

**PLANNING COMMISSION – FEBRUARY 2, 2021 – 6:00PM**

Zoom Meeting

**Applicant/Owner:** Elena Sanders

**Address/Location:** 2655 FM 725

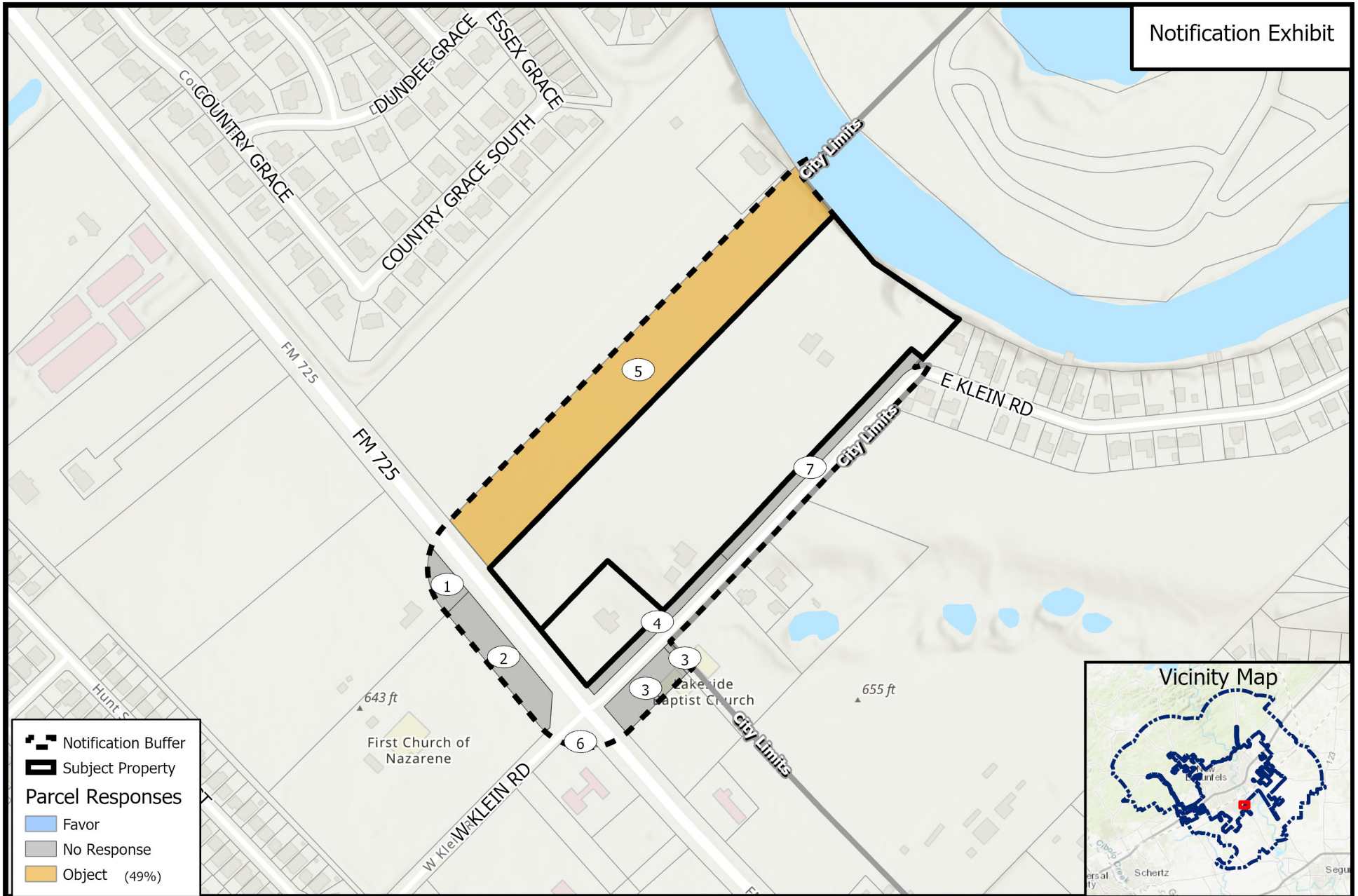
**PROPOSED ZONE CHANGE – CASE #DCP20-327**

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. THE BHALLA FAMILY LIMITED PARTNERSHIP LP
2. FIRST CHURCH OF NAZARENE
3. NEW GENERATIONS FELLOWSHIP OF NEW BRAUNFELS TEXAS
4. GUADALUPE COUNTY
5. HITZFELDER MARGYLINE & LEONARD HITZFELDER FAMILY TRUST
6. JUNIPER VENTURES OF TEXAS LLC
7. DUELM PARTNERS LTD

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**SEE MAP**



**DCP20-327**  
**R-1 and APD to "REAPD" River's Edge Apartments Planned Development District**

0 250 500  
 Feet



January 26, 2021

JAN 27 2021

Case: #DCP20-327 (MG)

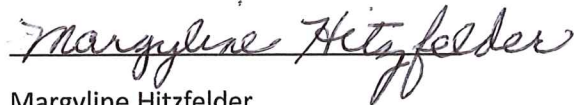
Name Margyline Hitzfelder

Mailing Address 2553 FM 725, New Braunfels, TX 78130

Property number on map 5

I object to this high-density multi-family development because it would totally disrupt my life. I have lived here in my home over 3 decades and enjoy my peaceful and quiet neighborhood. This large development right next door to me would cause me stress and grief which I do not need or deserve at this time in my life. Please help me maintain the sanctity of my home.

Thank you,



Margyline Hitzfelder

January 26, 2021

JAN 27 2021

Case: #DCP20-327 (MG)

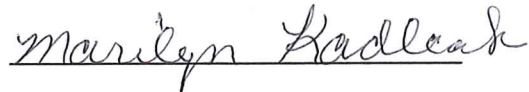
Name Marilyn Kadlecek

Mailing Address 305 E Klein Rd, New Braunfels, TX 78130

Property number on map – within 70 feet of property

I object to this high-density multi-family development because it would totally disrupt my life. I am retired and have lived within 70 feet of this property for over 35 years. I am old, can't afford to move and don't want to move. I want to keep my neighborhood a quiet and peaceful place.

Thank you,

A handwritten signature in cursive script that reads "Marilyn Kadlecek". The signature is written in dark ink and is positioned above the printed name.

Marilyn Kadlecek

January 26, 2021

JAN 27 2021

Case: #DCP20-327 (MG)

Name Karen Nussbaumer

Mailing Address 2323 Bretzke Ln, New Braunfels, TX 78132

Affected Property Address 433 E Klein

Property number on map 75 feet from property

I object to this high-density multi-family development. An apartment complex in the middle of an old established neighborhood does not make sense. The increased noise, traffic and light pollution would ruin a quaint area. I realize development is a given in a community such as this but please keep this area low density.

Sincerely,

A handwritten signature in cursive script that reads "Karen Nussbaumer". The signature is written in dark ink and is positioned above a horizontal line.

Karen Nussbaumer

**From:** [Gina Griffith](#)  
**To:** [Matt Greene](#)  
**Subject:** Case # DCP20-327  
**Date:** Wednesday, January 27, 2021 8:50:43 PM

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**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.**

Mr. Greene,

I am writing regarding the proposed re-zoning for case # DCP20-327. My home is directly across the street from the property requesting the zone change. I am greatly opposed to this change. That beautiful piece of land means so much more to me than just a quiet neighborhood that we love and an open view with wildlife. It has become part of our home as it belonged to someone very special to me that was adamant that it never be developed. The sense of peace that we get on our dead end road is very much due to the open land on two sides of us which was a very important in our decision to buy what we thought would be our forever home. More people and apartments comes with inevitable noise and crime. The wildlife that inhabits the property will be forced out with construction and our peaceful home in the country becomes just another city street. We have already had to fight against having power lines come through our neighborhood along with the previous owner of the property and will continue to try to uphold Al's last wishes for his beloved land. Please consider what this change means for the people that already make their home here and help us to preserve the way of life we have chosen as well as keep the legacy of a real American hero alive.

Sincerely,

Gina Griffith  
[306 E Klein Rd.](#)  
[New Braunfels, TX 78130](#)

Sent from my iPad

**From:** [Ron Griffith](#)  
**To:** [Matt Greene](#)  
**Subject:** Case number Case #DCP20-327  
**Date:** Wednesday, January 27, 2021 8:19:48 PM

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**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.**

Matt Greene,

My Name is Ron Griffith

My address is Address 306 E Klein Rd, New Braunfels, TX 78130

Good morning. I am writing this regarding Case #DCP20-327. I live directly across the street from the property, approximately thirty-five feet from the fence line.

I oppose this proposed rezoning for the following reasons.

We bought our home about eight years ago, with intention of it being our forever home, as well as my retirement and inheritance for my children. This is where my grandkids are supposed to come and enjoy quality time with me and my wife.

I strongly feel the addition of an apartment complex and community would greatly impact my peace and quiet as well as adversely affect the long-term value of my home. With the development of apartments across the street from my house, crime and noise are inevitable, and my view will no longer be of the beautiful Texas sunset.

I live here, and I feel very safe here with the addition of apartments my sense of safety and security will be abruptly taken away.

Several factors assisted in the decision to purchase where we did. One of the biggest reasons is that we knew Grandpa Al Kosko, the previous owner of the land, would never sell or develop.

He absolutely loved the property with all he had. Until his death, he and I discussed what he wanted to do with the property. His adamancy to keep the property open land was a point he was always certain to make. I have been taking care of the property for eight years, as long we have lived on Klein road. Grandpa Al and I visited almost daily for years. I was the closed person to him as he had no biological relatives left in this world. When he passed away so did his lineage and now this proposal will change his legacy, his long-spoken wishes, and the treasured value of the open property.

As close as we were, he knows that I loved this land as much as he did, he believed we were the only two people in the world who would not develop or deface the property he worked so hard to maintain and preserve for many years.

He asked me many times throughout the years to make sure nothing happened to the property. I have many videos of his requests and I honestly believe that he felt confident that I would execute his last wishes.

I know deep in my heart Grandpa Al would be devastated to see the place he loved be destroyed with apartments. I ask you to please deny the proposal to rezone the area.

I do not want to lose value on my home, and I do not wish to be pushed out by new developments. I do not want to lose the safe and secure feeling of my home. And most of all, I do not want to see Grandpa Al's legacy disappear.

Sincerely,

Ron Griffith

307-217-3332