richard R & Dianna D	184	Vogt Michael Joseph	249	Villarreal Edward B & Darici L
56	Wohlfahrt Rodger W	121	Tate Jonathan M & Jennifer K	185	Meschwitz Elizabeth Erwin	250	Patchen Erik M & Summer L
57	Kramm Henry O	122	Shepler Randy L & Melanie C	186	Temple Shawn L & Carol E	251	Reahm Daniel Ii & Kody L
58	R & V Perry Second Family Ltd Prtnrshp	123	Williams Daniel & Dorothy J	187	Gallagher Paul E& Valerie A	252	Dunivan John L Ii & Abby K
59	Weston Grainger	124	Horton Clifford R & Bernadette A	188	Parry Brandon D & Kristin L	253	Leeber Michael B & Jamey L
60	Haggard Company	125	Tawiah Kwame Atuabo	189	Felan Christopher J & Sarah A	254	Martin Geraldine & Randy
61	Haggard Company	126	Rojas Mary Grace	190	Lowther James E Et Al	255	Reimers Russell K & Tonja O
62	Self Sandra E & Bill L	127	Jellerson Marcus A & Patricia	191	Gillespie Sean D & Felicia M	256	Riefle Anthony A
63	Koehler Judy Lynn	128	Allen Jon & Shannon	192	Thornton Brian Dale		
64	Langen Margaret J			193	French Raymond A & Renate R		

Notification Map



Legend

- Subject Property
- 200' Notification Area

PZ-17-021 & 022
Highland Grove & Highland Gardens
Concept Plans

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-021 Amendment to the "Highland Grove" Planned Development District (HGPD)
Concept Plan.
(Moeller & Associates) MG

Date notice sent: 4/14/2017

Name: RITA D. JOHNSON

Address: 843 VISTA PARKWAY

Circled number on map: 28

Comments: (Use additional sheets if necessary)

I favor: ✓

I object: _____

Signature: Rita D. Johnson

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-022 "Highland Grove" Planned Development District (HGPD) and "R-1A-6.6 Single Family
District to "Highland Gardens" Planned Development District (HGARDPD).
(Moeller & Associates) MG

Date notice sent: 4/14/2017

Name: RITA D. JOHNSON

Address: 843 VISTA PARKWAY

Circled number on map: 28

Comments: (Use additional sheets if necessary)

I favor: ✓

I object: _____

Signature: Rita D. Johnson

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-021 Amendment to the "Highland Grove" Planned Development District (HGPD)
Concept Plan.
(Moeller & Associates) MG

Date notice sent: 4/14/2017

Name: THOMAS FISCHER

I favor: ✓

(HOME) Address: 322 SUNSET CIRCLE, TIKI ISL. TX 77554

Circled number on map: #42

I object: _____

Comments: (Use additional sheets if necessary)

PROP. ADDR → 740 VISTA PARKWAY, NEW BRAUNFELS



Signature: Thomas Fischer

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-022 "Highland Grove" Planned Development District (HGPD) and "R-1A-6.6 Single Family
District to "Highland Gardens" Planned Development District (HGARDPD).
(Moeller & Associates) MG

Date notice sent: 4/14/2017

Name: ELIZABETH FISCHER

I favor: ✓

(HOME) Address: 322 SUNSET CIRCLE, TIKI ISL. TX 77554

Circled number on map: #42

I object: _____

Comments: (Use additional sheets if necessary)

→ 740 VISTA PARKWAY, NEW BRAUNFELS

Signature: Elizabeth Fischer



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-021 Amendment to the "Highland Grove" Planned Development District (HGPD)
Concept Plan.
(Moeller & Associates) MG

Date notice sent: 4/14/2017

Name: Sarah W. Eidson

I favor: ✓

Address: 3002 Rueckle Rd., NB

Circled number on map: 51

I object: _____

Comments: (Use additional sheets if necessary)

Signature: Sarah W. Eidson

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-022 "Highland Grove" Planned Development District (HGPD) and "R-1A-6.6 Single Family District to "Highland Gardens" Planned Development District (HGARDPD).
(Moeller & Associates) MG

Date notice sent: 4/14/2017

Name: Sarah W. Eidson

I favor: ✓

Address: 3002 Rueckle Rd., NB

Circled number on map: 51

I object: _____

Comments: (Use additional sheets if necessary)

Signature: Sarah W. Eidson

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-021 Amendment to the "Highland Grove" Planned Development District (HGPD)
Concept Plan.
(Moeller & Associates) MG

Date notice sent: 4/14/2017

Name: Ruekle Commercial Holdings, LLC

Address: 130 S. Seguin, Suite 100, NB, TX

Circled number on map: 178

Comments: (Use additional sheets if necessary)

I favor: ☒

I object: ☐

Signature: _____

Fred Heimer, Manager



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-022 "Highland Grove" Planned Development District (HGPD) and "R-1A-6.6 Single Family District to "Highland Gardens" Planned Development District (HGARDPD).
(Moeller & Associates) MG

Date notice sent: 4/14/2017

Name: Ruekle Commercial Holdings, LLC

Address: 130 S. Seguin, Suite 100, NB, TX

Circled number on map: 178

Comments: (Use additional sheets if necessary)

I favor: ☒

I object: ☐

Signature: _____

Fred Heimer, Manager

Case: #PZ-17-022 (Dirt Dealers XII) - MG

Date notice sent: 2/17/2017

Name: OC Searight

Address: 2272 FM 1044 - NB, TX

Circled number on map: 54

Comments: (Use additional sheets if necessary)

Signature: O.C. Searight

(Jerry Searight - Son)
(OC is 94 yrs old)

I favor: _____

I object: _____

(State reason for objection)

RECEIVED

MAR 01 2017

BY: _____

We are the affected property #6 -
We have cows that graze on this
land.

RECEIVED

MAR 01 2017

BY: _____

We have fences along this area. All
electric fence with fence poles.

We want to know what the construction
people will do to assure us that the builder
these fences will not be disturbed, or
if you will be putting fences up to keep
our cows on our side. This is very
important and must be handled.

Jerry Searight # 210-835-6819

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-021 Amendment to the "Highland Grove" Planned Development District (HGPD)
Concept Plan.
(Moeller & Associates) MG

Date notice sent: 4/14/2017

Name: Ruth M. Franks, Ind. Exec. I favor: _____
Address: 614-C S. Bus. IH 35 Box 244 (mailing Address) 400 Franks Rd.
Circled number on map: 52 I object: XX
Comments: (Use additional sheets if necessary)



Signature: Ruth M. Franks

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-022 "Highland Grove" Planned Development District (HGPD) and "R-1A-6.6 Single Family District to "Highland Gardens" Planned Development District (HGARDPD).
(Moeller & Associates) MG

Date notice sent: 4/14/2017

Name: Ruth M. Franks, Ind. Exec. I favor: _____
Address: 400 Franks Rd. I object: XX
Circled number on map: 52
Comments: (Use additional sheets if necessary)

Attached

Signature: Ruth M. Franks

April 24, 2017



#PZ-17-022

Highland gardens

1. Decrease of quality of living:
 - a. 300(approx) more cars on already crowded streets
 - b. FM 1044 is not adequate for more traffic- no shoulders or turn lanes
 - c. More light, noise, and air pollution
 - d. More loss of agricultural farm land
 - e. More demands on water supply
2. Concern about retention of fences
3. Water drainage concerns
4. Adequate protection of gas line
5. Surety that the air space will continue to be observed

#PZ-17-021

Highland grove

Same as numbers 1, 3, 5 above

Matt Greene

From: richp1001@aol.com
Sent: Sunday, April 30, 2017 8:15 PM
To: Matt Greene
Subject: Re: PZ-17-021 & PZ-17-022

Objection # 120 on map

Thanks Matt for the information- Since I will be out of town for the May 2 meeting, I would like to cast my vote as opposed to both **PZ-17-021** and **PZ-17-022**. Again, my name is Richard Prati @ 3169 Birch Bend New Braunfels , TX 78130. My house is #120 on the Notification Map. Thank You.

-----Original Message-----

From: Matt Greene <MGreene@nbtexas.org>
To: 'richp1001@aol.com' <richp1001@aol.com>
Sent: Thu, Apr 20, 2017 3:02 pm
Subject: PZ-17-021 & PZ-17-022



Good afternoon Richard,

I've attached an exhibit of the Proposed Highland Gardens Planned Development District and an exhibit of the proposed Amending Concept Plan for the Highland Grove Planned Development District. The request is to remove what was to be Unit 11 of Highland Grove Subdivision from the Highland Grove Planned Development District and incorporate that property into a new subdivision to be known as Highland Gardens. The area proposed to be removed from Highland Grove development would be incorporated into the proposed Unit 1 of the Highland Gardens development. I've also tried to illustrate this with the images below:

Highland Grove above:
Highland Gardens below:

Please let me know if you have any additional questions.

Thank you,

Please take a moment to complete the City of New Braunfels Customer Satisfaction Survey.

Matt Greene, CFM
Planner | Planning and Community Development
550 Landa St | New Braunfels, TX 78130
830-221-4053 | MGreene@nbtexas.org / www.nbtexas.org/planning

Share your vision of the future of New Braunfels!!! Participate on a Comprehensive Plan - Plan Element Advisory Group
This email, plus any attachments, may constitute a public record of the City of New Braunfels and may be subject to public disclosure under the Texas Public Information Act.

Objection # 49 on map



Tom and Judy Wisdom
585 Ann's Way
Blanco, TX 78606

March 5, 2017

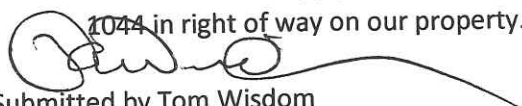
Planning Commission
City of New Braunfels

Re: Highland Gardens Development District
Case #PZ-17-004

We have owned the 12.7 acres (Property 9) across FM 1044 from the planned Highland Gardens Project for over 40 years. We do not object to growth and development in New Braunfels, but until some further clarification on the Highlands Garden Project is received, we must voice our opposition to this project.

Here are our concerns:

1. Request by developer is to reduce width size of lots from minimum 60' to minimum 50'.
2. Reason for width decrease is to "Provide a more complimentary community that offers a higher quality of life than the current standard permitted".
3. How does a 10' narrower lot width resulting in all homes being closer together provide "a higher quality of life"?
4. I suggest it is for the developer's quality of profit by having more lots to sell.
5. How many lots will be available at the minimum 60' standard permitted?
6. How many lots will be available at the requested 50' standard?
7. Will the development allow two story homes?
8. What will the minimum living space be in each home?
9. Will the proposed entrance to Highland Gardens be directly across from the present entrance to my property? Lights from present entrance now shine directly into bedroom of our occupied home at 2097 FM 1044.
10. Will FM 1044 be widened so as to allow a center turn lane for the increased traffic to enter and exit FM 1044 along a limited visibility curved stretch of road that is typically traveled at speeds over 50 mph? Safety issues must be addressed.
11. Development standards specify "Typical" lot depth as 120'. "Typical" means lots can be less than 120' in depth. That means lots are even smaller than standard permitted.
12. Development standards specify a minimum of one front yard tree per lot. What is minimum size tree and type of tree?
13. Drainage problems now exist with water runoff from that property across road and through our property. Increased housing and paving will made it worse. What runoff abatements will developers be required to install?
14. How will water supply for this development be established? Single line now along our side of FM 1044 in right of way on our property. What impact to our property?


Submitted by Tom Wisdom

Property Owner 2097 FM 1044

New Braunfels, TX 78130

Matt Greene

Property Owner #11 on map

From: Beverly Cheney [bcheney@cheneybrennan.com]
Sent: Friday, May 05, 2017 1:27 PM
To: Matt Greene
Subject: Case PZ-17-021 and Case PZ-17-022

Home Address is 1971 Lou Ann Drive. I object to both cases. This development is absurd. Too many people confined in such an area that, in case of fire, or other emergency does not have enough escape routes. This is entirely too crowded. Utilities are a problem already and this just compounds them. What about school buses? Are they allowed?? Certainly they aren't in Scanio development nightmare he created next door.....

Beverly Cheney

1106 West Mill

New Braunfels, TX 78130

Office: 1-830-608-9602

Fax: 1-830-608-0345

Email: bcheney@cheneybrennan.com



CHENEY BRENNAN

& ASSOCIATES INSURANCE