

PLANNING COMMISSION – June 6, 2017 – 6:00PM

New Braunfels City Hall, Council Chambers

Owners: Nolte Land & Dev. Co. and Weltner Land Ventures, LLC

Applicant: Scanio Development c/o John Scanio

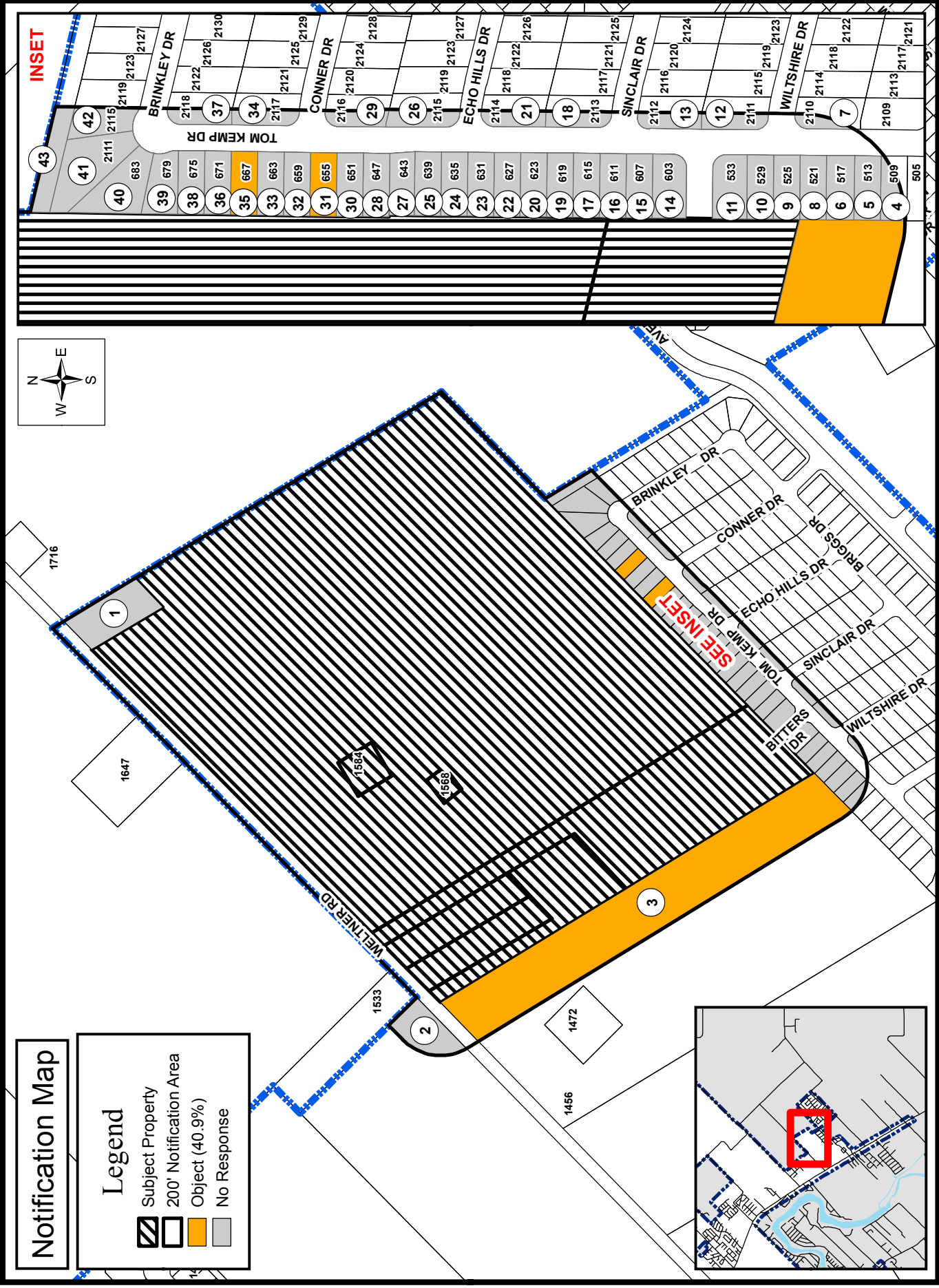
Property Location: 60.579 acre tract out of the A-20, A M Esnaurizar Survey, addressed at 1584 and 1568 Weltner Road & the 13.421 acre Countryville Subdivision

Proposed Zone Change – Case #PZ-17-024

The circled numbers on the map correspond to the property owners listed below. All information is from the Comal Appraisal District Records. The property under consideration is marked as "Subject."

- | | |
|----------------------------------------------------------|--------------------------------------------------|
| 1. Hemsell, Catherine Jean Nolte & Miki Louise Nolte G | 23. American Homes 4 Rent Properties Eight LLC |
| 2. Garland, Ted H & Jacquilin | 24. Allen, Melissa E & William Brett |
| 3. Altwein, Raymond A & Bertha L | 25. Montemayor, Mario E & Annette |
| 4. Barrow, Thomas J & Tricia A | 26. Silver Date Palm Properties LLC |
| 5. Mercer, Michael D | 27. Daigle, Kathy L |
| 6. Owner | 28. Wheeler, Kara & Clifford |
| 7. Ybarra, Roy & Sandra Valenzuela | 29. Forbus, Noemi Del Bosque |
| 8. Jetton, Shannon | 30. Lewis, Randall H & Destiny H |
| 9. New Braunfels Muffler & Hitch Center LLC | 31. Wolter, Jesica L & Morgan B |
| 10. Varga, Joseph, III & Karissa | 32. Stuart, Michael L |
| 11. Schlameus, Susan | 33. Granzin, Derek & Alexis Ellis |
| 12. Atzenhoffer, Susan & Jason | 34. Stanton, Vanessa & Mitchell Lee |
| 13. Ramirez, Steven, Jr. | 35. Langland, Anton L & Catherine P |
| 14. Friend Michael H | 36. Shearrow, Chris James & Georgina Marie |
| 15. Martin Sedley H Jr & Julia C | 37. Hinojosa, Anthony |
| 16. Jaroszewski, Nicholas A | 38. Owner |
| 17. Pawelek, Brandon | 39. Boultinghouse, Stoney L & Sandra Michelle |
| 18. Diaz, William Vance, Jr. & Whitney Paige Douglas-Dia | 40. David, Elva Herrmann |
| 19. Guerin, Holly S | 41. Owner |
| 20. McCleese, Sam | 42. Wallace, Jeremy E |
| 21. Sabedra, Joe D Sr & Veronica | 43. N B Avery Park Home Owners Association, Inc. |
| 22. Navarro, Jesus, III | |

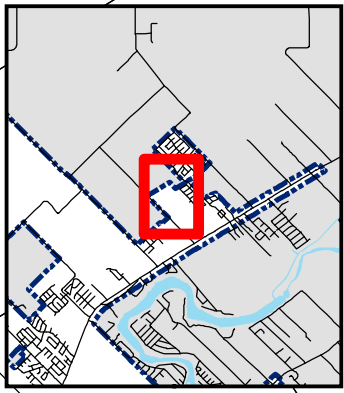
SEE MAP ON REVERSE



Notification Map

Legend

- Subject Property
- 200' Notification Area
- Object (40.9%)
- No Response

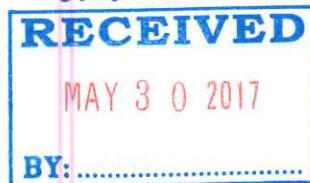


If this subdivision is approved, then my whole farm will flood, in a heavy rain. My whole farm then, will become worthless.

I do not want to give up my land, because of another subdivision, which will drain 70 or 80% more runoff than before, because of all the concrete and pavement needed for housing.

P.S. Map enclosed.

Owner: Raymond Altwein
RAYMOND ALTWEIN



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-024 (Weltner) - BWC

Date notice sent: 5/19/2017

Name: RAYMOND ALTWEIN

I favor: _____

Address: 1472 WELTNER RD, NB Tex. 78130

Circled number on map: 3

I object: ✓

Comments: (Use additional sheets if necessary)

(State reason for objection)

Signature: Raymond Altwein



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-024 (Weltner) - BWC

Date notice sent: 5/19/2017

Name: Jessica L. Zunker (Wolter)

I favor: _____

Address: 655 Tom Kemp

Circled number on map: 31

RECEIVED

I object: X

Comments: (Use additional sheets if necessary)

(State reason for objection)

Signature: [Signature]

BY: _____

JUN 01 2017

Was not supposed to be developed for 10+ years. Purchased home in 2011 under this premise!

\\chfs-1\Departments\Planning\ZoneChange-SUP-Replats\2017 cases\PZ-17-024 Weltner Farms PD Concept Plan\PZ-17-024 nph.docx

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-17-024 (Weltner) - BWC

Date notice sent: 5/19/2017

Name: Catherine Langland

Address: 667 Tom Kemp

Circled number on map: 35

RECEIVED

JUN 05 2017

I favor: _____

Comments: (Use additional sheets if necessary)

I object: ✓

(State reason for objection)

We like having the field behind the house. That was the main reason for buying it. To have no one behind us.

Signature: Cathy Langland

\\chfs-1\Departments\Planning\ZoneChange-SUP-Replats\2017 cases\PZ-17-024 Weltner Farms PD Concept Plan\PZ-17-024 nph.docx

Benjamin W. Campbell

From: Betty Pittman [bettypittman81309@gmail.com]
Sent: Monday, June 05, 2017 2:57 PM
To: Benjamin W. Campbell
Subject: PZ-17-024 Weltner Rd

My daughter and son-in law bought the home at 667 Tom Kemp for me.
This home was my choice because there were no homes behind it.
I'm a country girl at heart and having the cattle and farm land was and is ideal. I am
hoping that this land will remain agricultural not another housing development.
There is enough housing and apartments in NB.
Perhaps a moritorium should be placed on apartments and housing.

I retired here from the sidewalk city
For the small town that is becoming
Another sidewalk city

Please save the cows ☺
Regards
Betty Pittman

Sent from my iPhone

Benjamin W. Campbell

From: Cathy Langland [clangland@beacon-gas.com]
Sent: Monday, June 05, 2017 1:24 PM
To: Benjamin W. Campbell
Cc: Anton Langland; pittman_cathy@yahoo.com
Subject: Case #PZ-17-024(Weltner)-BWC
Attachments: New Braunfels.pdf

Mr. Campbell,
Please find attached the Notice of Public Hearing for Case #PZ-17-024(Weltner)-BWC.

There is already so many new homes being built along this stretch of 46 and 46 is not equipped to handle the traffic that
is being forced on it now. We bought this house because it didn't have any homes behind it. A little bit of country in
the city. New Bruanfels is growing so fast and I don't want to see it lose the small town feel that most of have grown to
love.

I do not want to see a neighborhood be built behind our house.

Thank you so much,

Cathy Langland