

PLANNING COMMISSION – APRIL 2, 2019 – 6:00PM

New Braunfels City Hall Council Chambers

Applicant/Owner: Michael Flume

Address/Location: Cotton Cottages Subdivision located on Hanz Drive

PROPOSED DETAIL PLAN AMENDMENT – CASE #PZ-19-003

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 | HALNORTH LTD | 24 | RUDISILL PROPERTIES LLC |
| 2 | CITY OF NEW BRAUNFELS | 25 | FRITH JOHN E & LINDA L |
| 3 | DD LAND NB LLC | 26 | TWELVE A INC |
| 4 | M A ANDERSON REAL ESTATE LLC | 27 | WILKINS RONALD K & SANDRA F |
| 5 | MILES GEORGE | 28 | GOLIGHTLY GEORGE A & CAROLYN J |
| 6 | MILES EDGAR B | 29 | WALES BARBARA B |
| 7 | KENSING RACHEL E LIVING TRUST | 30 | MANGUM LANDON D & ROBIN E NISSEN |
| 8 | CHURCH OF JESUS CHRIST LDS | 31 | KLIMITCHEK KENDALL |
| 9 | JOHNSON CLAUGHTON & MAGGIE | 32 | PHILLIPS PAUL F & ROSEMARY |
| 10 | MENELEY HELEN I | 33 | MUENNINK JOHN M & RKARLA P |
| 11 | PRH X LLC | 34 | FLANAGAN JUDITH A |
| 12 | CRISIS PREGNANCY CENTER OF N B | 35 | STEWART KARA J |
| 13 | GUMP MARY CAROLYN | 36 | WEERS DAVID S & DEBRA K |
| 14 | COVER HEATH R & PATRICIA R | 37 | JOHNSON JAY A & KAREN R |
| 15 | HULL DIANE H | 38 | KEATTS ORTON G |
| 16 | DUBOSE KATHERINE L | 39 | GOODWIN BRENT G & CYNTHIA K ROSS-
GOODWIN |
| 17 | BULLOCK HOLLY CHRISTINE | 40 | KILMAN CINDY A |
| 18 | PHILLIPS SUSAN | 41 | STUTZMAN RIGMOR |
| 19 | SERDA MARK & EVANGELINA | 42 | JONES NATHAN C & JULIE E |
| 20 | LEVY CHRISTINE & GLENN | 43 | OWENS JAMES H III & JANET B |
| 21 | GRUENE RIVER HOMES LLC | 44 | WOODCHICK MOLLY |
| 22 | GRUENE RIVER PLACE OWNERS
ASSOCIATION | 45 | FLUME MICHAEL P |
| 23 | WRIGHT KEMANE & JAIME | 46 | BRENNAN PATRICK & KIMBERLY |

SEE MAP



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ19-003 (Cotton Cottages PD) (MG)

Date Sent: 3/15/19

Name: Holly B. Block

Address: 1377 Hanz Dr

Property number on map: 17

Comments: (Use additional sheets if necessary)

Signature: Holly Block

I favor: X

I object: _____
(State reason for objection)



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ19-003 (Cotton Cottages PD) (MG)

Date Sent: 3/15/19

Name: Sandy Wilkins

Address: 1362 Hanz Dr

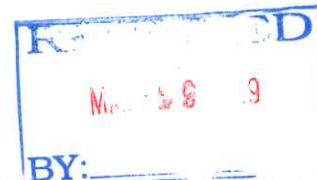
Property number on map: 27

Comments: (Use additional sheets if necessary)

Signature: Sandy Wilkins

I favor: ✓

I object: _____
(State reason for objection)



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ19-003 (Cotton Cottages PD) (MG)

Date Sent: 3/15/19

Name: George and Carolyn Jane Golightly

Address: 1358 Hanz Dr.

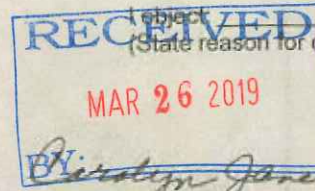
Property number on map: 28

Comments: (Use additional sheets if necessary)

Signature: George Golightly

I favor: ✓ if no short-term rentals

I object: _____
(State reason for objection)



Carolyn Jane Golightly

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ19-003 (Cotton Cottages PD) (MG)
Date Sent: 3/15/19

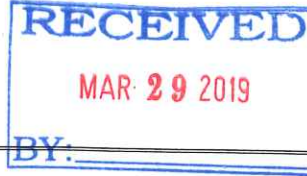
Name: Judith Flanagan
Address: 1367 Dexter's Place
Property number on map: 34

Comments: (Use additional sheets if necessary)

Signature: Judith Flanagan

I favor: ☒

I object: _____
(State reason for objection)



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ19-003 (Cotton Cottages PD) (MG)
Date Sent: 3/15/19

Name: JAY & KAREN Johnson
Address: 1355 DEXTERS PL
Property number on map: 37

Comments: (Use additional sheets if necessary)

Signature: Jay Johnson

I favor: ☒

I object: _____
(State reason for objection)



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ19-003 (Cotton Cottages PD) (MG)
Date Sent: 3/15/19

Name: OWENS, JAN + HERB
Address: 1356 DEXTERS PLACE
Property number on map: 43

Comments: (Use additional sheets if necessary)

Signature: J Owens

I favor: ☒

I object: _____
(State reason for objection)



YOUR OPINION MATTERS - DETACH AND RETURN

(Cotton Cottages PD) (MG)

RECEIVED

MAR 25 2019

BY:

I favor: ☒

if

map:

41

I object: _____

(State reason for objection)

Additional sheets if necessary)

- 1) no short term rental
- 2) no investment
- 3) Same HOA applies

Mr. Stutzman

From: [Cindy Kilman](#)
To: [Matt Greene](#)
Subject: Re: Cotton Cottages proposed amendment
Date: Tuesday, March 19, 2019 9:29:10 AM
Attachments: [EmailLogo-Small_c6d86cff-0062-47bb-89b0-351933562e2d.png](#)
[Facebook_small_aac7de18-83ac-45d3-9979-10a37b16c6a6.png](#)
[Twitter_small_5b6369c7-c8ee-47ef-82e0-52bd1d59e680.png](#)

Thank you for sending this. I am okay with it as long as not investment or short term rentals. Thanks

On Tue, Mar 19, 2019 at 9:03 AM Matt Greene <MGreene@nbtexas.org> wrote:

Good morning Cindy,

Attached you will find a blank notification response form and the proposed layout of the condominium cottages units, garages and parking (see the highlighted lot). Please let me know if you have any questions.

Thank you,



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

Please take a moment to complete the City of New Braunfels [Customer Satisfaction Survey](#).

Do you have a question about a permit? Check out the [Citizen Portal](#).

We encourage you to keep up with the progress on our new comprehensive plan by visiting www.envisionnewbraunfels.org and liking our [facebook page](#).

This email, plus any attachments, may constitute a public record of the City of New Braunfels and may be subject to public disclosure under the [Texas Public Information Act](#).

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YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ19-003 (Cotton Cottages PD) (MG)

Date Sent: 3/15/19

Name: Kenneth and Jami Wright

Address: 1386 Heinz Dr.

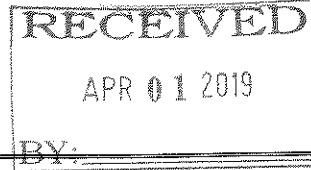
Property number on map: 23

Comments: (Use additional sheets if necessary)

Signature: [Signature]

I favor: X

I object: _____
(State reason for objection)



Case: #PZ19-003 (Cotton Cottages PD) (MG)

Date Sent: 3/15/19

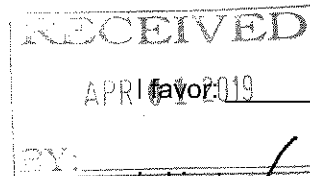
Name: Kara Stewart

Address: 1363 Dexters Pl

Property number on map: 35

Comments: (Use additional sheets if necessary)

Signature: Kara Joy Stewart



I object: ✓
(State reason for objection)

WAY TOO MANY
VEHICLES ALREADY
in a small neighborhood