

PLANNING COMMISSION – JANUARY 8, 2019 – 6:00PM

New Braunfels City Hall Council Chambers

Applicant/Owner: Sandra Neuse and Michael Smithers

Address/Location: 2254 and 2316 FM 725

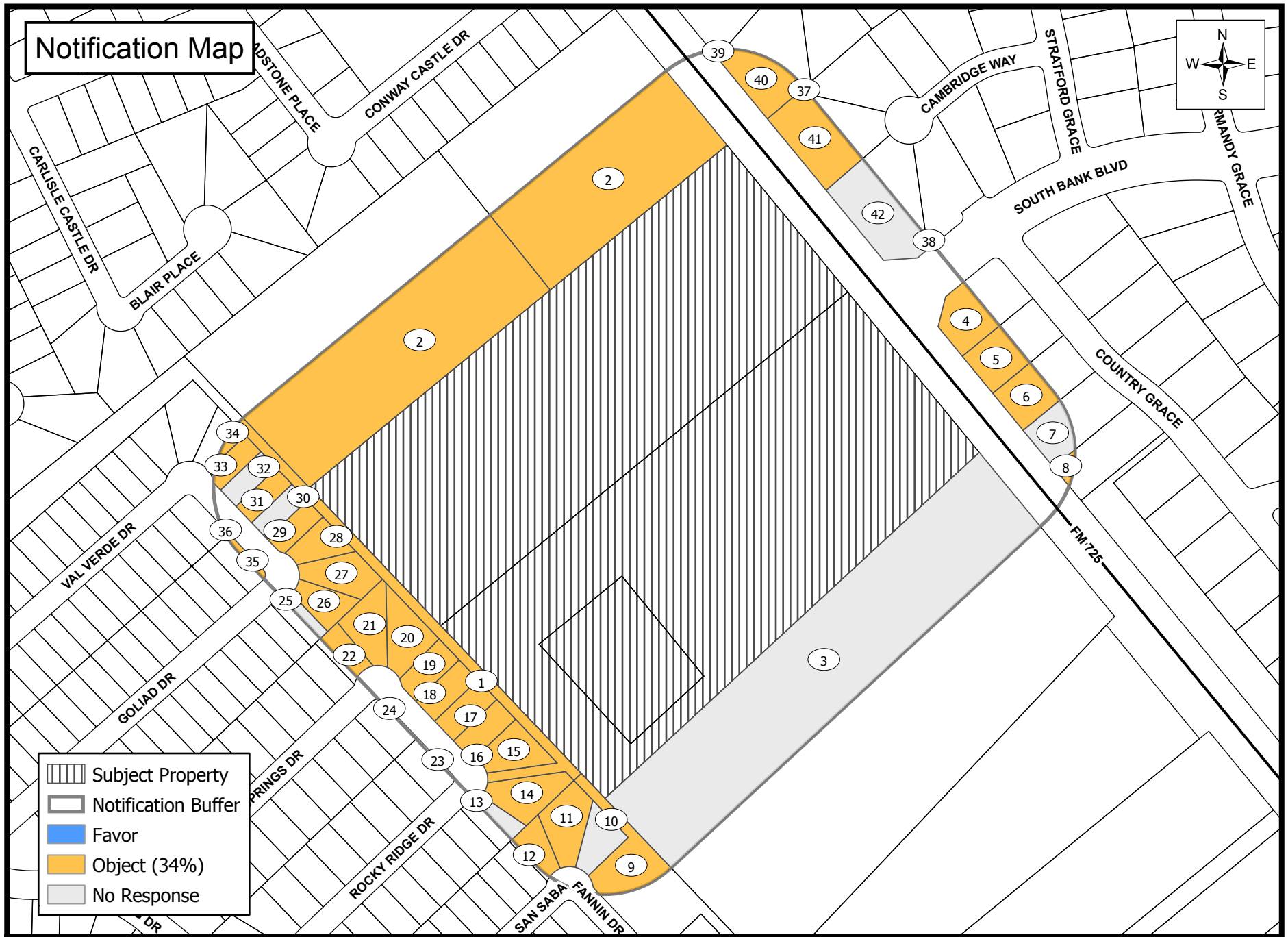
PROPOSED ZONE CHANGE – CASE #PZ-18-045

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 | PROPERTY OWNER | 22 | LUGANBEAL JERRE A & RICHARD |
| 2 | CELEBRATE LIFE CHURCH INC | 23 | SUMRALL PAUL L |
| 3 | SULLENS KENNETH ESTATE | 24 | WALLEY JARED D & APRIL LEE |
| 4 | MATIAS VICTOR & TERESA J | 25 | ROHNOW DAVID G & GRACE A |
| 5 | PHILLIPS DONALD W & HELEN C | 26 | MEDELLIN SHALEE MICHELLE |
| 6 | SALA ARTURO & JULIANNE Y LOPEZ-SALA | 27 | SIRIO MARIO ANTONIO & ROXANNE NICOLE |
| 7 | STINSON DOUGLAS & ALBINA A STINSON | 28 | CATAN ANDREA L |
| 8 | GOLDAPP ALVIN ALLEN & CATHY LYNN | 29 | SLABY FRANK M |
| 9 | DOVE CROSSING HOA INC | 30 | GOMEZ HECTOR |
| 10 | WOJTASCZYK LINDSY E | 31 | EVANS KENNETH B & ANN D |
| 11 | DRAPER MARK | 32 | VINSON JARED W |
| 12 | LAING SCOTT CAMERON & SHILA N | 33 | ROGERS BRIAN |
| 13 | FAVELA LINO & JANE F | 34 | BRANDALICK DEAN |
| 14 | TERRAL ANGELA LOUISE & GARRETT W | 35 | GOODSPEED DOUG |
| 15 | SINGH URDHAWRETA & MAN MOHAN | 36 | SWIGART VICKI G |
| 16 | SMAGAC LYNDA | 37 | DAVIS SHAY B & TINA M |
| 17 | KING BARRY L & SHAUNA J FOARD | 38 | LIGHTSEY JOHN & CAROL |
| 18 | ALBERT LISA & JOHN | 39 | SNIDER DREW W & DIANNA L |
| 19 | WATSON SANDRA | 40 | MILLER CHAD & APRIL |
| 20 | CHASTAIN ALEXANDER CHRISTIAN &
BRITTANY CHASTAIN | 41 | BIBLE ASHLEY PAIGE |
| 21 | GRIMSLEY DAVID L II & LESLIE A | 42 | BAKER JESSICA MARIE |

SEE MAP

ATTACHMENT 5



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)

NAME: Linda Smagac

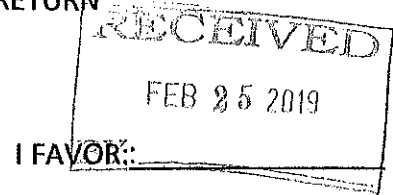
ADDRESS: 2443 Concho Loop

PROPERTY NUMBER ON MAP: 16

Comments: (Use additional sheets if necessary)

I object to the rezoning of C-0 which would allow multi-family housing.

Signature: Linda Smagac



I FAVOR: _____

I OBJECT: X
(State reason for objection)

Date Signed: 2/23/19

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)

Date Sent: 12/14/18

Name: Redemptive Grace Ministries
Michael C. Foster, Pastor

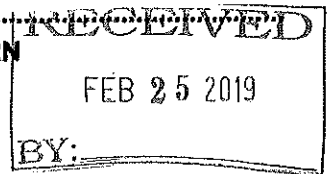
Address: 2240 Fm 225, New Braunfels, Tx

Property number on map: #2

Comments: (Use additional sheets if necessary)

We do not favor rezoning commercially without restrictions.
We do not favor large (3 story) complexes that can look into residents homes and yards.

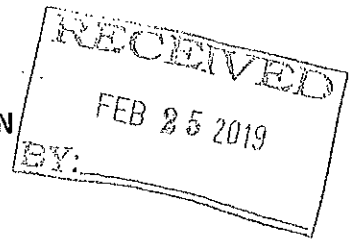
Signature: Michael C. Foster
Pastor Michael C. Foster



I favor: _____

I object: X (map)
(State reason for objection)

YOUR OPINION MATTERS - DETACH AND RETURN



Case: #PZ18-045 (Neuse/Smithers) (MG)

NAME: Vicki Swigart

I FAVOR: _____

ADDRESS: 209 Val Verde Dr

PROPERTY NUMBER ON MAP: 36

I OBJECT: X
(State reason for objection)

Comments: (Use additional sheets if necessary) See back

Vicki L. Swigart
Signature

2/24/19
Date Signed

Subject to C-O zoning as follows:
multi family housing ie apartments
more noise & lights
potential criminal activity & vandalism
too many NOT neighborhood friendly
categories in the C-O zoning FW

YOUR OPINION MATTERS – DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)

NAME: David Grimsley II

ADDRESS: 2423 Concho Loop

PROPERTY NUMBER ON MAP: #21

Comments: (Use additional sheets if necessary)

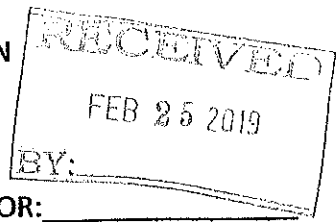
I object because of drainage problems, light pollution concerns, noise considerations, potential crime increase, privacy concerns. A primary reason for objection is the unknown of possible businesses or structures that could be built on this property of which many are included in the C-O Zoning.

DC
[Signature]
Signature

I FAVOR: _____

I OBJECT: _____
(State reason for objection)

2-21-19
Date Signed



YOUR OPINION MATTERS – DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)

NAME: LISA ALBERT PALENCIA

ADDRESS: 2435 Concho Loop

PROPERTY NUMBER ON MAP: 18

Comments: (Use additional sheets if necessary)

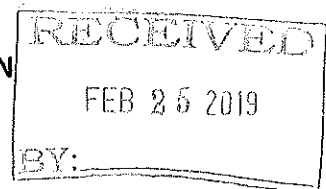
BECAUSE I DON'T WANT MULTI-FAMILY HOUSING BEHIND MY BACK YARD, OR THE INCREASED NOISE, LIGHTS, POTENTIAL CRIME INCREASE AND DRAINAGE PROBLEMS RESULTING FROM C-O ZONING

[Signature]
Signature

I FAVOR: _____

I OBJECT: X
(State reason for objection)

Feb 23, 2019
Date Signed



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)

Date Sent: 12/14/18

Name: Adrian Sala

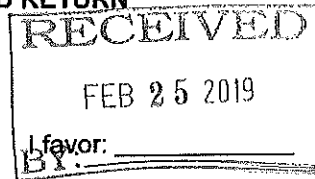
Address: 2320 Country Lane

Property number on map: 8 C

Comments: (Use additional sheets if necessary)

I object to the proposed rezoning that will allow multi-story multi-family residences in the tracts across FM 725 from my home.

Signature: [Signature]



I object: X
(State reason for objection)

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)

Date Sent: 12/14/18

Name: JERRE LUGANBEAL

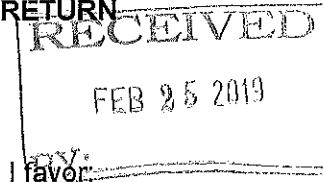
Address: 208 ROCK SPRINGS DR

Property number on map: 22

Comments: (Use additional sheets if necessary)

1. PROPERTY VALUES WILL BE NEGATIVELY AFFECTED
2. HIGHER LIKELIHOOD OF VANDALISM & VAGRANCY
3. INCREASED NOISE LEVEL

Signature: Jerre A. Luganbeal



I object: X
(State reason for objection)

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)

Date Sent: 12/14/18

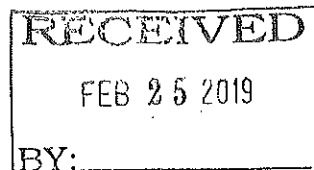
Name: Man Mohan + Urdhawareta Singh

Address: 493 San Jacinto

Property number on map: 15

Comments: (Use additional sheets if necessary)

Signature: [Signature]



I favor: BY:

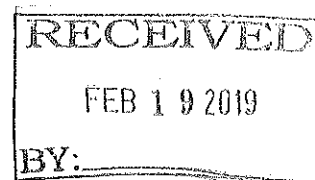
I object: X
(State reason for objection)

can't handle more traffic
+ affect property values

Matt Greene

#24

From: april walley <aprilwalley@hotmail.com>
Sent: Tuesday, February 19, 2019 3:31 PM
To: Matt Greene
Subject: Rezoning



My name is April Walley. I live at 211 Rocks Springs Dr in Dove Crossing. I am opposed to the C-O rezoning of the property adjacent to our subdivision.

Thanks,

April Walley

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)
Date Sent: 12/14/18

Name: Kenneth B. Evans

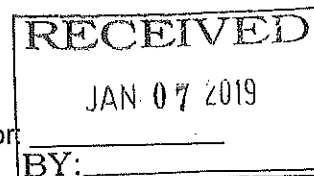
Address: 2381 CARROLL LOOP

Property number on map: 31

Comments: (Use additional sheets if necessary)

*WE LIKE THE STATUS QVO! ANYTHING WILL MOST
LIKELY HURT PROPERTY VALUES,*

Signature: Kenneth B. Evans



I favor: _____

I object: X
(State reason for objection)

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)
Date Sent: 12/14/18

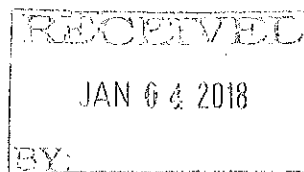
Name: Drew Dianna Snider

Address: 2324 Stratford Gate

Property number on map: 39

Comments: (Use additional sheets if necessary)

Signature: [Signature]



I favor: _____

I object: X
(State reason for objection)

*I Fear Loss of Property
Value as well as the possibility
of an unsightly establishment*

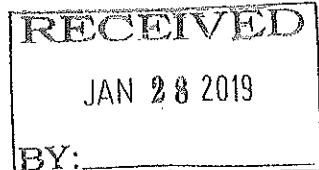
YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)
Date Sent: 12/14/18

Name: Andrea Caton
Address: 2393 Carson Loop
Property number on map: 28

Comments: (Use additional sheets if necessary)

Signature: Andrea Caton



I favor: BY: _____

I object: ☒
(State reason for objection)

Don't want a business in my backyard.

YOUR OPINION MATTERS - DETACH AND RETURN

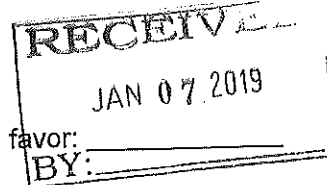
Case: #PZ18-045 (Neuse/Smithers) (MG)
Date Sent: 12/14/18

Name: DONALD W. & HELEN C. PHILLIPS
Address: 2312 COUNTRY GRACE
Property number on map: 5

Comments: (Use additional sheets if necessary)

*FM 725 IS NOT CAPABLE OF EFFICIENTLY HANDLING
ADDITIONAL TRAFFIC THIS WOULD GENERATE.*

Signature: Helen C. Phillips
Donald M. Phillips



I favor: _____

BY: _____

I object: XXXXX
(State reason for objection)

YOUR OPINION MATTERS - DETACH AND RETURN

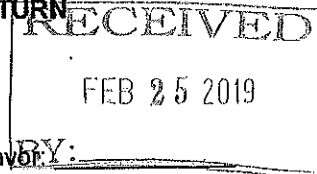
Case: #PZ18-045 (Neuse/Smithers) (MG)
Date Sent: 12/14/18

Name: DON PHILLIPS
Address: 2312 COUNTRY GRACE
Property number on map: 5

Comments: (Use additional sheets if necessary)

I object to the proposed rezoning that will allow multi-story multi-family residences in the tracts across FM 725 from my home.

Signature: Don Phillips Feb. 23, 2019



I favor: _____

BY: _____

I object: X
(State reason for objection)

Case: #PZ18-045 (Neuse/Smithers) (MG)

Name: Victor and Teresa Matias

Address: 2304 Country Grace

Property Number on Map: 4

We object to the rezoning of the property Lot 2 and 3, Country Meadows Subdivision, addressed at 2254 and 2316 FM 725.

Reasons for Objection:

1. FM 725 is a busy road as it is and to have additional traffic will only make the road busier and the safety of those exiting and entering Southbank will be hindered. This even gets worse during the school year with buses getting into and out of Southbank.
2. The property value of our home and the homes around ours will be negatively affected. We would not have purchased the home if the property in question were zoned as is being requested.
3. Having businesses move into this property will have a negative impact for the homes around due to the higher likelihood of vandalism and vagrancy.
4. Additional lighting will be needed to support whatever moves into this property which will have a negative impact on our well-being.
5. The noise level will increase due to the increased traffic in and out of the subject property, as it has with the addition of the traffic light. Additional use of the traffic light will increase the noise level which will have a negative impact on our quality of life.

Teresa Matias

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)

Date Sent: 12/14/18

Name: Victor + Teresa Matias

Address: 2304 Country Grace

Property number on map: 4

Comments: (Use additional sheets if necessary)

I favor: _____

I object: ☒
(State reason for objection)
see attached

Signature: *Teresa Matias*

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)

Date Sent: 12/14/18

Name: A. ALLEN & CATHY GOLDAPP

Address: 2336 COUNTRY GRACE

Property number on map: 8

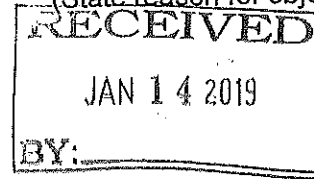
Comments: (Use additional sheets if necessary)

See attached

Signature: 

I favor: _____

I object: XV
(State reason for objection)



My wife, Cathy, and I are opposed to the rezoning for the following reasons:

1. The property abuts three subdivisions and would change the character of these neighborhoods.
2. The rezoning would directly affect our property values as it would be visible from our backyard,
3. In our opinion it would have detrimental traffic flow to and from our neighborhood, including a serious increase in traffic on FM 725.
4. Even if drainage meets all local codes regarding runoff control the amount of asphalt parking required for a commercial development would cause the potential for flooding in Southbank.
5. A commercial development would have adverse environmental impacts on all neighborhoods. This includes light pollution from the tall lights required for a commercial parking lot, it would add to noise experienced in the neighborhoods from early morning trash collection and delivery trucks, and it would add to the heat experienced in the neighborhoods from the asphalt heat island effect.





Allen and Cathy Goldapp

2336 Country Grace

Property #8

Southbank Unit 1, Block 1, Lot 5

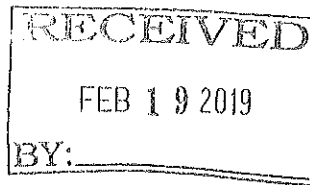
New Braunfels, TX 78130

Case: #PZ18-045 (Neuse/Smithers) (MG)

Name: Victor and Teresa Matias

Address: 2304 Country Grace

Property Number on Map: 4



We object to the rezoning of the property Lot 2 and 3, Country Meadows Subdivision, addressed at 2254 and 2316 FM 725.

Reasons for Objection:

1. FM 725 is a busy road as it is and to have additional traffic will only make the road busier and the safety of those exiting and entering Southbank will be hindered. This even gets worse during the school year with buses getting into and out of Southbank.
2. The property value of our home and the homes around ours will be negatively affected. We would not have purchased the home if the property in question were zoned as is being requested.
3. Having businesses move into this property will have a negative impact for the homes around due to the higher likelihood of vandalism and vagrancy.
4. Additional lighting will be needed to support whatever moves into this property which will have a negative impact on our well-being.
5. The noise level will increase due to the increased traffic in and out of the subject property, as it has with the addition of the traffic light. Additional use of the traffic light will increase the noise level which will have a negative impact on our quality of life.

Teresa Matias

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)

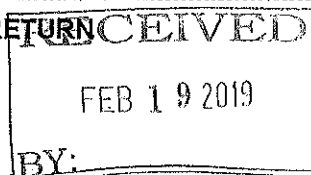
Date Sent: 12/14/18

Name: Victor + Teresa Matias

Address: 2304 Country Grace

Property number on map: 4

Comments: (Use additional sheets if necessary)



I favor: _____

I object: ☒
(State reason for objection)
see attached

Signature: *Teresa Matias*

#41

Matthew W. Simmont

From: Ashley Bible <wine1231@yahoo.com>
Sent: Friday, January 4, 2019 6:06 PM
To: Matthew W. Simmont
Subject: Re: Case No PZ-18-045

Mr. Simmons,

I am reaching out to you as a Southbank Homeowner. I, Ashley McDaniel of 122 Cambridge Way, resides less than 200 ft away from the properties listed below and our family objects to the proposed zoning but would favor zoning that is "much more residential friendly." If you have any questions, please feel free to call me at +15127730658.

Case No. PZ-18-045

The properties are Lots 2 and 3, Country Meadows Subdivision located between Conway Castle Drive and Klein Road on FM725.

Proposed zoning change is from R-1 and APD to C-1B and C-0.

Thank you,
Ashley McDaniel

#41

Sent from Yahoo Mail for iPhone

#40

Matthew W. Simmont

From: Chad Miller <chadmiller44@hotmail.com>
Sent: Monday, January 7, 2019 11:20 AM
To: Matthew W. Simmont
Subject: Rezoning of fm725

Hello

I live in 2323 stratford grace, which will be directly affected by the pending zoning change of fm725. While i do not oppose growth for tue city of nb, i do feel the zoning classification is too broad. The decision for this classification was made with the sole intention of maximizing the overall value of the properties that will be brought to market, not for what would best interest the surrounding properties. For this reason, i oppose the proposed reclassification.

Thank you,

Chad Miller
8303020292

Sent via the Samsung Galaxy S9+, an AT&T 4G LTE smartphone

#19

Matt Greene

From: Sandi Watson <sandiwatson909@gmail.com>
Sent: Wednesday, January 02, 2019 5:08 PM
To: Matt Greene
Subject: Rezoning Case: #PZ-18-045 (Neuse/Smithers) (MG)

My name is Sandra Watson
Address: 2431 Concho Loop in New Braunfels
Property number on map: #19

I hereby state my objection to the rezoning.

My reasons for objection follow: The properties in question back right up to my back yard. This has been a peaceful and quiet residential neighborhood. The "C-1B" and "C-O" are detrimental to property values of our homes because these two categories being requested allow for most all types of commercial operations. When this subdivision was built it was purported that no commercial would be built behind these properties to destroy the values of our property. These simply are NOT neighborhood friendly zoning categories and unsafe as far as families and children are concerned due to the types of commercial activities which might occur on the identified areas requesting to be rezoned.
I STRONGLY OBJECT TO THESE REQUESTS FOR REZONING.

--

Sandi Watson
sandiwatson909@gmail.com

#17

Shauna Foard
Barry King
Address: 2439 Concho Loop
Property number on map: #17

I hereby state my objection of the rezoning.

My reasons for objection follow: The properties in question back right up to my backyard. This is a quiet residential neighborhood. The C-18 and C-O are detrimental to property values of our homes because these 2 categories being requested allow for most all types of commercial operations. When this subdivision was built it was purported that no commercial properties would be built behind our neighborhood that could destroy the values of your property. There simply are NOT neighborhood friendly zoning categories and are unsafe as far as families and children are concerned due to the types of commercial activities which might occur on the identified areas requesting to be rezoned.

I STRONGLY OBJECT TO THESE REQUESTS FOR REZONING.

Additionally, the notices, which were postmarked December 21, 2019 were posted on the Friday before Christmas which means that people who were gone for the holidays lost 9 days of the Notification for Buffer residents. This has allowed only 7 other days for notices to be received by mail by people out of town for the holidays. In fact I have yet to receive notification except from neighbors.

PLEASE CONSIDER POSTPONING ANY DECISION IN THIS MATTER UNTIL A SUBSEQUENT MEETING IN FEBRUARY 2019.

#14

Holly Mullins

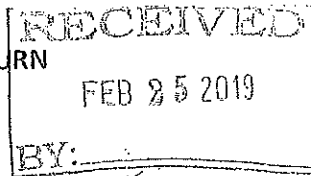
From: garrettterral@gmail.com
Sent: Monday, January 07, 2019 3:17 PM
To: Holly Mullins
Subject: Pz18-045 obosition

Good afternoon,

My name is Garrett Terral and reside at 205 Rocky Ridge Dr. I am writing to express my oposition to the rezoning pz18-045. My property is in the 200 ft buffer zone and highly oppose the Rezoning for many reasons. Anything you need from me to state my position, I will be more than happy to provide.

V/R
Garrett Terral
205 Rocky Ridge Dr

YOUR OPINION MATTERS - DETACH AND RETURN



Case: #PZ18-045 (Neuse/Smithers) (MG)

NAME: MARK DRAPER

ADDRESS: 2439 FAWNIA DR

PROPERTY NUMBER ON MAP: 11

Comments: (Use additional sheets if necessary) or write

I FAVOR: BY:

I OBJECT: ✓

(State reason for objection here or on the reverse side of this paper.)

A large, stylized handwritten signature in black ink, written over a horizontal line.

Signature

2-24-19

Date Signed

I OBJECT TO THE CO ZONING BECAUSE
I DO NOT WANT WATER DRAINAGE ISSUES,
I DO NOT WANT APARTMENTS OR MULTI
FAMILY RESIDENCES, OR ANY TYPE BOARDING
FACILITIES.

A small, stylized handwritten signature in black ink, located below the main text.

YOUR OPINION MATTERS — DETACH AND RETURN

RECEIVED

FEB 26 2019

Case: #PZ18-045 (Neuse/Smithers) (MG)

NAME: Pan Smithers

ADDRESS: 210 Rock Ridge Dr.

PROPERTY NUMBER ON MAP: 1 #23

Comments: (Use additional sheets if necessary) or write

I FAVOR: _____

I OBJECT: X

(State reason for objection here or on the reverse side of this paper.)

[Signature]

Signature

2-24-19

Date Signed

I have concerns of increased crime rates, ~~many~~ excessive lighting, and structures that will NOT be neighborhood friendly.

YOUR OPINION MATTERS -- DETACH AND RETURN

FEB 25 2019

Case: #PZ18-045 (Neuse/Smithers) (MG)

NAME: Shuk N. Laung

ADDRESS: 208 San Saba New Braunfels TX 7813

PROPERTY NUMBER ON MAP: 1.2

Comments: (Use additional sheets if necessary) or write

I FAVOR: X

I OBJECT: X

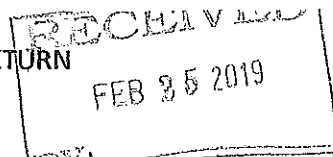
(State reason for objection here or on the reverse side of this paper.)

Shuk N. Laung
Signature

2/24/19
Date Signed

I oppose ~~condo~~ C-O zoning we don't Section 8 housing, apartments, and potential increased crime, including theft & vagrancy, and many other categories ~~in~~ in zoning

YOUR OPINION MATTERS – DETACH AND RETURN



Case: #PZ18-045 (Neuse/Smithers) (MG)

NAME: Shalee Michelle Medelein

ADDRESS: 203 Goliad, Dk

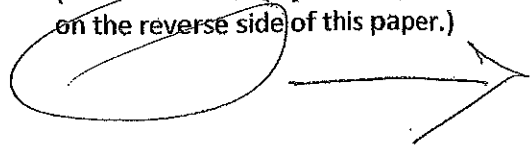
PROPERTY NUMBER ON MAP: 26

Comments: (Use additional sheets if necessary) or write

I FAVOR: BY

I OBJECT: X

(State reason for objection here or on the reverse side of this paper.)



Shalee Medelein
Signature

2/24/19
Date Signed

I oppose C-O zoning because
I do not want multi-family housing
725 can not handle traffic.

YOUR OPINION MATTERS — DETACH AND RETURN

RECEIVED

FEB 25 2019

Case: #PZ18-045 (Neuse/Smithers) (MG)

NAME: Mario Lirio

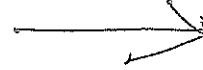
ADDRESS: 2397 Carson Loop

PROPERTY NUMBER ON MAP: 27

Comments: (Use additional sheets if necessary) or write

I FAVOR: BY:

I OBJECT: X
(State reason for objection here or
on the reverse side of this paper.)



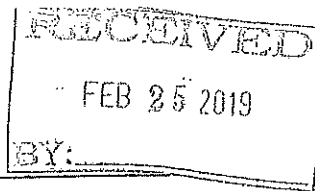
Mario Lirio
Signature

2/27/19
Date Signed

I would not want multi family housing and other
categories of C-O zoning

72

YOUR OPINION MATTERS - DETACH AND RETURN



Case: #PZ18-045 (Neuse/Smithers) (MG)

NAME: Frank Haley

ADDRESS: 2389 Carlin Loop

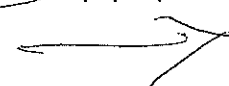
PROPERTY NUMBER ON MAP: 29

Comments: (Use additional sheets if necessary) or write

I FAVOR: _____

I OBJECT: X

(State reason for objection here or
on the reverse side of this paper.)

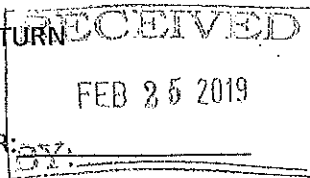


Frank Haley
Signature

2/24/19
Date Signed

I don't want C-O zoning behind me
w/ apts & drainage issues, noise increase,
light pollution, thefts, vandaleins increasing etc

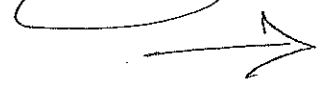
YOUR OPINION MATTERS - DETACH AND RETURN



Case: #PZ18-045 (Neuse/Smithers) (MG)
NAME: Doug Goodspeed
ADDRESS: 208 Bolind
PROPERTY NUMBER ON MAP: 35
Comments: (Use additional sheets if necessary) or write

I FAVOR: BY

I OBJECT: X
(State reason for objection here or on the reverse side of this paper.)



[Signature]
Signature

2/24/19
Date Signed

I) We do NOT want any Multi Family
housing or Commercial properties Built
Due to potential theft or Vandalism.
D.G.

YOUR OPINION MATTERS - DETACH AND RETURN

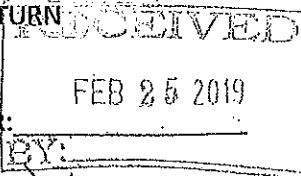
Case: #PZ18-045 (Neuse/Smithers) (MG)

NAME: BRIAN ROGERS

ADDRESS: 2373 Canyon Loop

PROPERTY NUMBER ON MAP: 33

Comments: (Use additional sheets if necessary) or write



I FAVOR:

BY:

I OBJECT: ☒

(State reason for objection here or on the reverse side of this paper.)

Signature

Date Signed

2/24/19

I object to CO zoning because I don't want
multi family housing in back of me,
or noise & light pollution, or additional
thefts & crime!

BR

January 8, 2019

To: Mr. Matt Greene with The City of New Braunfels

Re: Case# PZ18-045

I object to the rezoning of lots 2 and 3, Country meadows subdivision, addressed at 2254 and 2316 FM 725 for the following reasons.

I purchased the house on Carson loop #34 on the map this past May (2018). Part of the appeal to the house and lot is the trees behind the fence line, the quiet and the darkness at night. I am not excited to have a noisy neighbor on the other side of my back fence. I am not excited to have a bunch of extra bright LED pole lights shining in my windows at night. I would much rather see single family houses back behind my fence rather than the list of commercial uses contained in the letter. If I wanted a bunch of noise and chaos, I would have moved to a busier part of New Braunfels.

Thank you for your attention in this manner

Respectfully

Dean Brandalick

Dean Brandalick

2369 Carson Loop

New Braunfels, Texas 78130

.....
YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)

Date Sent: 12/14/18

Name: Dean Brandalick

I favor: _____

Address: 2369 Carson Loop

Property number on map: # 34

I object: SEE Additional Sheet
(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: *Dean Brandalick*

From: Justin Meadows <jwmeadows1980@gmail.com>
Sent: Saturday, February 23, 2019 9:10 AM
To: Matt Greene
Cc: banditoalejandro@me.com
Subject: Fwd: Objection to Dove Crossing Adjacent re-zoning

#20

Mr. Greene,

Just wanted to share the email below that I received from Mr. Alex Chastain. He owns property #20 on the notification map.

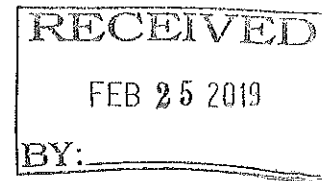
Thanks,

Justin

Sent from my iPhone

Begin forwarded message:

From: Alex Chastain <banditoalejandro@me.com>
Date: February 22, 2019 at 12:47:41 PM CST
To: <jmeadows@nbtexas.org>
Subject: Objection to Dove Crossing Adjacent re-zoning



Hello Justin,

My name is Alex Chastain, my wife and I just bought the property at 2427 Concho Loop in December. I have spoken to a few of my neighbors and they explained the zoning issue going on with the property adjacent to mine. I haven't received any kind of notification about this, I'm sure because they were sent to the old owner. I would like to express my rejection to the C-O zoning that is being proposed. I think it's way too broad of a classification, and since there is no specific plan of what will be built this could have long reaching effects. I think we should table the zoning discussion until there is a buyer for the property and they can disclose what they plan to build. This will allow the homeowners to make an informed intelligent decision about the zoning and its impact on our property values.

Thank you!

Alex Chastain
714-773-2335

Matt Greene

#1 & #9

From: Justin Meadows
Sent: Saturday, February 23, 2019 10:28 AM
To: Matt Greene
Cc: Rob Randazzo
Subject: Fwd: Rezoning PZ-18-045 response

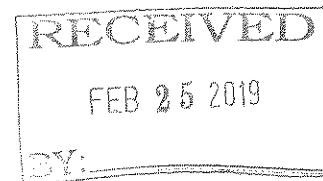
Mr. Greene,

Just wanted to share the email below that I received from Dove Crossing Home Owners Association Inc. They own property #9 on the notification map.

Thanks,

Justin

From: Rob Randazzo <skimedic72@msn.com>
Date: February 21, 2019 at 3:34:57 PM CST
To: Justin Meadows <JMeadows@nbtexas.org>
Subject: Rezoning PZ-18-045 response



Mr Meadows,

This letter is to serve on behalf of Dove Crossing Homeowners Association in reference to plot #9 as indicated in the immediate area map. Plot #9 is property owner by the homeowners association and I am authorized to reply as I am the President of the board of directors.

DCHOA opposes this proposal for the following reasons:

1. A zoning request of C-0 is too vague. More information would be needed as to what type of commercial business would be established.
2. The additional light noise would be detrimental to the residents and homeowners in the area.
3. The additional foot traffic increases the security risk of the properties in Dove Crossing.
4. The additional vehicle traffic along FM 725 poses a significant impact to residents of Dove Crossing that use that route as a means of entry or exit from Dove Crossing.
5. The impact of construction SIGNIFICANTLY impacts what is already inadequate storm drainage by reducing the amount of open land that allows for absorption into the ground. Dove Crossing is already experiencing inadequate drainage and storm runoff and any construction will only serve to add to the problem.
6. Having commercial zoning approved increases the potential of truancy by minors.
7. Rezoning in that area decreases what some owners see as appeal to their property, and therefore, impacts the valuation of their property. It will create a great deal of personal financial loss to the owners of adjacent properties.
8. The proposed zone is not intended for commercial use and should not be changed simply for the city of New Braunfels to increase tax revenue.

Please take these factors into consideration before approving a rezoning request.

Matt Greene

From: Ashli Goodspeed <ashli0907@yahoo.com>
Sent: Monday, January 07, 2019 2:28 PM
To: Matt Greene; Justin Meadows
Subject: FM 725 Development/re-zoning by Dove Crossing

Hello,

I live in Dove Crossing on the corner of Goliad Dr and Carson Loop. I recently heard about the adjacent land being developed for commercial use. I didn't think we were included in the information that was sent out via the mail since our backyard does not butt up against that land, so Justin kindly sent me the information. But we checked our mail over the weekend and low and behold it was there. I don't know if I'll make the meeting tonight so I wanted to send in our opinion to have our voice heard, on that development in case I can't get to the meeting.

Our address is 208 Goliad Dr. We are #35 on the map that was included in the mailing. While we assumed that property would eventually be sold and turned into some type of commercial property, we do object to certain types of buildings and businesses that could likely be built there.

Our main objections for types of development that would/could be built on that land would be:

- * Government/Section 8 housing
- * Apartment complexes or any other type of residential housing that would be strictly used as rental properties, such as duplexes, mobile home park, etc.
- * Night Clubs, bars, anything that would be open late hours and/or likely have loud music outdoors or be able to hear it outdoors even if it's indoor.
- * Any type of business that would have a parking lot adjacent to Dove Crossing that would have a lot of light poles in the parking lot, such as a Walgreens, CVS, a car dealership, any other big strip mall or big box store or fast food restaurants.
- * No high rise buildings as I don't want to walk out of my house, and when looking or turning to the left see big buildings or parking lot lights.
- * If businesses were to be built there, we believe it should be businesses that are not loud, not open late at night, like past 8pm.
- * It would also need to be something that wouldn't create a lot of trash, we don't want the area to start looking messy.
- * Whatever is built there needs to be something that is neighborhood & family friendly, something that residents of that area could use, we don't want or need any type of business that would attract the summer tourists. I love living in a tourist town, but let's keep the tourists to our normal tourist attractions/areas.
- * It should be something that would likely increase property values, not lower them.

I honestly believe that the only thing that neighboring residents would likely agree with going there would be something like a nursing home facility, or child daycare centers, as both are quiet. A daycare center would close early and not open weekends. We moved to a residential part of town, not a commercial part of town, and we'd like it to stay that way.

Thank you,
Ashli and Doug Goodspeed
830-387-9472
208 Goliad Dr.

Rezoning Objection



We object to the requested rezoning of lots 2 and 3 addressed at 2254 and 2316 FM 725. The traffic congestion on FM 725 continues to worsen at an alarming rate. Zoning these properties to C-1B and C-O will allow for more heavy commercial development in what is a residential area, adding more traffic and noise issues while ultimately contributing to lower property values for those of us in the adjoining subdivisions.

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)

Date Sent: 12/14/18

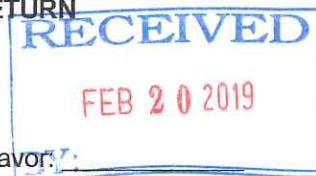
Name: Rick Love

Address: 2208 WATERFORD GRACE

Property number on map: _____

Comments: (Use additional sheets if necessary)

Signature: 



I favor: _____

I object: X
(State reason for objection)

*Outside 300'
Notification Area*

Outside of 200'
Notification Area

Catherine L. Fain

150 Oklahoma Avenue

New Braunfels, Texas 78130-8110

Email: cathifain@yahoo.com

2/3/2019

830 6201971

cathifain@yahoo.com

New Braunfels Planning Commission

550 Landa St

New Braunfels, TX 78130

(830) 221-4050

Re: Rezoning on FM725 meeting on 2/5/19

Dear Commission Members:

As the owners of the home located at 2333 Essex Grace, Southbank, New Braunfels, Texas, we would like to voice our opposition to the proposed rezoning to C-1B & C-O.

We strongly feel it would be detrimental to the families that live in the area if the commercial zoning were to be so lax. There are so many mini-storage businesses on 725 already. They are both unsightly and could even bring in a criminal element to the area.

Please keep the area safe and do not approve this lax rezoning. I realize that progress is imminent, but it must be monitored to serve the area.

If you have any questions, please call us.

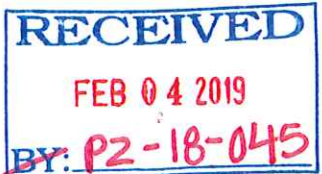
Very truly yours,



Catherine L. Fain



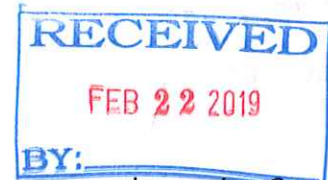
Mitchell W. Fain



Outside 200'
Notification Area

Matt Greene

From: Gene Challenner <gcnbt@gmail.com>
Sent: Friday, February 22, 2019 4:26 PM
To: Matt Greene
Subject: Letter opposing rezoning in Case PZ-18-045
Attachments: Smithers letter name redacted.pdf



Matt Greene and New Braunfels City Council:

The purpose of this letter is to inform you of our community's opposition to the proposed rezoning Case PZ-18-045. The Southbank Board of Directors represents the 319 owners in Southbank. In addition, we have been asked to speak for our neighboring home owners in Dove Crossing, which has 721 homes. We object to the request for rezoning the 'back' portion of the subject properties to C-O because of the broad range of possible uses, including the right to develop multi-story multi-family housing as a general category. Development rules are insufficient to control the many concerns for this category.

Nearly 50 individual property owners in our neighborhood and others wrote to the Planning Commission in opposition to this request. Our community attended the Commission meeting on February 5, 2019 and offered input and concerns. The Commission was disinterested in our concerns about incompatible use, infrastructure limitations, increased light or noise pollution, excess additional traffic or increased water runoff and drainage concerns. These are apparently left to be solved during engineering or by TxDOT. Therefore, we seek to be heard by the City Council and for our objections to be considered.

The Future Land Use plan for commercial zoning along FM725, with which we concur, allows acceptable commercial uses along FM 725. C-O Zoning, however, may be acceptable in new neighborhoods where adjacent R-1 communities have not already been developed but it is not compatible for properties adjacent to multiple existing R-1 neighborhoods. This proposed rezoning may maximize the selling price for the current owners, but shouldn't projects be reviewed on a case by case basis prior to approval and permitting, in order to determine compatibility? Southbank believes that the proposed rezoning would allow an incompatible development for property which is adjacent to fully developed R-1 neighborhoods.

While we appreciate the owners' right to seek the highest use of their property, we respectfully submit that our rights are of equal value. We embrace the New Braunfels Future Land Use Plan for land along the FM725 corridor; we know that continued growth will require all of us to cooperate in development that is good for everyone; we believe there is value in good urban planning and fair, effective zoning. However, we are asking the City Council to strike a balance between the goals of the Future Land Use Plan with the Council's fiduciary responsibility to maintain or improve the existing character and integrity of this area and to allow us the quiet enjoyment of our property, as assured by law.

In the past, our community has worked in cooperation with our neighbors and the City to support reasonable development and that is what we are trying to do again in this case. Despite these prior efforts, it has come to our attention that Southbank property owners have been sent letters (attached) which intimidate them to withdraw their objection to the rezoning request. Surely this is improper at least, and should certainly not be part of a process intended to reach mutually beneficial agreements.

We ask that Case PZ-18-045 be denied or postponed until our concerns and objections can be fully answered and addressed.

Respectfully,

Matt Greene

Outside 200'
Notification Area

From: Jodie <jodiemangold@sbcglobal.net>
Sent: Sunday, February 24, 2019 5:28 PM
To: Matt Greene
Cc: Justin Meadows
Subject: Re-Zoning Objection - #PZ18-045 (Neuse/Smithers)



Mr. Greene,

We are writing to ask that you oppose/ deny the re-zoning request on the properties; Lots 2 & 3, Country Meadows Subdivision, addressed at 2254 and 2316 FM 725.

We are residents of New Braunfels and have resided in Southbank for the past 23 years, which you know is across FM 725 from the requested re-zoning.

We object/oppose to this re-zoning request because these properties are located next to many pre-existing residential neighborhoods. We do not want apartments or businesses that bring with them high traffic, bright lights and noise. Should this re-zoning be approved as requested we will not have a voice in what is developed around our pre-existing neighborhood.

Regards,

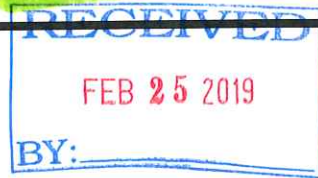
Anthony and Jodie Mangold
Southbank Resident

Sent from my iPad

Outside 200'
Notification Area

Matt Greene

From: Rick Burr <rgburr24@gmail.com>
Sent: Monday, February 25, 2019 3:32 PM
To: Matt Greene
Cc: Carol Burr; Rick Burr
Subject: Lots 2 and 3, Country Meadows Subdivision, addressed at 2254 and 2316 FM725



Dear Mr. Greene,

I am writing to you as a City representative to the New Braunfels City Council to express my objection to rezoning those properties listed in the above subject line.

My wife and I are owners of a single family residence in the South Bank subdivision located at 2357 Waterford Grace.

Facts in this Matter:

1. The proposed C-O zoning allows, among other things, various multistory, multifamily residential developments which can be 60 feet high and only 60 feet away from existing homeowners resulting in the facilities towering over existing back yards.
2. This intrusion is not fair to some of the established residential homeowners who are part of the approximately 1,300 single family residences currently in place.
3. The proximity of high, multifamily development next to residences may be acceptable in new developments where buyers know what could be expected but it is not fair to established residential homeowners.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Richard G. and Carol C. Burr

Matt Greene

From: Kelly Burris <Kelly.Burris@munters.com>
Sent: Tuesday, February 19, 2019 3:32 PM
To: Matt Greene
Subject: REZONING CASE #PZ18-045 (NEUSE/SMITHERS)
Attachments: img-190219212753-0001.pdf



Attached is my form stating my objections.

I am a resident living in Dove Crossing subdivision. My address is 237 Val Verde.

I am outside of the 200' Notification Area, but I would like to place my OBJECTION to this proposal, based on the following:

- The property value of my home and the homes in our subdivision will be negatively affected. I would not have purchased the home if the property in question were zoned as is being requested.
- Having businesses move into this property will have a negative impact for the homes in our subdivision, due to the higher likelihood of theft, vandalism, and vagrancy.

Respectfully,
Kelly Burris
237 Val Verde Drive
New Braunfels, TX 78130
830-481-7579
Email: kellyburris@att.net

Kelly Burris
Materials Analyst

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)
Date Sent: 12/14/18

Name: Kelly Burris
Address: 237 VAL VERDE
Property number on map:

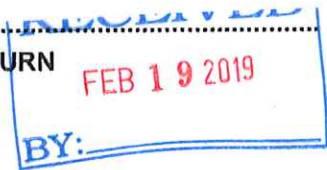
Comments: (Use additional sheets if necessary)

OBJECTIONS STATED IN EMAIL.

Signature: KBurris

I favor: _____

I object: X
(State reason for objection)



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)

Date Sent: 12/14/18



Name: Kim Bond

I favor: _____

Address: 2329 Brittany Grace

Property number on map: _____

Comments: (Use additional sheets if necessary)

I object: Kim Bond
(State reason for objection)
See comments below

I am asking that any re-zoning or developments near Southbank Blvd and 725 complement the neighborhoods here.

(in terms of noise, traffic, etc) to preserve the current peace of the residents of all ages. We need a bicycle lane going into downtown on 725 and sidewalks!

Signature: 

Outside 200'
Notification Area

Outside 200' Notification
Area

Matt Greene

From: Amanda McMillan <a.mcmillan02@yahoo.com>
Sent: Wednesday, February 20, 2019 8:28 AM
To: Matt Greene
Subject: Case No. PZ-18-045



Mr. Greene,

Regarding Case No. PZ-18-045 , I OBJECT to the proposed zoning changes for Lot 2 and 3, Country Meadows Subdivision located between Conway Castle Dr and Klein Road on FM725. I am a homeowner in Dove Crossing and would prefer to see zoning changes that are much more family friendly and that do not lead to excess traffic on FM725 and within our neighborhoods.
Please object to this zoning change.

Sincerely,
Amanda McMillan
469-667-5248
2396 Medina
New Braunfels, TX 78130

Outside 200'
Notification Area

Matt Greene

From: S Fischer <to4fishes@hotmail.com>
Sent: Wednesday, February 20, 2019 5:27 PM
To: Matt Greene
Subject: CASE NO. PZ-18-045 (NEUSE/SMITHERS)



TO: NEW BRAUNFELS COUNCIL MEMBERS

We own a home in New Braunfels, TX, at 2317 Waterford Grace, in Southbank Subdivision, across FM 725, from the properties which are the subject of the captioned case before you.

We wish to inform you that we are not in favor of the proposed change(s) for the properties in Case No. PZ-18-045. Our subdivision, along with many others, is zoned for residential purposes only. The current, proposed changes from residential zoning should not be approved. We are of the opinion that the proposed changes will potentially cause irreparable harm to our properties.

Sincerely,
Sue Ann & Rollin Fischer

Jackie Rockoff

From: Jackie Rockoff <JackieRockoff@Comcast.net>
Sent: Saturday, January 5, 2019 11:24 AM
To: 'msimmont@nbtexas.org'
Subject: In reference to Case No. PZ-18-045, Proposed zoning changes



Referencing: Case No. PZ-18-045

Lots 2 and 3, Country Meadows Subdivision located between Conway Castle Drive and Klein road on FM 725

Regarding: Proposed zoning change from R-1 and APD to C-1B and C-O

Mr. Simmont,

I am a resident of the Southbank subdivision on FM 725 across from the above listed properties, and I **STRONGLY OBJECT** to the proposed zoning changes of that property to C-1B and C-O. Southbank has been a staple in the New Braunfels community for decades. We take pride in our friendly community-centered neighborhood, upscale reputation, and safe atmosphere. Changing the property zoning to C-1B and C-O could bring less desirable businesses to the area that could potentially degrade our community by default.

I would be in favor of zoning that is much more residential friendly.

Thank you,

Jackie Rockoff

Southbank Resident
jackierockoff@comcast.net
832-350-1985

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)
Date Sent: 12/14/18

Name: Jackie Rockoff

Address: 2274 Normandy Grace.

Property number on map: _____

Comments: (Use additional sheets if necessary)

I'm a resident of the Southbank subdivision on FM 725 across from the above listed property, and I **STRONGLY OBJECT** to the proposed zoning changes. Southbank has been a staple in the New Braunfels community for decades. We take pride in our friendly community-centered neighborhood, upscale reputation, and safe atmosphere. Changing the property zoning to C-1B and C-O could bring less desirable businesses and clientele to the area that could potentially degrade our community.

Signature: Jackie Rockoff

I favor

I object: X
(State reason for objection)

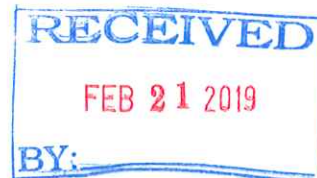


I am in favor of zoning that is more residential friendly

Outside 200' Notification Area

Matt Greene

From: Misty Oyler <misty.oyler@yahoo.com>
Sent: Thursday, February 21, 2019 9:12 AM
To: Matt Greene; Justin Meadows
Subject: Objection to zoning changes Case # PZ-18-045
Attachments: Objection to ReZoning.pdf



Hello,

I am writing to express my objection to the zoning change request for case no. PZ-18-045, lots 2 and 3, Country Meadows, located between Conway Castle Drive and Klein Road on FM 725. While I live outside of the notification zone I feel this will negatively affect all residents within ours and neighboring subdivisions.

The change in zoning is not neighborhood friendly and would allow a large variation in commercial businesses and/or multi family residences to be built. Having commercial business or a multi-family residence causes concern for increased crime, traffic, and noise near a quiet and heavily single family residential areas (Dove Crossing, Pecan Crossing, Southbank).

Traffic on 725 and Klein Road is already heavy and at times dangerous and a change in zoning would increase this substantially. There are also schools near this area that would not benefit from an increase in traffic.

Thanks,
Misty Oyler
531 Gaines
New Braunfels TX 78130
Dove Crossing
210-954-2349
misty.oyler@yahoo.com

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)

Date Sent: 12/14/18

Name: Misty Oyler
Address: 531 GAINES DR New Braunfels
Property number on map: outside of 200 feet TX 78130

Comments: (Use additional sheets if necessary)

see email as well.

Signature: *Misty Oyler*



I favor:

I object: X
(State reason for objection)

*Such zoning changes will
cause increase in crime,
noise, traffic, pollution.
Too close to single-family
quiet residential area.*

YOUR OPINION MATTERS - DETACH AND RETURN

Outside Dec
Notification
Area

Case: #PPZ18-045 (Neuse/Smithers) (MG)

Date Sent 12/14/18

Name:

JOAN WILSON

I favor

Address: ~~12145 S. Paddy Loop~~ New Braunfels TX 78130

Property number on map:

2245 S. Paddy Loop

I object

X

(State reason for objection)

Comments: (Use additional sheets if necessary)

Advance rezoning to allow multifamily apartments next to existing R-1 neighborhoods creates an incompatible use, and must not be allowed. To consider rezoning on a project specific basis, lighting, traffic, pollution, noise, drainage and infrastructure must be demonstrated to be adequate.

Signature:





Outside 200'
Notification Area

Matt Greene

From: John Ahnert <jsahnert@earthlink.net>
Sent: Friday, February 22, 2019 10:33 AM
To: Matt Greene
Subject: CASE NO. PZ-18-045 (NEUSE/SMITHERS)



TO: NEW BRAUNFELS COUNCIL MEMBERS

We own a home in New Braunfels, TX, at 2309 Waterford Grace, in Southbank Subdivision, across FM 725, from the properties which are the subject of the captioned case before you.

We are not in favor of the proposed zoning changes as this will adversely affect our entrance and exit from our subdivision. Having commercial zoning this close to family homes is not good planning for many reasons and should be obvious to the board. NB is not hurting for developable land and there is no reason to have commercial establishments this close to family homes. Further down 725 there is plenty of land available that is NOT cheek by jowl next to single family homes.

Are we trying to look like Houston?

Thank you
John O. & Mary S. Ahnert

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)

Date Sent: 12/14/18



Name: Elsie Albrighton

I favor: _____

Address: 2254 Kensington Way

Property number on map: _____

I object: Will bring undesirable
(State reason for objection)

Comments: (Use additional sheets if necessary)

businesses to our area.
will bring property values
down.

Signature: Elsie Albrighton

outside 200'
Notification
Area

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)
Date Sent: 12/14/18

Name: Robin Browning

Address: 2234 South Abbey Loop

Property number on map: _____

Comments: (Use additional sheets if necessary)

Signature: Robin Browning



I favor: _____

I object: X
(State reason for objection)
additional traffic,
flood control,
loss of impervious cover

Outside 200'
Notification Area

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)
Date Sent: 12/14/18

Name: Fred Browning

Address: 2234 South Abbey Loop

Property number on map: _____

Comments: (Use additional sheets if necessary)

Signature: Fred R. Browning



I favor: _____

I object: X
(State reason for objection)

Rezoning the property

Outside 200'
Notification Area

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)
Date Sent: 12/14/18

Name: Elizabeth Fowler

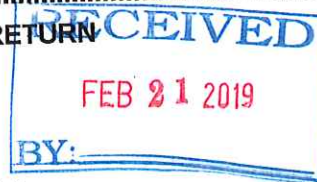
Address: 125 Dunder Grove

Property number on map: _____

Comments: (Use additional sheets if necessary)

I am concerned about how this rezoning will
affect traffic at the entrance to our neighborhood.

Signature: [Signature]



I favor: _____

I object: ✓
(State reason for objection)

Outside 200'
Notification Area

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)

Date Sent: 12/14/18

Name: Mike | Beth Bohan
Address: 2271 Brittany Grace

Property number on map: _____

Comments: (Use additional sheets if necessary)-

Southbank Subdivision

Signature: Mike Bohan



I favor: BY:

I object: X
(State reason for objection)

Concerned about unappealing business opening there
Outside 200' Notification Area

Scanned by CamScanner

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)

Date Sent: 12/14/18

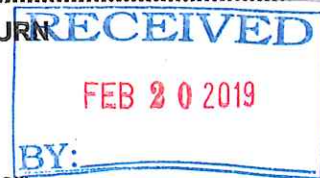
Name: William W. Goodwin
Address: 3429 Country Grace

Property number on map: _____

Comments: (Use additional sheets if necessary)

I oppose rezoning. This would increase already dangerous traffic conditions, increase flood water through our subdivision. Remediate would cost more than any tax gain.

Signature: William W. Goodwin



I favor: _____

I object: _____
(State reason for objection)

Outside 200' Notification Area

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)

Date Sent: 12/14/18

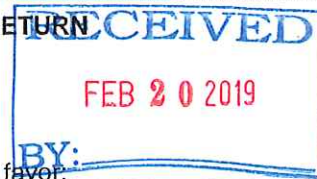
Name: Michael Pryor
Address: 2263 Stratford Grace

Property number on map: _____

Comments: (Use additional sheets if necessary)

Too many unknowns regarding the types of businesses that plan to operate on this property.

Signature: Michael Pryor



I favor: _____

I object: ✓
(State reason for objection)

Outside 200' Notification Area

YOUR OPINION MATTERS - DETACH AND RETURN

RECEIVED

FEB 20 2019

Case: #PZ18-045 (Neuse/Smithers) (MG)

Date Sent: 12/14/18

Name: JERRY C JARVISAddress: 2353 BRITTANY GRACE

Property number on map: _____

Comments: (Use additional sheets if necessary)

I favor: _____

I object: SAFETY
(State reason for objection)

Signature: _____

Outside 200'
Notification Area

YOUR OPINION MATTERS - DETACH AND RETURN

RECEIVED

FEB 20 2019

Case: #PZ18-045 (Neuse/Smithers) (MG)

Date Sent: 12/14/18

Name: Patty SchaeferAddress: 183 Dalton St. 78130

Property number on map: _____

Comments: (Use additional sheets if necessary)

I favor: _____

I object: X
(State reason for objection)

Signature: _____

I would like a commercial zoning
designation that is more appropriate
for neighborhood housing.Outside 200'
Notification Area

YOUR OPINION MATTERS - DETACH AND RETURN

RECEIVED

FEB 20 2019

Case: #PZ18-045 (Neuse/Smithers) (MG)

Date Sent: 12/14/18

Name: TRACY ISARRARAZAddress: 2634 DOVE CROSSINGProperty number on map: 9

Comments: (Use additional sheets if necessary)

I favor: _____

I object: ✓
(State reason for objection)

Signature: _____

- ① Property value would decrease.
- ② surrounding roads would be too busy
- ③ Noise level would increase outside 200'

YOUR OPINION MATTERS - DETACH AND RETURN

RECEIVED

FEB 20 2019

BY:

Case: #PZ18-045 (Neuse/Smithers) (MG)

Date Sent: 12/14/18

Name: MARTIN Puente JrAddress: 144 Dandee GRACE

Property number on map: _____

Comments: (Use additional sheets if necessary)

TRAFFIC Congestion, it would get worse
 TRAFFIC is already heavy on FM 725

Signature: Martin Puente Jr Apartments would create
 more traffic.

I favor: _____

I object: ☒

(State reason for objection)

Outside 200'
 Notification
 Area

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)

Date Sent: 12/14/18

Name: Shirley L. CumbyAddress: 2270 Normandy Grace

Property number on map: _____

Comments: (Use additional sheets if necessary)

If re-zoned at all it needs to be residential friendly
 to accommodate all the residential interests of those
 already living near these properties

Signature: Shirley L. Cumby

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I favor: _____

FEB 20 2019

BY: XI object: ☒

(State reason for objection)

Outside 200'
 Notification Area

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)

Date Sent: 12/14/18

Name: LANCE & Amy WIFEAddress: 111 Dover Grace, NB TX 78130

Property number on map: _____

Comments: (Use additional sheets if necessary)

Signature: Lance & Amy

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BY: _____

I object: ☒

(State reason for objection)

We want Neighborhood friendly
 Zoning

Outside 200'
 Notification
 Area

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)
Date Sent: 12/14/18

Name: NANCY SEYMOUR
Address: 2302 Waterford Grace
Property number on map: _____

Comments: (Use additional sheets if necessary)

As a resident of Southbank, I would like the property across from Southbank as "residential friendly" as possible

Signature: Nancy Seymour



I favor: _____

I object: X
(State reason for objection)

Outside 200' Notification Area

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)
Date Sent: 12/14/18

Name: Don Seymour
Address: 2302 Waterford Grace
Property number on map: _____

Comments: (Use additional sheets if necessary)

Residential friendly businesses.

Signature: Don Seymour



I favor: _____

I object: X
(State reason for objection)

To much traffic.
Present roads can not handle the traffic.

Outside 200' Notification Area

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)
Date Sent: 12/14/18

Name: Paul and Lilia Marek
Address: 2288 Stratford Grace
Property number on map: _____

Comments: (Use additional sheets if necessary)

Signature: PM



I favor: _____

I object: Safety and Property Value
(State reason for objection)

Outside 200' Notification Area

Outside 200'
Notification Area

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)
Date Sent: 12/14/18

Name: Rene Schmitz

Address: 123 Country Grace South

Property number on map: _____

Comments: (Use additional sheets if necessary)

Signature: _____

[Signature] 02/19/19

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I favor: _____

I object: _____

(State reason for objection)

rezoning
that does NOT clearly
and specifically detail
what can be built on the
property.

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)
Date Sent: 12/14/18

Name: JEFF FOWLER

Address: 125 DUNDIE GRACE, NBTX 78130

Property number on map: _____

Comments: (Use additional sheets if necessary)

Signature: _____

[Signature]

RECEIVED

FEB 19 2019

I favor: _____

I object: _____

(State reason for objection)

TRAFFIC, NEIGHBORHOOD
ACCESS

Outside 200'
Notification Area

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)
Date Sent: 12/14/18

Name: DUANE D. WHITE

Address: 2284 STRATFORD GRACE

Property number on map: SOUTHBANK #7 BLOCK 8
LOT 45

Comments: (Use additional sheets if necessary)

Signature: _____

[Signature]

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FEB 19 2019

I favor: _____

I object: _____

UNLIMITED COMMERCIAL
(State reason for objection)

Outside 200'
Notification Area

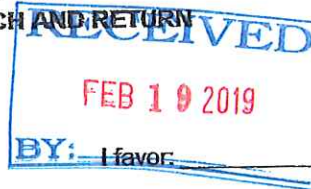
YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)
Date Sent: 12/14/18

Name: Christie Schmitz
Address: 123 Country Grace South
Property number on map: _____

Comments: (Use additional sheets if necessary)

Signature: Christie Schmitz



Outside 200' Notification Area

I object: X due to the
(State reason for objection)
fact that the back half
of the property is zoned for
any commercial use what-
soever therefore a buyer
can put anything there -
even if not neighborhood friendly

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)
Date Sent: 12/14/18

Name: Rebecca L Goldstein
Address: 157 Conway Castle Dr NB
Property number on map: _____

Comments: (Use additional sheets if necessary)

This is a residential area
family friendly. Changing
traffic - and opening
Signature: Rebecca L Goldstein



I favor: _____

I object: X
(State reason for objection)

and needs to stay
the zoning - increasing
the door to any type
of business is
unacceptable!

along with the property is 1/4 acre

Outside 200' Notification Area

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)
Date Sent: 12/14/18

Name: Stephen Couture
Address: 2250 South Abbey Loop
Property number on map: _____

Comments: (Use additional sheets if necessary)

traffic is already a nightmare on FM 725
due to all the new houses built. New commercial
businesses will make bad traffic even worse

Signature: Stephen Couture



I favor: _____

I object: X
(State reason for objection)

Outside 200' Notification Area



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Nouso/Smithers) (MG)
Date Sent: 12/14/18

Name: ARCH R MALLARD
Address: 2267 KENSINGTON WAY

Property number on map: _____

Comments: (Use additional sheets if necessary)

Signature: Arch R. Mallard

I favor: _____

I object: X
(State reason for objection)

LOWER PROPERTY
VALUES
TRAFFIC INCREASE

Outside 200'
Notification Area

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)
Date Sent: 12/14/18

Date Sent: 12/14/16
Name: Aedra J. Colviter
Address: 126 Dayton St, NB, TX 78130

Property number on map: _____

Comments: (Use additional sheets if necessary)

Added traffic and noise (depending on type of business) would very likely cause my property value to decrease.

Signature: Andrea J. Counter

Signature: Andrea J. Couter



I favor:

I object: ☒ _____
(State reason for objection)

Outside
Door
Notification
Area

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)
Date Sent: 12/14/18

Name: Ray Watson
Address: 2262 Normandy Place

Property number on map: _____

Comments: (Use additional sheets if necessary)

Signature: Kay Watson



I favo

1 object: Depreciation of
(State reason for objection).

Home Values
in South Bank
if passed

Outside 'Ice'
Notification Area

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)

Date Sent: 12/14/18

Name: PAUL & LIZ VOORHEES

Address: 2242 WINDSON PLACE

Property number on map: _____

Comments: (Use additional sheets if necessary)

Signature: [Signature]

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FEB 19 2019
BY: _____

I favor: _____

I object: [Signature]
(State reason for objection)

REZONING WILL AFFECT
NEIGHBORHOOD NEGATIVELY
+ IMPACT HOME VALUES
FOR FUTURE RESALE.

Outside 200'
Notification Area

Matt Greene

From: Cheri Beck <cbeck211@gmail.com>
Sent: Tuesday, February 19, 2019 4:00 PM
To: Matt Greene
Subject: Rezoning 725 area

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FEB 19 2019
BY: _____

Outside 200'
Notification Area

AGAINST!

Scott & Cheryl Beck
2444 Dimmitt Drive
Dove Crossing

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)

Date Sent: 12/14/18

Name: Susan Allpass

Address: 2314 Brittany Grace, NB

Property number on map: _____

Comments: (Use additional sheets if necessary)

Signature: Susan Allpass

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BY: _____

I favor: _____

I object: ✓
(State reason for objection)

Outside 200'
Notification Area

Outside 200'
Notification Area

YOUR OPINION MATTERS - DETACH AND RETURN



Case: #PZ18-045 (Neuse/Smithers) (MG)

Date Sent: 12/14/18

Name: CLINT WATSON

Address: 2262 NORMANBY GRACE NB 78130

Property number on map: _____

Comments: (Use additional sheets if necessary)

SOUTHBANK SUBDIVISION

Signature: Clint Watson

I favor: _____

I object: X
(State reason for objection)

IT IS NON DESIRABLE
FOR OUR NEIGHBORHOOD.
FM 725 IS NOT WIDE
ENOUGH TO SUPPORT BUSINESS
TRAFFIC, IN THAT LOCATION.
COMMERCIAL USE OF THAT
PROPERTY IS INCONSISTANT
WITH SURROUNDING USES.

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)

Date Sent: 12/14/18

Name: Deborah Lewis

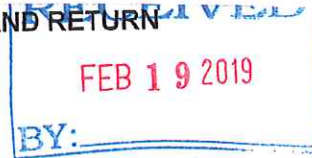
Address: 2201 Waterford Grace

Property number on map: _____

Comments: (Use additional sheets if necessary)

No rezoning for multi-family/apartments or hotels

Signature: Deborah Lewis



I favor: _____

I object: X
(State reason for objection)

Outside 200'
Notification Area

Case: #PZ18-045 (Neuse/Smithers) (MG)

Date Sent: 12/14/18

Name: Thomas R. Donahoe

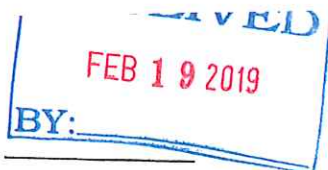
Address: 2430 Country Grace, NB 78130

Property number on map: _____

Comments: (Use additional sheets if necessary)

I feel that a Zoning Code of "CO" is too
broad and would rather that buyers of
the property request zoning to match their
intended use.

Signature: Thomas R. Donahoe



I favor: _____

I object: X
(State reason for objection)

Outside 200'
Notification Area

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)

Date Sent: 12/14/18

Name: Terrill E. Dorebo

Address: 2430 Country Lane, NB 78130

Property number on map: _____

Comments: (Use additional sheets if necessary)

I feel that a "CO" Zone code is too Broad and would rather that buyers of the property request zoning to match their intended use

Signature: Terrill E. Dorebo

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FEB 19 2019

I favor: BY:

I object: X
(State reason for objection)

Outside of 200' Notification Area

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)

Date Sent: 12/14/18

Name: VIRGINIA GIL

Address: 2260 BRITTANY GRACE

Property number on map: _____

Comments: (Use additional sheets if necessary)

Signature: R. Gil

I favor: _____

I DON'T WANT TO HAVE COVERTAL SITES NEAR MY HOUSE
I object: MY HOUSE
(State reason for objection)

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FEB 19 2019

BY: _____

Outside 200' Notification Area

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)

Date Sent: 12/14/18

Name: RICHARDO GIL

Address: 2260 BRITTANY GRACE

Property number on map: _____

Comments: (Use additional sheets if necessary)

Signature: Ricardo Gil

I favor: _____

I WANT TO KEEP MY NEIGHBORHOOD RESIDENTIAL AND QUIET
I object: I WANT TO KEEP MY NEIGHBORHOOD RESIDENTIAL AND QUIET
(State reason for objection)

RECEIVED

FEB 19 2019

BY: _____

Outside 200' Notification Area

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)
Date Sent: 12/14/18

Name: RAYMOND CAFREY

Address: 2221 WINDSOR PL

Property number on map:

Comments: (Use additional sheets if necessary)

NOT COMPATIBLE WITH THE NEIGHBOR

Signature: Raymond Cafrey

I favor:

I object: ✓
(State reason for objection)



Outside of 200'
Notification Area

Matt Greene

From: John Bedgood <johnbedgood@hotmail.com>
Sent: Tuesday, February 19, 2019 2:10 PM
To: Matt Greene
Subject: Notice of Public Hearing Smithers rezoning.pdf
Attachments: Notice of Public Hearing Smithers rezoning.pdf; ATT00001.txt



John Bedgood and Virginia Bedgood of 2231 Kensington Way, South Bank are against rezoning on 725

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)
Date Sent: 12/14/18

Name: Deborah Werner

Address: 112 Dundee Grace New Braunfels TX 78130

Property number on map:

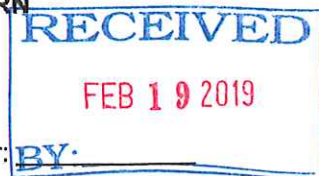
Comments: (Use additional sheets if necessary)

Advance rezoning to allow multifamily apartments next to existing R-1 neighborhoods creates an incompatible use, and must not be allowed. To consider rezoning on a project specific basis, lighting, traffic, pollution, noise, drainage and infrastructure must be demonstrated to be adequate.

Signature: Deborah Werner

I favor: BY:

I object: X
(State reason for objection)



outside of 200'
Notification Area

YOUR OPINION MATTERS - DETACH AND RETURN



Case: #PZ18-045 (Neuse/Smithers) (MG)
Date Sent: 12/14/18

Name: Mark Werner
Address: 112 Dundee Grace New Braunfels TX 78130
Property number on map: _____

I favor: _____

I object: X
(State reason for objection)

Comments: (Use additional sheets if necessary)

Advance rezoning to allow multifamily apartments next to existing R-1 neighborhoods creates an incompatible use, and must not be allowed. To consider rezoning on a project specific basis, lighting, traffic, pollution, noise, drainage and infrastructure must be demonstrated to be adequate.

Signature: [Signature]

outside 200'
Notification Area

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)
Date Sent: 12/14/18

Name: Mitchell + Catherine Fain
Address: 2333 Essex Grace
Property number on map: _____

I favor: _____

I object: X
(State reason for objection)

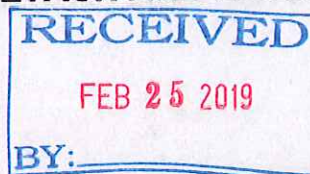
Comments: (Use additional sheets if necessary)

Keep it a safe & family friendly area outside 200'
Notification Area



Signature: C. Le Fain
m w fa

YOUR OPINION MATTERS - DETACH AND RETURN



Case: #PZ18-045 (Neuse/Smithers) (MG)
Date Sent: 12/14/18

Name: Mary Irwin
Address: 2254 S. Abbey Loop
Property number on map: _____

I favor: _____

I object: ✓
(State reason for objection)

Comments: (Use additional sheets if necessary)

I don't feel putting apartments they a pre-exis

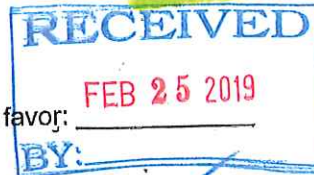
Outside 200'
Notification Area

Outside 200'
Notification Area

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)
Date Sent: 12/14/18

Name: Beverly Lowak
Address: 2276 S. Abbey Loop, New Braunfels
Property number on map: _____



I favor: _____
I object: ☒
(State reason for objection)

Comments: (Use additional sheets if necessary)

My husband & I don't feel that apartments are suitable to be right across from existing single-family residential areas due to the wide range of potential businesses that could be built there under the proposed zoning.

Signature: Beverly Lowak

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)
Date Sent: 12/14/18

Name: Christine J. Flynn
Address: 2438 Country Grace
New Braunfels, TX 78130-8995
Property number on map: _____



I favor: _____
I object: ☒
(State reason for objection)

Comments: (Use additional sheets if necessary)

The proposed C-O zoning would allow the property to be used for a broad variety of uses including, but not limited to, various multistory, multifamily residential developments that could be 60 feet high by the ordinance and only 60 feet away from existing single family residences. This proposed C-O zoning would not be appropriate within the existing, multi-subdivision, 1300 plus single family home environment.

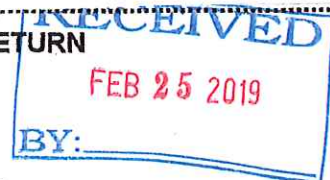
Signature: Christine J. Flynn

Outside 200'
Notification Area

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)
Date Sent: 12/14/18

Name: Ted Baker
Address: 2266 Normandy Grace
Property number on map: _____



I favor: _____
I object: ☒
(State reason for objection)

Comments: (Use additional sheets if necessary)

With too many single family residences (1300) in the proposed area, I believe apartments would be more suitable in another location.

Signature: Ted Baker

Outside 200'
Notification Area

YOUR OPINION MATTERS - DETACH AND RETURN

FEB 25 2019

BY:

Case: #PZ18-045 (Neuse/Smithers) (MG)
Date Sent: 12/14/18

Name: Frances E. Roff
Address: 2223 Pecan Villa New Braunfels
Property number on map: 78130

I favor: _____

I object: X
(State reason for objection)

Comments: (Use additional sheets if necessary)

I disapprove of the low income housing.
I paid a lot of money for living in this area. I am a
Signature: Frances E. Roff NO vote.

Outside 200'
Notification Area

YOUR OPINION MATTERS - DETACH AND RETURN

RECEIVED
FEB 25 2019
BY:

Case: #PZ18-045 (Neuse/Smithers) (MG)
Date Sent: 12/14/18

Name: Roger + MaryPat Coco
Address: 2211 Pecan Villa
Property number on map: _____

I favor: _____

I object: X
(State reason for objection)

Comments: (Use additional sheets if necessary)

Don't want property values negatively affected
by low income housing /apartments. Please do not
rezone. Signature: MaryPat Coco

Outside 200'
Notification Area

YOUR OPINION MATTERS - DETACH AND RETURN

RECEIVED
FEB 25 2019
BY:

Case: #PZ18-045 (Neuse/Smithers) (MG)
Date Sent: 12/14/18

Name: Suzanne Padgett
Address: 2219 Pecan Villa
Property number on map: _____

I favor: _____

I object: X
(State reason for objection)

Comments: (Use additional sheets if necessary)

I am a senior citizen and I cant afford to
move, I dont want my property value dropped
Signature: Suzanne Padgett

Outside 200'
Notification Area

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)
Date Sent: 12/14/18

Name: Pamela R. Jones
Address: 2215 Pecan Villa
Property number on map: _____

Comments: (Use additional sheets if necessary)

Protecting my property value.

Signature: Pamela R. Jones

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FEB 25 2019

I favor: BY: _____

I object: X
(State reason for objection)

*Outside 200'
Notification Area*

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)
Date Sent: 12/14/18

Name: Cynthia Grubbs
Address: 2236 Pecan Tree
Property number on map: _____

Comments: (Use additional sheets if necessary)

*Do NOT want my property value to be
affected.*

Signature: Cynthia Grubbs

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FEB 25 2019

I favor: _____

I object: ✓
(State reason for objection)

*Outside 200'
Notification Area*

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)
Date Sent: 12/14/18

Name: Nancy Goodart
Address: 2214 Pecan Villa
Property number on map: _____

Comments: (Use additional sheets if necessary)

Signature: Nancy Goodart

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FEB 25 2019

I favor: _____

I object: X
(State reason for objection)

*Outside 200'
Notification Area*

Case: #PZ18-045 (Neuse/Smithers) (MG)
Date Sent: 12/14/18

Name: Ashley Birk McDaniel
Address: 122 Cambridge Way, NB, TX 78130
Property number on map: #08

Comments: (Use additional sheets if necessary)

Signature: Ashley Birk McDaniel

I favor: _____

I object: Privacy concerns
(State reason for objection)

Seeing into my kitchen
and living room area
if the buildings are
permitted to be over

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FEB 21 2019

Outside 200'
Notification Area

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)
Date Sent: 12/14/18

Name: Stacy Gonzales
Address: 2459 FANNIN DR
Property number on map: _____

Comments: (Use additional sheets if necessary)

Signature: Stacy Gonzales

I favor: _____

I object: ☒
(State reason for objection)

RECEIVED

FEB 25 2019

BY: _____

Outside 200'
Notification Area

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-045 (Neuse/Smithers) (MG)
Date Sent: 12/14/18

Name: Cathy Langland
Address: 2378 Brittany Grace
Property number on map: _____

Comments: (Use additional sheets if necessary)

We would like to see something that is more residential
friendly, ~~that~~ taking the existing established neighborhood
into consideration, and also taking increase traffic into
consideration.

Signature: Cathy Langland

I favor: _____

I object: ☒
(State reason for objection)

RECEIVED

FEB 19 2019

BY: _____

Outside 200'
Notification Area

Matthew W. Simmont

Outside of the
200' Notification
Area

From: Becky Goldstein <beckyg96@yahoo.com>
Sent: Saturday, January 5, 2019 8:37 AM
To: Matthew W. Simmont
Subject: Objection to rezoning

Dear Mr. Simmont,

I'm a resident on Conway Castle Dr and am writing to strongly object to the proposed change in zoning to Lots 2 and 3, Country Meadows Subdivision located between Conway Castle Dr and Klien Road on FM 725.

I understand the proposed zoning change would move these lots from R-1 and APD to C- 1B and C-O which is unacceptable for this more upscale residential area. I would favor and urge the Planning Commission for zoning much more residential friendly.

Best Regards,
Rebecca Goldstein
157 Conway Castle Dr
New Braunfels, TX 78130

[Sent from Yahoo Mail on Android](#)

Matthew W. Simmont

Outside of the
900' Notification
Area

From: Debbie Lewis <lewisd@satx.rr.com>
Sent: Saturday, January 5, 2019 9:46 AM
To: Matthew W. Simmont
Subject: Case No. PZ-18-045

Case No. PZ-18-045

The properties are Lots 2 and 3, Country Meadows Subdivision located between Conway Castle Drive and Klein Road on FM725.

Proposed zoning change is from R-1 and APD to C-1B and C-O.

Mr. Simmont,

I OBJECT to the above zoning but would favor zoning that is much more residential friendly. And would like for you to strongly object to this zoning.

Thank you,
Deborah Lewis
2201 Waterford Grace
New Braunfels, Texas 78130

Matthew W. Simmont

Outside of the
200' Notification
Area

From: RAYMOND LAFREY <rlafrey39@gmail.com>
Sent: Saturday, January 5, 2019 10:30 AM
To: Matthew W. Simmont
Cc: Southbank Homeowner's Association
Subject: FM 725 Rezoning Case No. PZ-18-045

Mr Simmonts,

I am Raymond LaFrey, and live in Southbank, New Braunfels.

This is in regard to Case No. PZ-18-045, Lots 2 and 3, Country Meadows Subdivision, located between Conway Castle Drive and Klein Road on FM725, and the proposed zoning change from R-1 and APD to C-1B and C-O.

I strongly object to the proposed zoning change and recommend zoning that is much more residential friendly.

Respectfully,

Raymond R. LaFrey

2221 Windsor Pl

New Braunfels, Texas 78130

830 214 0621

In your email you might say you object to the above zoning but would favor zoning that is "much more residential friendly." (Rather than proposing specific zoning at this point that we would find acceptable, it's better to wait until the zoning meeting to determine what alternative we would favor. At this point we simply want to state our objection to the currently proposed zoning).

Outside of the
200' Notification
Area

Matthew W. Simmont

From: Jackie Rockoff <JackieRockoff@Comcast.net>
Sent: Saturday, January 5, 2019 11:24 AM
To: Matthew W. Simmont
Subject: In reference to Case No. PZ-18-045, Proposed zoning changes

Referencing: Case No. PZ-18-045
Lots 2 and 3, Country Meadows Subdivision located between Conway Castle Drive and Klein road on FM 725

Regarding: Proposed zoning change from R-1 and APD to C-1B and C-O

Mr. Simmont,

I am a resident of the Southbank subdivision on FM 725 across from the above listed properties, and I **STRONGLY OBJECT** to the proposed zoning changes of that property to C-1B and C-O. Southbank has been a staple in the New Braunfels community for decades. We take pride in our friendly community-centered neighborhood, upscale reputation, and safe atmosphere. Changing the property zoning to C-1B and C-O could bring less desirable businesses to the area that could potentially degrade our community by default.

I would be in favor of zoning that is much more residential friendly.

Thank you,

Jackie Rockoff
2274 Normandy Grace
Southbank Resident
jackierockoff@comcast.net
832-350-1985

Outside of the
200' Notification
Area

Matthew W. Simmont

From: Ken <ken2288@att.net>
Sent: Saturday, January 5, 2019 12:21 PM
To: Matthew W. Simmont
Subject: Proposed zoning change is from R-1 and APD to C-1B and C-O.

As a resident of SouthBank subdivision, we think this proposed zoning change to the property across 725 from SouthBank would allow development that could devalue our properties. I would favor a more restrictive and neighborhood friendly zoning to be applied.

Thank you for your consideration.

Ken & Deana Bates
2288 Brittany Grace

Outside of the
200' Notification
Area

Matthew W. Simmont

From: Rick Burr <rgburr24@gmail.com>
Sent: Saturday, January 5, 2019 4:28 PM
To: Matthew W. Simmont
Subject: Case No. PZ-18-045

Dear Simmont:

My wife and I are home owners in the Southbank Subdivision located on FM725. Our street address is 2357 Waterford Grace, New Braunfels, Texas 78130.

I am writing concerning the case referenced in the above subject line concerning lots 2 and 3, Country Meadows Subdivision located between Conway Castle Drive and Klein Road on FM725. There is a proposed zoning change from R-1 and APD to C-1B and C-O.

My wife and I object to the zoning change but would be comfortable with a much more residential friendly zone.

Sincerely,
Richard G. Burr

Outside 200'
Notification
Area

Matthew W. Simmont

From: Monique Lassiter <moniquelasseter@gmail.com>
Sent: Saturday, January 5, 2019 5:23 PM
To: Matthew W. Simmont
Subject: Objection to Zoning along 725

Dear Sir,

I would like to oppose the current zoning proposal to C-1B across from my subdivision, Southbank.

This proposed zoning is not acceptable to our residential neighborhood. I do not oppose the other zoning proposal.

Blessings,

Monique and James Lasseter

2275 Brittany Grace

Sent from my iPhone

Outside of the
200' Notification
Area

Matthew W. Simmont

From: M Lasseter <mycandlelady@satx.rr.com>
Sent: Saturday, January 5, 2019 5:26 PM
To: Matthew W. Simmont
Subject: FM 725 Zoning objection

Dear Sir,

I would like to oppose the current zoning proposal to C-1B across from my subdivision, Southbank.

This proposed zoning is not acceptable to our residential neighborhood. I do not oppose the other zoning proposal.

Thank you,

Barbara Vincenti

2279 Brittany Grace

Outside of the
200' Notification
Area

Matthew W. Simmont

From: Tommie Gillespie <tommie.gillespie@yahoo.com>
Sent: Friday, January 4, 2019 8:59 PM
To: Matthew W. Simmont
Subject: Rezoning 725

I am property owner in south bank subdivision on Stratford Grace.

I would much prefer another subdivision built across from our subdivision than any businesses that my devalue my property.

Sent from my iPhone

2260 Stratford Grace

Outside of the
200' Notification
Area

Matthew W. Simmont

From: Vincent Polito <v.polito@att.net>
Sent: Friday, January 4, 2019 8:43 PM
To: Matthew W. Simmont
Subject: Case No. PZ-18-045

Mr Simmont

I am writing in reference to a zoning change request that is before the city of New Braunfels. The location of the property is Lots 2 and 3, Country Meadows Subdivision, located between Conway Castle Drive and Klein Road on FM 725. This property is located across FM 725 from the Southbank Subdivision. The proposed zoning change is from R-1 and APD to C-1B and C-O. My name is Vincent Polito and I am a resident and homeowner in the Southbank Subdivision. (2340 Normandy Grace) I am opposed to this zoning request as currently stated. My main objection is that if you look at the area bounded by Walnut Ave, County Line Road, Klein Road and the Guadalupe River, this general area has been overwhelmingly developed as single family residential. There are some businesses located along County Line Road and Walnut with also a scattered number along FM 725, most of which would be considered neighborhood friendly commercial. (churches, businesses located in renovated homes etc) I believe this use of this land has been well-established for many years now and the city of New Braunfels should act to keep this generally residential area intact and supported by the city. I would support a zoning change for this area to either single family residential or a more neighborhood friendly commercial designation. Changing the zoning to C-1B or C-O would allow for a very wide range of commercial entities to enter the area, many of which would not be neighborhood friendly. This would fundamentally change the nature of this general area and negatively impact a great number of residents since a great number of New Braunfels residents live within the Walnut, County Line Road, Klein Road, Guadalupe River rectangle. Please vote against this zoning change request and explore ways to make this a more neighborhood friendly proposal.

Thanks in advance for your consideration of my request. I can be reached at 281-610-1172 if you have further questions.

Sincerely

Vincent Polito

2340 Normandy Grace

New Braunfels

Matthew W. Simmont

Outside of the
200' Notification
Area

From: Nancy Fussell <nancytravel@hotmail.com>
Sent: Friday, January 4, 2019 7:48 PM
To: Matthew W. Simmont
Subject: Case No. PZ-18-045

Mr. Simmont,

I am writing concerning Lots 2 and 3, Country Meadows Subdivision located between Conway Drive and Klien Road on FM 725. I understand there is a proposed zoning change from R-1 and APD to C- 1B and C-O.

My husband and I object to the above zoning change. We would favor zoning more residential friendly. We live in Southbank subdivision.

Thank you,
Nancy and Donald Seymour
2302 Waterford Grace
New Braunfels, Tx 78130

Sent from my iPad

Outside of the
200' Notification
Area

Matthew W. Simmont

From: Ed Warnecke <edwarnecke1@gmail.com>
Sent: Friday, January 4, 2019 6:12 PM
To: Matthew W. Simmont
Subject: proposed rezoning change

Subject:
Zoning change being considered for case #PZ-18-045lots 2 & 3 in Country Meadows Sub-division on FMR 725
...across from SouthBank Sub-Division

Please accept this e-mail as my formal objection to the above referenced lots being rezoned from R-1 and APD to C-1B and C-O

As a resident of the SouthBank Subdivision I would request that the zoning be changed to one that is much more residential friendly.....and one which would not devalue the considerable investment many residents in SouthBank have made in our homes.

Thank you for your consideration of this objection and request.

Edwin A. Warnecke
2317 Essex Grace
New Braunfels, Texas 78130
Phone #.....830-609-2408

This email has been checked for viruses by Avast antivirus software.
<https://www.avast.com/antivirus>

Outside of the
200' Notification
Area

Matthew W. Simmont

From: Rick Love <RLove@vintageair.com>
Sent: Friday, January 4, 2019 6:02 PM
To: Matthew W. Simmont
Cc: 'lindamazureklove@gmail.com'
Subject: Re-zoning application

Hello Mr. Simmont,

My name is Rick Love, and I have lived with my family in the Southbank subdivision since 1992. We chose to build our home in this area of New Braunfels because it was somewhat out of the city and a quiet residential area. I understand that progress and growth have become inevitable, but I also ask that you keep people and families in mind when you consider Zoning change applications. I am aware that you have a request (Case No. PZ-18-045 The properties are Lots 2 and 3, Country Meadows Subdivision located between Conway Castle Drive and Klein Road on FM725) that is requesting a Zoning change from R-1 and APD to C-1B and C-O. If approved, this change will open the door to some heavy commercial development right across the street from our subdivision. Again, I understand that growth is happening everywhere in new Braunfels, but I would request that perhaps rezoning to a more residentially friendly class be considered.

Thank you for your consideration.

Best regards,

Rick Love
2208 Waterford Grace
New Braunfels, TX 78130

Outside of the
200' Notification
Area

Matthew W. Simmont

From: Gary Steel <gsteel274@gmail.com>
Sent: Friday, January 4, 2019 5:32 PM
To: Matthew W. Simmont
Subject: Case No. PZ-18-045

I live in Southbank and am very concerned about the rezoning of:
Lots 2 and 3, Country Meadows Subdivision located between Conway Castle Drive and Klein Road on FM725.

Proposed zoning change is from R-1 and APD to C-1B and C-O.

I object to the above zoning as being way too broad and inclusive to be across from the residents in my subdivision and Pecan Grove, but would favor zoning that is much more residential friendly.

Gary Steel
274th District Judge
Comal, Guadalupe and Hays Counties

2268 Waterford Grace
New Braunfels TX 78130

Outside of 200'
Notification Area

Matthew W. Simmont

From: Paul B <paulbialick@gmail.com>
Sent: Friday, January 4, 2019 5:01 PM
To: Matthew W. Simmont
Subject: Opposition of zoning request

Mr Simmont,

My name is Paul Bialick, I am a resident of Southbank and wanted to let you know I/We are opposed to the re-zoning of the property across from us on FM 725 to C-1B.

I understand that re-zoning the properties to commercial is inevitable but believe C-1B is to broad.

Thankyou for your attention to this matter.

Sincerely,

Paul S Bialick
(c)210.379.3982
Www.ucs-now.com
Www.texasskiranch.com
"It's A Way Of Life!"

2253 Waterford Grace

Outside of 200'
Notification
Area

Matthew W. Simmont

From: D'Ann <vangorkum21@gmail.com>
Sent: Friday, January 4, 2019 3:11 PM
To: Matthew W. Simmont
Subject: Commercial zoning across from 725

At 102 Country Grace S we object to the current zoning. We want zoning that is beneficial for a residential area.

D'Ann Vangorkum

Matthew W. Simmont

Outside of the
200' Notification
Area

From: Susan Allpass <susanallpass.sa@gmail.com>
Sent: Friday, January 4, 2019 2:30 PM
To: Matthew W. Simmont
Subject: Southbank Resident apposing rezoning

My name is Susan Allpass and I live in Southbank. I would like to express my concerns about the rezoning on 725. This zoning is not acceptable for the residents here in order to protect our property values. I have lived in this subdivision going on 12 years and value my long term investment in my home. Please reconsider this zoning change. Thank you for allowing us to have a voice in this matter.

Bob and Susan Allpass
Southbank Residents

2314 Brittany Grace

Outside of the
200' Notification
Area

Matthew W. Simmont

From: Kyle Rieger <hanginon44@hotmail.com>
Sent: Friday, January 4, 2019 2:15 PM
To: Matthew W. Simmont
Subject: Objection to zoning C-1B & C-0

Importance: High

As a resident of Southbank, and a current address of 2316 Normandy Grace, I hereby submit a written "Objection" to the zoning proposal along 725 to C-1B & C-0. Please take this under immediate consideration.

Kyle Rieger
Coyote Consulting
575-973-3268
210-508-5734

Outside of the
200' Notification
Area

Matthew W. Simmont

From: pop-server.satx.rr.com <pkellerhals@satx.rr.com>
Sent: Monday, January 7, 2019 10:10 AM
To: Matthew W. Simmont
Cc: Justin Meadows
Subject: Case No. PZ-18-045

We have lived at 2307 Stratford Grace, in the SouthBank community, for 11 years and are very happy with the neighborhood, facilities and location. We are concerned with the proposed rezoning currently being proposed for Lots 2 and 3, Country Meadows subdivision on FM725. We object to the zoning change from R-1 and APD to C-1B and C-O and favor a much more residential friendly zoning.

We would appreciate your support in this endeavor.

Thanks,

Paul and Dixie Kellerhals

Outside of
200' Notification
Area

Matthew W. Simmont

From: Lance Wipf <lwipf@standardtextile.com>
Sent: Monday, January 7, 2019 10:46 AM
To: Matthew W. Simmont
Subject: Case No. PZ-18-045

Good Morning Mr. Simmont,

I live in Southbank and am writing to let you know my wife and I object to the proposed zoning change as it is currently written for Case No. PZ-18-045 (Lots 2 and 3 Country Meadows Subdivision located between Conway Castle Drive and Klein Road on FM725).

We understand that zoning changes are eminent along FM725, but would like to see a much more "residential friendly" zone classification.

Thank you for your consideration in this matter.

Lance Wipf

Textile Consultant

111 Dover Grace

STANDARD TEXTILE

One Knollcrest Dr. | Cincinnati, Ohio 45237 | standardtextile.com
210-410-0477 | Fax: 513-552-9032

STANDARD
TEXTILE

outside 201
Notification
Area

Matthew W. Simmont

From: Jaymie Snider <jsnider@boonchapman.com>
Sent: Monday, January 7, 2019 9:31 AM
To: Matthew W. Simmont
Subject: Southbank -Case No, PZ-18-045

Good morning,

I am emailing in regards to the re-zoning across the street from my subdivision of Southbank. Please accept and further distribute my information, as I will not be able to attend the City Council meeting tomorrow night.

I strongly oppose the proposed re-zoning of lots 2 and 3 on Country Meadows Subdivision located on Conway Castle DR and 725. The C1B and C-O is not something I would like to see across the street. I would favor zoning that is more residential friendly.

Please accept this opposition as we have been residents of Southbank for twelve years. Our address is 2319 Stratford Grace.

Thank you!

Jaymie Snider, Talent and Development Manager
Boon-Chapman, Soluta, Prime Dx, Interceptis
D: 512.233.7190 | **F:** 512.233.7036

****CONFIDENTIAL HEALTH INFORMATION ENCLOSED****

Health Care Information is personal and sensitive information related to a person's health care. It is being e-mailed to you after appropriate authorization from the patient/member or under circumstances that do not require patient/member authorization. You, the recipient, are obligated to maintain the health care information in a safe, secure and confidential manner. Re-disclosure of the health care information transmitted without additional patient/member consent or as permitted by law is prohibited. Unauthorized re-disclosure or failure to maintain confidentiality could subject you to penalties described in federal and state law. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this information is **STRICTLY PROHIBITED**. If you have received this message by error, please notify us immediately and destroy the related message.

Holly Mullins

Outside of the
200' Notification
Area

From: Mark Andrews <mark.andrews@co.hays.tx.us>
Sent: Monday, January 07, 2019 1:59 PM
To: Holly Mullins
Cc: 'kimberlidandrews@gmail.com'
Subject: Rezoning of FM 725

To whom it may concern,

I will start by saying I am a layperson when it comes to zoning, and all the goings-on of city management, planning, and design, so I respectfully ask for your patients. My name is Mark Andrews and I own and reside in my home at 216 Rock Springs Dr. New Braunfels, TX 78130. It has been brought to my attention that an entity or persons are seeking a zoning change to a property that fronts FM 725 and is directly east, north-east from my property.

I understand a letter was sent to those property owners that were within a 200-foot buffer from the proposed zone change, and I am approximately 1 house outside that buffer. We are approximately 3 houses away from the cul-de-sac that intersects with Concho Loop. The parcel of land I am speaking of is directly behind the homes on Concho Loop.

I have been a police officer for 17 years, and know firsthand the type of issues that can arise out of having a commercial establishment so close to a residential neighborhood. I am concerned a zone change, depending on the type of establishment to be built, could adversely affect the value of my property and the safety of my family and neighbors.

I respectfully request this zoning change be denied due to the proximity of the affected neighbors and homes.

Feel free to contact me at any time via my personal cell phone at 210.825.7334 or my personal email address at texas5ohh@yahoo.com.

Thank you,

Deputy Mark Andrews

Hays County Sheriff's Office
Community Outreach Unit
1307 Uhland Rd. San Marcos, TX
(512) 393-7342 ofc
(512) 787-4363 cell
mark.andrews@co.hays.tx.us

Outside 200'
Notification
Area

Matthew W. Simmont

From: chaz gallagher <chazgallagher@gmail.com>
Sent: Monday, January 7, 2019 2:47 PM
To: Matthew W. Simmont
Subject: In reference to Case No. PZ-18-045, Proposed zoning changes

Referencing: Case No. PZ-18-045

Lots 2 and 3, Country Meadows Subdivision located between Conway Castle Drive and Klein road on FM 725

Regarding: Proposed zoning change from R-1 and APD to C-1B and C-O

Mr. Simmont,

I am a resident of the Southbank subdivision on FM 725 across from the above listed properties, and I **STRONGLY OBJECT** to the proposed zoning changes of that property to C-1B and C-O. I think thats just opening it up to a broad spectrum of things to get the sale price up higher. Im all for PRO business but would rather see a SUP so we the residents and city could help make sure the business would fit it the right way with the surrounding neighborhood.

Southbank has been a staple in the New Braunfels community for decades. We take pride in our friendly community-centered neighborhood, upscale reputation, and safe atmosphere. Changing the property zoning to C-1B and C-O could bring less desirable businesses to the area that could potentially degrade our community by default.

I would be in favor of zoning that is much more residential friendly or SUP.

Thank you,

Chaz Gallagher

**2281 Normandy Grace
New Braunfels, TX 78130**

Outside of Joe's
Notification Area

Matthew W. Simmont

From: Randy Visser <randy.visser85@gmail.com>
Sent: Monday, January 7, 2019 2:23 PM
To: Matthew W. Simmont
Subject: In reference to Case No. PZ-18-045, Proposed zoning changes

Referencing: Case No. PZ-18-045
Lots 2 and 3, Country Meadows Subdivision located between Conway Castle Drive and Klein road on FM 725

Regarding: Proposed zoning change from R-1 and APD to C-1B and C-O

Mr. Simmont,

I am a resident of the Southbank subdivision on FM 725 across from the above listed properties, and I STRONGLY OBJECT to the proposed zoning changes of that property to C-1B and C-O. Southbank has been a staple in the New Braunfels community for decades and is unique in its location and desirability to live. We take tremendous pride in our friendly community-centered neighborhood, upscale reputation with strong architectural values and safe atmosphere. Changing the property zoning to C-1B and C-O could bring less desirable businesses to the area that could potentially degrade our community by default. We have spent many years keeping this neighborhood the way it is for reasons and do not want to see something like this rezoning diminish many, MANY years of hard work that we have dedicated to make Southbank what it is today. This is something that we do not desire and could very much impact our not only values, but also our overall neighborhood reputation

I would be in favor of zoning that is much more residential and neighborhood friendly.

Randy Visser
Southbank Homeowner and Resident/Realtor
randy.visser85@gmail.com
830-660-9413

2326 Waterford Grace

outside of 200'
Notification Area

Matthew W. Simmont

From: Susan Stoval <susanstoval1@yahoo.com>
Sent: Monday, January 7, 2019 2:03 PM
To: Matthew W. Simmont
Subject: Case no PZ-18-045 proposed zoning change

Referencing: Case No. PZ-18-045

Lots 2 and 3, Country Meadows Subdivision located between Conway Castle Drive and Klein road on FM 725

Regarding: Proposed zoning change from R-1 and APD to C-1B and C-O

Mr. Simmont,

I am a resident of the Southbank subdivision on FM 725 across from the above listed properties, and I STRONGLY OBJECT to the proposed zoning changes of that property to C-1B and C-O. Southbank has been a staple in the New Braunfels community for decades. We take pride in our friendly community-centered neighborhood, upscale reputation, and safe atmosphere. Changing the property zoning to C-1B and C-O could bring less desirable businesses to the area that could potentially degrade our community by default.

I would be in favor of zoning that is much more residential and neighborhood friendly.

Thank you,

Susan Stoval
2272 Stratford Grace
Southbank Resident

[Sent from Yahoo Mail for iPhone](#)

Outside of the
800' Notification
Area

Holly Mullins

From: Michelle Martinez <mmartinez1177@yahoo.com>
Sent: Tuesday, January 08, 2019 11:03 AM
To: Holly Mullins
Subject: Zoning proposal for fm 725

Hi,

I would like to object to the rezoning proposal for fm725. I'm a resident of the Dove Crossing subdivision and I absolutely do not want the land zoned for commercial use.

Thank you,

Michelle Wadsworth

2424 Dove Crossing Dr.

[Sent from Yahoo Mail for iPhone](#)

Matt Greene

Outside of the
200' Notification Area

From: Matthew W. Simmont
Sent: Thursday, January 17, 2019 9:43 AM
To: Matt Greene
Subject: FW: Zoning 725 : opposed to C-1B/C-O

*Matthew W. Simmont, AICP
Planner | Planning and Community Development
550 Landa St | New Braunfels, TX 78130
830-221-4058 | MSimmont@nbtexas.org | www.nbtexas.org/planning*

From: kim bond <kim@kimbond.com>
Sent: Wednesday, January 16, 2019 3:28 PM
To: Matthew W. Simmont <MSimmont@nbtexas.org>
Subject: Zoning 725 : opposed to C-1B/C-O

Hello Michael Simmont,
and Matt Greene,

As a resident of Southbank neighborhood, we are heavily opposed to the zoning change to C-1B and C-O,

We are, however, in favor of a more neighborhood friendly zone to preserve the surrounding quiet residential neighborhoods including Pecan Crossing and Southbank.

We are in favor of widening 725, as the traffic is already too fast and too heavy going both directions and we are desiring a bike lane for those not wishing to drive into downtown!

Sincerely
Kim E. Bond
2329 Brittany Grace
New Braunfels, TX, 78130

Matt Greene

Outside of
200' Notification
Area

From: mactxau@aol.com
Sent: Friday, January 04, 2019 1:38 PM
To: Matt Greene
Subject: Pending Zoning Change Case PZ18-045

As a property owner in Dove Crossing Subdivision, I adamantly OBJECT to the current pending zoning change along FM 725. The current level of traffic, noise, congestion, and number of individuals ignoring the city ordinances and HOA policies, is causing the property values to decline and decreasing the quality of life for current residents.

Thank you for your time.

MeLinda Collier, property owner

2621 Dove Crossing Dr.

Matt Greene

outside of
200' Notification
Area

From: Mindy Huddleston <mhaggie05@gmail.com>
Sent: Monday, January 07, 2019 6:16 PM
To: Matt Greene
Cc: Justin Meadows
Subject: In reference to Case No. PZ-18-045, Proposed zoning changes

Referencing: Case No. PZ-18-045

Lots 2 and 3, Country Meadows Subdivision located between Conway Castle Drive and Klein road on FM 725

Regarding: Proposed zoning change from R-1 and APD to C-1B and C-O

Mr. Simmont,

I am a resident of the Southbank subdivision on FM 725 across from the above listed properties, and I STRONGLY OBJECT to the proposed zoning changes of that property to C-1B and C-O. Southbank has been a staple in the New Braunfels community for decades. We take pride in our friendly community-centered neighborhood, upscale reputation, and safe atmosphere. Changing the property zoning to C-1B and C-O could bring less desirable businesses to the area that could potentially degrade our community by default.

The new rezoning will also bring heavier traffic to an already congested road. It will also continue to bring the noise level up around the surrounding area. It will also will open the community up to potential crime. South Bank is a very family friendly neighborhood and we LOVE to keep the area around us the same.

I would be in favor of zoning that is much more residential and neighborhood friendly.

Thank you,

Mindy Huddleston

Southbank Resident
mhaggie05@gmail.com
281.239.5067

2454 Country Grace

Outside of
200' Notification Area

Matt Greene

From: Trina Lozoya <Trina.Lozoya@txcourts.gov>
Sent: Friday, January 04, 2019 11:08 AM
To: Matt Greene
Cc: Justin Meadows
Subject: Proposed Rezoning on 725 - question

Good morning.

I am writing to lodge my objection to the proposed rezoning of Lots 2 and 3, Country Meadows Subdivision at 2254 and 2316 FM 725. (See Case: #PZ18-045).

My concerns center on, in no particular order:

1. Increased noise.
2. Increased criminal activity.
3. Loss of property value.
4. Increased traffic.

The notice sent to neighbors does not include any indication of the type of business intended for the property. However, many of the authorized non-residential uses listed within the ordinances for C-O and C-1B have been correlative, historically, with the four concerns I listed above.

Although private individuals have the right to use their property to their own benefit, that right is not unfettered. The negative effects of those proposed uses must be taken into consideration and balanced against the private individuals' rights. The health, safety and welfare of the surrounding community is an important government interest – some would call it compelling. Therefore, the planning commission should carefully consider the rezoning proposal, and in my opinion, reject rezoning to the C-O and C-1B designations.

Thank you for your time,
Trina Lozoya
277 Val Verde Dr.
New Braunfels, TX 78130
830-708-6690

Trina Lozoya

Staff Attorney
Fourth Court of Appeals
300 Dolorosa, Suite 3200
San Antonio, Texas 78205
Office: 210-335-3969



Outside of 2001
Notification Area

Matt Greene

From: Kay Watson <kaywatsonrealtor@gmail.com>
Sent: Tuesday, January 08, 2019 8:17 AM
To: Matt Greene
Cc: Justin Meadows
Subject: Object Zone Change - Case No. PZ-18-045
Attachments: winmail.dat

Dear Mr. Greene,

My name is Kay Watson and I am a home owner in the Southbank subdivision on FM 725. I am emailing you concerning the notices posted and information I have received proposing a zoning change from R-1 and APD to C-1B and C-O for the properties Lots 2 and 3, Country Meadows Subdivision located between Conway Castle Drive and Klein Road on FM725.

I OBJECT to the above proposed zoning change, but would favor zoning that is "much more residential friendly."

Case No. PZ-18-045

Thank you,
Kay Watson
2262 Normandy Grace
New Braunfels, TX 78130

This email and its attachments, if any, are intended for the personal use of the named recipient(s) and may contain confidential, privileged, or proprietary information. If you are not a named recipient, or an agent responsible for delivering it to a named recipient, you have received this email in error. In that event, please (a) immediately notify me by reply email, (b) do not review, copy, save, forward, or print this email or any of its attachments, and (c) immediately delete and/or destroy this email and its attachments and all electronic and physical copies thereof. Thank you.

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Texas law requires all real estate licensees to give the following information about brokerage services to Prospective buyers, tenants, sellers, and landlords: Below is a link for the Information About Brokerage Services Form.

[CLICK HERE!](#)

Kay Watson
Re/Max River Cities
[903-571-4634](tel:903-571-4634)

Matt Greene

From: Watson, Clint J <Clint.Watson@cmc.com>
Sent: Monday, January 07, 2019 12:05 PM
To: Matt Greene
Cc: Justin Meadows
Subject: Object Zone Change - Case No. PZ-18-045

Dear Mr. Greene,

My name is Clint Watson and I am a home owner in the Southbank subdivision on FM 725. I am emailing you concerning the notices posted and information I have received proposing a zoning change from R-1 and APD to C-1B and C-O for the properties Lots 2 and 3, Country Meadows Subdivision located between Conway Castle Drive and Klein Road on FM725.

I OBJECT to the above proposed zoning change, but would favor zoning that is "much more residential friendly."

Case No. PZ-18-045

Thank you,
Clint Watson
2262 Normandy Grace
New Braunfels, TX 78130

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Matt Greene *Southbank Owner's Association*

*Outside of
200' Notification
Area*

From: Matthew W. Simmont
Sent: Tuesday, January 08, 2019 12:14 PM
To: Gene Challenner
Cc: Matt Greene; Holly Mullins
Subject: RE: Southbank's position on FM725 Rezoning

Mr. Challenner,

I have just been notified that due to a family emergency, the applicant is requesting postponement of consideration of this zone change request to the meeting for next month which will be held on February 5. If you could, please forward this information to other members of the owners association.

Thank you.

*Matthew W. Simmont, AICP
Planner | Planning and Community Development
550 Landa St | New Braunfels, TX 78130
830-221-4058 | MSimmont@nbtexas.org | www.nbtexas.org/planning*

From: Gene Challenner <gcnbtx@gmail.com>
Sent: Wednesday, January 2, 2019 5:58 PM
To: Matthew W. Simmont <MSimmont@nbtexas.org>
Subject: Southbank's position on FM725 Rezoning

Matthew:

Per our earlier conversation, I am sending you the letter regarding Southbank's position on the Rezoning Proposal on FM725 across from Southbank. I appreciate your including it in the packet for the January 8 Planning Commission meeting. It is as follows:



January 2, 2019

New Braunfels Planning Commission members and staff
New Braunfels City Hall
550 Landa Street
New Braunfels, TX 78130

Re: Zoning Change on FM 725 Guadalupe County

We understand that New Braunfels is considering a Zoning Change on FM725 Southeast of County Line Road across from Southbank. The Southbank Owners oppose the proposed change to C1-B and C-O.

Southbank Owners Association represents 317 Homes directly across FM 725 from the property for which the zoning change is requested, and a number of our residents are within 200 feet of the subject property.

Southbank believes that the proposed change is incompatible with the residential use in Southbank and the other adjacent residential neighborhoods, which include Pecan Crossing with over 200 homes, and Dove Crossing and its adjacent neighborhoods with over 800 homes. The proposed uses of C1-B and C-O allows incompatible uses, including for example outdoor bars and entertainment venues along with high density multi-family homes. Concerns over traffic, light, noise and drainage prompt us to ask for denial of the proposed zoning change.

Southbank Owners appreciate that the location of this property on FM 725 make it very attractive for commercial development, and we are aware that the Future Land Use Plan is for this area to be commercially developed. We also recognize that the owners deserve to develop their property, so long as it doesn't adversely affect the residential neighborhoods within close proximity. Therefore, Southbank Owners would consider that if R-1 and APD designations do not remain in place, the list of businesses in the attached document would be acceptable to us. The document is the Rezoning Agreement dated March 14, 2007 between the City of New Braunfels Planning Commission, Southbank and Pecan Crossing, and is in reference to property along FM725 between Southbank and County Line Road. The list referred to is Attachment B, the last two pages of the document.

Southbank Owners Association looks forward to participating at the Planning Meeting on January 8, 2019 and the subsequent City Council Meetings as this proposal is considered.

Sincerely,

Gene Challenner
President, Southbank Owners Association

YOUR OPINION MATTERS - DETACH AND RETURN

Outside 200'
Notification Area

Case: #PZ18-045 (Neuse/Smithers) (MG)

Date Sent: 12/14/18

Name: Altie McMannis

I favor: _____

Address: 2323 Normandy Grace

Property number on map: _____

I object: ☒
(State reason for objection)

Comments: (Use additional sheets if necessary)

if NOT A neighbor friendly
Businesses will cause too much
traffic

Signature: altie McMannis

YOUR OPINION MATTERS - DETACH AND RETURN

Outside 200'
Notification Area

Case: #PZ18-045 (Neuse/Smithers) (MG)

Date Sent: 12/14/18

Name: Sondra von Gyllenband

I favor: _____

Address: 2323 Normandy Grace

Property number on map: _____

I object: ☒
(State reason for objection)

Comments: (Use additional sheets if necessary)

friendly it could IF NOT neighborhood
traffic cause too much

Signature: Sondra von Gyllenband

YOUR OPINION MATTERS - DETACH AND RETURN

Outside 200'
Notification Area

Case: #PZ18-045 (Neuse/Smithers) (MG)

Date Sent: 12/14/18

Name: SUSAN DIMALINE

I favor: _____

Address: 2323 NORMANDY GRACE

Property number on map: _____

I object: ☒
(State reason for objection)

Comments: (Use additional sheets if necessary)

TOO MUCH TRAFFIC & THE EFFECTS THEREOF

Signature: S. Dimaline