

**PLANNING COMMISSION – MARCH 3, 2020 – 6:00PM**

New Braunfels City Hall Council Chambers

**Applicant/Owner:** Tom Yantis

**Address/Location:** Approximately 80.16 acres located southeast of the 700 block of Saengerhalle Road (see map).

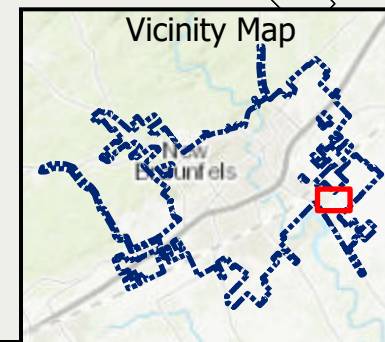
**PROPOSED SPECIAL USE PERMIT – CASE #PZ-20-0021**

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  | TIMMERMANN GERALD N                 | 25 | LACKEY KAREN ETAL                 |
| 2  | GONZALES BENJAMIN                   | 26 | TIMMERMANN RONALD N               |
| 3  | GONZALEZ BENJAMIN                   | 27 | MCCONNELL DARRELL D               |
| 4  | MILLER GARRY & DEBORAH              | 28 | MCCLEARY DAVID M & LORENA L TRUST |
| 5  | KRUEGER RONALD DALE ETAL            | 29 | TINDALL HAYDEN B                  |
| 6  | RAMIERZ-SANCHEZ ALFREDO JUAN        | 30 | WILLIAMS JOHN S                   |
| 7  | BARR BRIANA & CORY WILDE            | 31 | POGUE JIMMIE L                    |
| 8  | ROBERTS CASEY ELIZABETH & JASON     | 32 | RUSH FAMILY TRUST                 |
| 9  | PARKS CHRISTOPHER & KIMBERLY PARKS  | 33 | LARSEN LISA                       |
| 10 | ROCHA ALFREDO G                     | 34 | SALAZAR-PEREZ LETICIA             |
| 11 | STONE BRIAN K & SELINA H            | 35 | GAMBRELL JAY S & JULIE L          |
| 12 | ALEXANDER RENITA & MATTHEW          | 36 | WILLIAMS JOHN S & DEBRA K         |
| 13 | VICKREY MICHAEL LEROY & KATHERINE A | 37 | MUNSHI SANJAY                     |
| 14 | SMITH RICHARD W & FAINA V           | 38 | JACOBSEN SCOTT & MARIA JACOBSEN   |
| 15 | HARDWICK JOE R & CYNTHIA D          | 39 | VAN COTT JOSHUA                   |
| 16 | REYES JERRY B & ELLY MICHELLE       | 40 | KOHLLENBERG MICHAEL & TARA        |
| 17 | RYAN STEVE A & KERRI BETH           | 41 | MATHOM LTD                        |
| 18 | JUHAS KELLY                         | 42 | HARLOW STEVEN & IRINA             |
| 19 | BALDWIN KELLIE S                    | 43 | COMAL INDEPENDENT SCHOOL DISTRICT |
| 20 | MONTEZ HECTOR H & SANDRA L          |    |                                   |
| 21 | CAPROCK ASSOCIATION INC             |    |                                   |
| 22 | ZAMARRON ALBERT & CINDY THOMPSON    |    |                                   |
| 23 | KRUEGER JAMES                       |    |                                   |
| 24 | BAERWALD RUDY JR                    |    |                                   |

**SEE MAP**

# Notification Exhibit



**PZ20-0021**

**Yantis**

0 380 760  
Feet



Source: City of New Braunfels Planning  
Date: 3/23/2020

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels, its officials or employees for any discrepancies, errors, or variances which may exist.

Path:  
\\chfs-1\Departments\Planning\ZoneChange-SUP-Replats\2020 Cases\PZ20-0021

## Matthew W. Simmont

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**From:** RUDY BAERWALD <grumpyscrapper@gmail.com>  
**Sent:** Monday, March 23, 2020 4:28 PM  
**To:** Matthew W. Simmont; Justin Meadows  
**Subject:** CASE #PZ20-0021 ms

#24

**Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Mr. Simmont,

I have not called to find out, but I'm just guessing that there will not be any public allowed at the meeting this evening. Therefore I am sending you my thoughts via this e-mail.

Let me begin by just letting you know that I am against anymore construction on the farmland in this immediate area.

Based on the drawing that I received; the only access and egress to this property would currently be from Saengerhalle Road.

If the zoning will be as stated, I can easily estimate 5 or more houses per acre of land (just guessing 300+ houses). If each household has at least two vehicles or possibly more, that could translate in to as many as another 600-700 vehicles that would be using Saengerhalle Road. That's not even considering the number of construction vehicles added to the current traffic once construction were to start.

Saengerhalle Road is currently access to the other surrounding subdivisions and is also a shortcut road for a lot of other traffic (it is not a destination road). Also in my opinion; it is too narrow, too dangerous and unsafe now already for the traffic and race cars that we have out here. The currently bad condition of the road is also to be considered.

The City of New Braunfels already blew it when they already allowed a developer to build some duplexes too close to the road on a section of Saengerhalle Road ( a portion of the driveways and landscape are probably in the road right of way). The city can't even enforce the parking ordinance surrounding this debogle and the speedsters now, much less that much more traffic.

From a personal standpoint; that grain field is the only view of open country that I have since the City of New Braunfels has taken over this area. I feel that my reasoning and opinion isn't going to matter in this case even though your letter says it will. It seems a little unfair that I can only vote for one council member, yet the rest of them can control what goes on in this district. I know that if something like this were going on in an area that impacted the Mayor or Council people, they would be a little resentful also.

Thank you very much for considering my thoughts.

Sincerely,

Rudy Baerwald Jr.

Case: #PZ20-0021ms

Date: March 4, 2020

Name: Karen Lackey ETAL

Address: 1280 Saengerhalle Road, New Braunfels, Texas 78130

Property Number on Map: 25

I favor: \_\_\_\_\_

I object: ☒ X ☐

Comments:

My family owns property #25 on Saengerhalle Road. We have 2 concerns about the rezoning of the 80.16 acres southeast of the 700 block of Saengerhalle Road

There is a dry creek that runs through our property and continues across the property being considered for rezoning. We are concerned that the construction of homes and streets on the 80.16 acres will affect the natural flow of that creek and adversely affect the drainage on our property.

Secondly, Saengerahalle Road is a very narrow road. There is already heavy traffic on the nearby Saur Lane which feeds onto Saengerhalle Road. We are concerned that Saengerhalle Road in its present condition cannot support the traffic that will be generated when the homes are built. Saengerhalle Road and Saur Lane will be the main roads used by residents traveling to Creekside, HEB and the 3 schools located on FM 1101.

Thank you for your consideration,

Karen Lackey

3-10-2020

City of New Braunfels

Case # PZ20-0021 MS



I have reviewed the zoning request per Case # PZ20-0021. I am very concerned about the increase in traffic and effect on quality of life of my tenants.

Saengerhale is a very narrow road not designed to support the additional traffic. There is no extra space on our side to widen the road.

Additionally, I worry about public safety as some tenants may have kids. Kids and streets do not mix!



What you are proposing is dense housing. I don't think it is a good idea in this situation.

Steven Harlow

758-760 Sangerhalla  
754-756

srharlow@hotmail.com

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ20-0021 ms

Name: STEVEN HARLOW

Address: 73 EAST YALE LOOP IRVINE CA

Property number on map: 42

Comments: (Use additional sheets if necessary)

Signature: [Signature]

I favor: \_\_\_\_\_

I object: ☒ \_\_\_\_\_

(State reason for objection)

See Attached

