

PLANNING COMMISSION – MARCH 5, 2019 – 6:00PM

New Braunfels City Hall Council Chambers

Applicant/Owner: Craig Hollmig

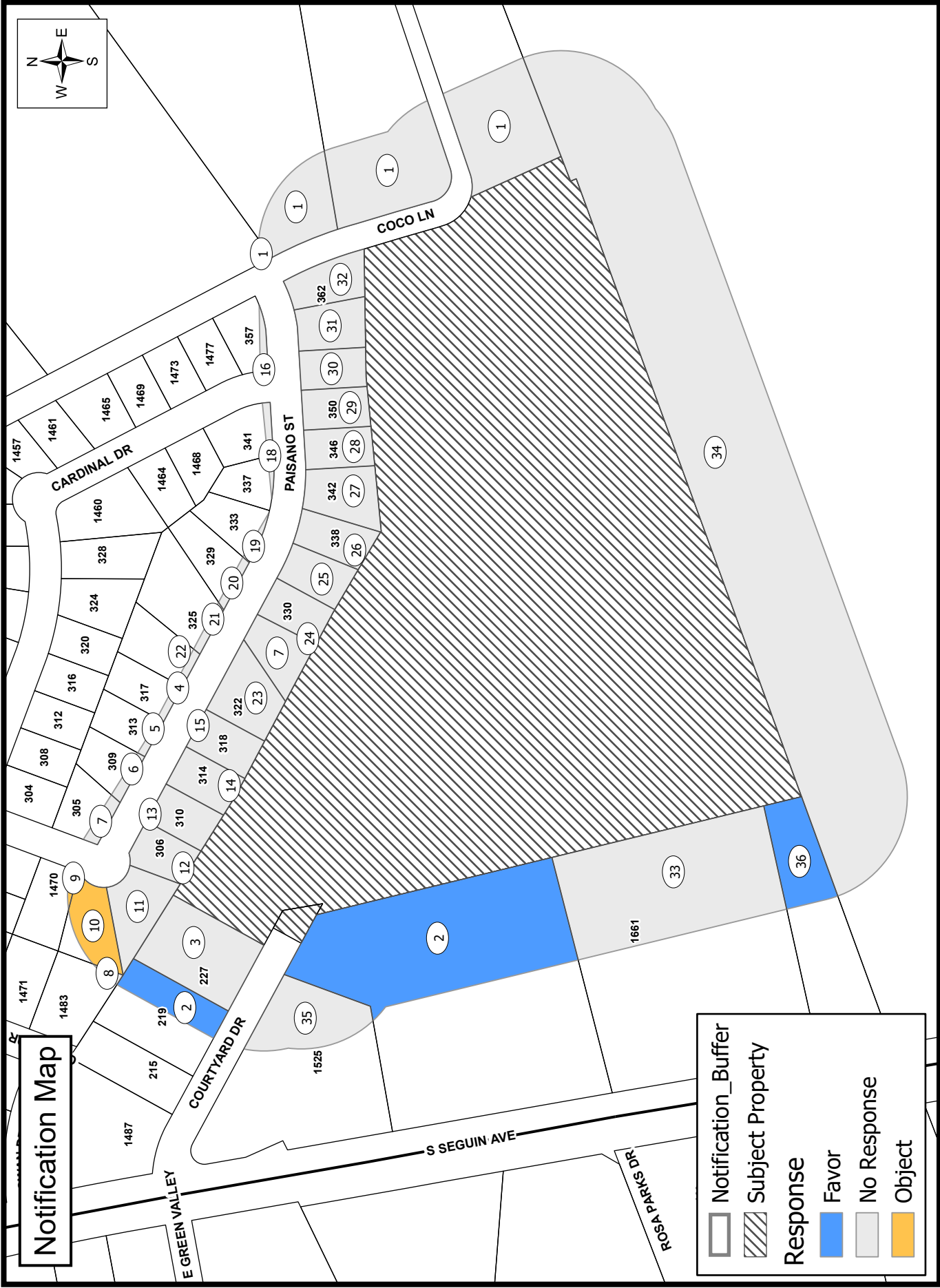
Address/Location: 19.05 acres at the terminus of Courtyard Drive

PROPOSED ZONE CHANGE – CASE #PZ-19-001

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. New Braunfels City of | 19. Huemoller Michael |
| 2. Hollmig Family Ptnrshp Ltd | 20. Haight Floyd J III & Tracy Wagner |
| 3. New Beginnings Christian Center Church | 21. Parsons Colette L |
| 4. Rudd Dawn E & John | 22. Brace Thomas J |
| 5. Montague Kathleen | 23. Staas Leslie |
| 6. Sprehe Christine | 24. Johnson Larry G & Cynthia H |
| 7. Dycus J Bert & Charlotte J | 25. Barnes Billy W & Judy A |
| 8. Fisher Chad Everett | 26. Grouchy Jim A & Irma C |
| 9. Bohmann Barbara J | 27. Wagner Tracy D |
| 10. Lopez Juan V & Ana M | 28. Ohlenbusch Brian L & Melanie P |
| 11. Howard Rita M & Kellye S Seekatz | 29. Bielke Garth Wayne |
| 12. Nester Kenneth D & Kathleen E | 30. Yaroslowski Kathryn |
| 13. Petersen Lamarr M | 31. Ramirez Rodolfo |
| 14. Schneider Michael L & Pamela A | 32. Jentsch Jessica & Robert |
| 15. Samuelson Darren M & Rebecca D | 33. Tuttle Investments Ltd |
| 16. Heyden Richard L | 34. Carowest Land Ltd |
| 17. Schmidt Darryl & Shirley | 35. First Commercial Financial Corp |
| 18. Obriotti Mary L | 36. Vectron Inc |

SEE MAP



PZ-19-001
Courtyard Drive and Seguin Avenue
Zone Change from C-1 and R-2 to M-1A

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-19-001 (Hollmig) hm

Name: Craig Hollmig

Address: 396 Latimer BLVD NBT

Property number on map: #2 #36

Comments: (Use additional sheets if necessary)

Signature: Craig Hollmig

I favor: ✓✓

I object: _____

(State reason for objection)

on 130 S. Seguin St
Suite 100
NBT 7/30

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-19-001 (Hollmig) hm

Name: Juan Lopez

Address: 1482 Paisano St

Property number on map: #10

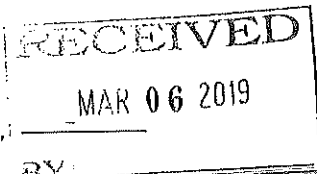
Comments: (Use additional sheets if necessary)

1. Traffic will increase not addressed.

2. The drainage needs to be expanded, stops at coco street bridge
rain water backs up during rain may increase flooding.

Signature: Juan Lopez

3. Street is a dead end not traffic ready.



I favor: _____

I object: BY

(State reason for objection)

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-19-001 (Hollmig) hm

Name: Barbara J. Bohmann
Address: P.O. Box 462, Kendalia, TX 78027
Property number on map: 9

I favor: _____

I object: See Below
(State reason for objection)

Comments: (Use additional sheets if necessary)

First off, this mail out was sent out incomplete:

...no list of names of property owners was provided,
...when I called and obtained a list of property owners #18 was left blank (someone owns this property even if its a bank or mortgage company), and while the list of property owners was numbered 1 through 37 only property numbers 1 through 36 are shown on the enclosed map. Where is property #37 supposedly owned by Vectron Inc., located?

1. Will the property owners listed in this mail out be protected from "Light Trespassing?"
2. Will the only entrance to this new addition be from Courtyard Drive? Or, will it also be accessible from Coco Lane? Thereby creating more traffic for the adjoining property owners in the Helms Terrace Subdivision.
3. Who will be responsible for the drainage area located behind properties 11 through 32 (not shown on this map) and will it be expanded upon to compensate for the additional runoff from this area that will soon most likely be more asphalt then green belt?
4. Who will be held responsible for the erosion of the soil from the backyards and fence lines on properties 11 through 32 due to the possibility of increased drainage from runoff?
5. Will the tree/brush line behind properties 11 through 32 be totally cleared out?
6. Will some sort of protective structure (wall, privacy fence, etc.) be erected to protect property owners 11 through 32 from noise, trash, alley ways, and other disturbing occurrences?
7. Will NBU now access their area via this new addition or continue to use the low water crossing on Coco Lane? Or, will Coco Lane be widened in the future and a bridge built over this drainage area to allow future traffic and development?

While everyone is very aware that New Braunfels continues to grow, this subdivision and the homes in it all existed prior to Mr. Hollmig purchasing the adjoining property from Gene Foerster in 2007. Considering all the "non-residential uses" that would be granted in the rezoning of this property, I ask that the City Planning Commission address the above issues and get concrete answers prior to granting this request to rezone the entire property to a M-1A Light Industrial District.

Signature: 