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

Zoom Meeting

Applicant/Owner: Elena Sanders

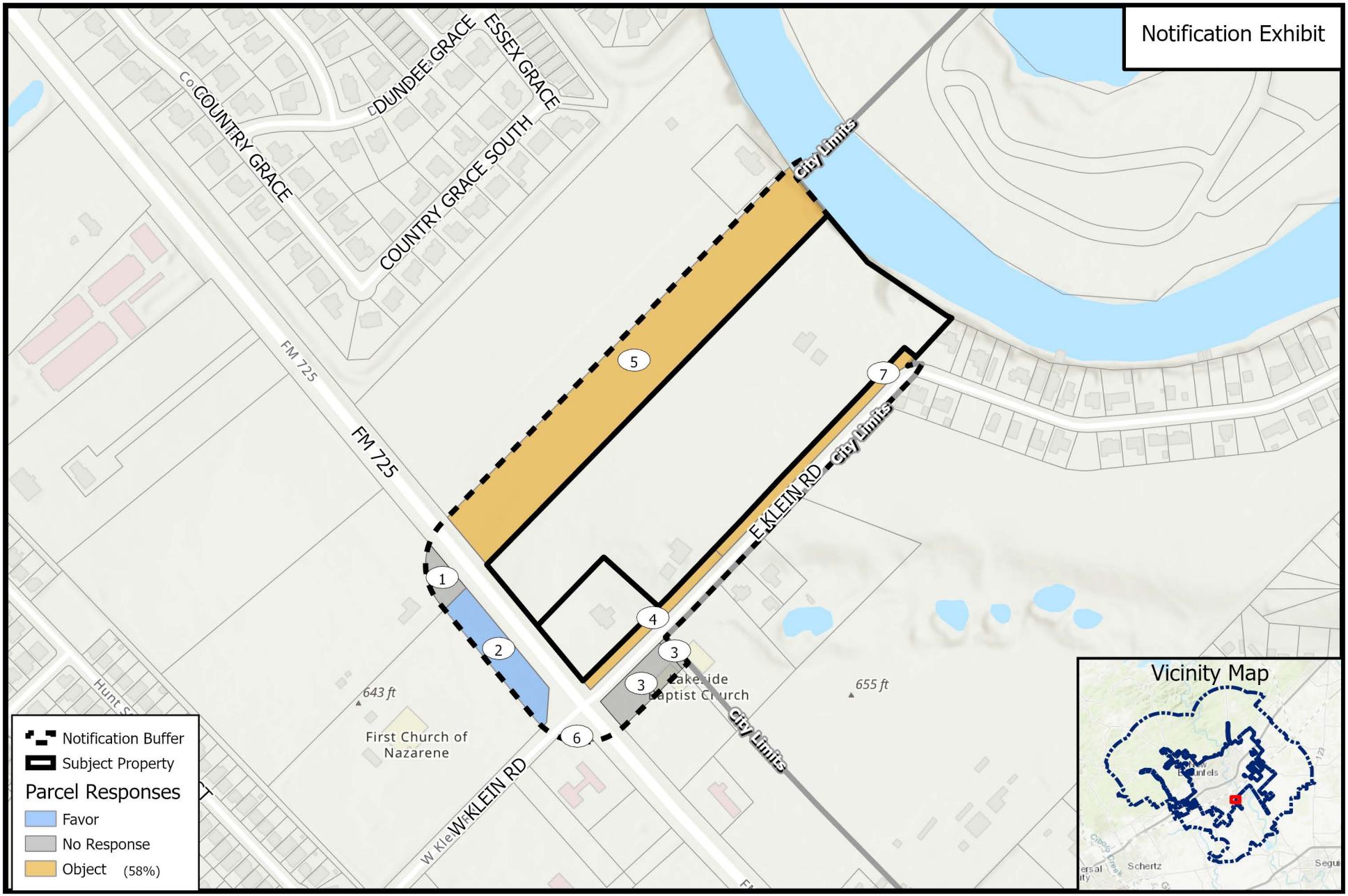
Address/Location: 2655 FM 725

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. DUELM PARTNERS LTD
5. HITZFELDER MARGYLINE & LEONARD HITZFELDER FAMILY TRUST
6. JUNIPER VENTURES OF TEXAS LLC
7. DUELM PARTNERS LTD

SEE MAP



DCP20-327

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

0 250 500 Feet

N

Path:
\\chfs-1\Departments\Planning\ZoneChange-SUP-Replats\2020\DCP20-327 - Rivers Edge -

Source: City of New Braunfels Planning
Date: 3/10/2021

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.

YOUR OPINION MATTERS – PLEASE RETURN THIS FORM COMPLETED

Case: #DCP20-327 (MG)

Name: NB Church of the Nazarene

I favor: X

Address: 210 W. Klein Road, NB, 78130

Property number on map: 2

I object: _____

(State reason for objection)

Comments: (Use additional sheets if necessary)

MAR 10 2021

We will go on record as supporting this new apartment development, and welcoming new families to our neighborhood in New Braunfels! It's exciting to see that vacant lot put to use!

Thank you for notifying us of this

We would like to talk about the possibility of an ingress/egress to our property, directly across the street from the potential entryway to the apartments... if their is an ingress/egress to their property along FM-725. Thank you

Signature: _____

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

Margyline Hitzfelder

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #DCP20-327 (MG)

Name: Duelm Partners Ltd

Address: 2867 FM 725 NB Tx

Property number on map: 7 and 4

RECEIVED
FEB 01 2021
BY: PP

I favor: ____

I object: ✓

(State reason for objection)

Comments: (Use additional sheets if necessary) The proposed rezoning change for this proposed development is a great safety concern. →

(continued on back)

Signature: Merlyn Duelm
Merlyn Duelm

The traffic situation on FM 725 would increase causing more of a major traffic problem than the currently existing issues.

Merlyn Duelm
2-01-2021

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,

Marilyn Kadlecek

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,

Karen Nussbaumer

Karen Nussbaumer

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

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

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.

From: Kyla Griffith
To: Matt Greene
Subject: Regarding Case #DCP20-327
Date: Saturday, January 30, 2021 7:51:26 PM

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.

To whom it may concern,
Good afternoon, I am writing in regards to case #DCP20-327. My name is Kyla Griffith and my family owns the house across the street from the property, 306 E. Klein. This house is special. Being a nomadic family, growing up I had never lived in a house longer than two years. This home has been a home for me for seven. This home has been a place to return after college, a place to bring friends and enjoy the serenity that Klein road holds. My family moved from Wyoming, and didn't plan on staying in Texas; but when my parents found this house our lives took a different and wonderful turn. The calm street with nothing but fields in all lines of sight, reminded us all of back home. It was like the stars had aligned as they had been eyeballing the property for months. They bought it, they poured blood, sweat, and tears into making it ours. The location of this house played, and still plays, a significant role in the love for our home. While low income housing is crucial, there is other land for that. This land that has been protected for years and years by Grandpa Al, the previous owner of the property, and my father holds a level of sentimentality that I wish I could put in to words. Grandpa Als dying wish was to never see the property developed. I know it's a lot to ask considering I can only briefly explain to you the amount of financial, physical, and emotional ties that my family and I have to this beautiful piece of untouched property, but I do so humbly. I ask you to please reconsider developing this property. Our happy and established lives would flip upside down.

Thank you for your time.

With respect,
Kyla Griffith

From: Amy Erickson
To: Matt Greene
Subject: Opposed to Proposed Zoning Change
Date: Friday, January 29, 2021 3:05:19 PM

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Case number Case #DCP20-327

Name: Amy Erickson
Address 306 E Klein Rd, New Braunfels, TX 78130

My home is located across the street to the property currently requesting a zone change. I strongly and passionately oppose this proposed zoning change.

Not only would it impact my peace of mind, but it would also greatly impact the neighborhood, quality of life, and joy from the entire community.

I have lived at this location for nearly 5 years, transplanted from Nebraska. After living in San Antonio and experiencing the hectic noise and rush of city life, I came here specifically to enjoy the peace, quiet, and beauty of this home and location. I have finally found somewhere to call "home" and have loved and found peace here. This home is everything I wanted, and even more so NEEDED. The trees, pasture, animals, and especially the QUIET called out to me and why I chose to live here. Not having loud neighbors and incessant traffic has been extremely important. These things are what I love about my home here.

We moved here with the understanding that the land would not be commercialized and that our quality of life here would be enjoyed for years to come. This is our community and it needs to stay as it was intended.

Sincerely,
Amy Erickson
210.331.1208
amy.erickson.tx@gmail.com

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Thank you,

Amy Erickson
210.331.1208
amy.erickson.tx@gmail.com
www.linkedin.com/in/amy-ericksontrng/

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 Als legacy disappear.

Sincerely,

Ron Griffith
307-217-3332

From: David Mueller
To: Matt Greene
Subject: #DCP20-327
Date: Friday, January 29, 2021 8:24:01 AM

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 Green
I am David Mueller and live on 301 E Klein Rd, New Braunfels ,Tx 78130.
My house is adjacent to the property requesting a zone change. I oppose this proposed zoning change because a high density development would greatly impact my piece and quiet. Thank you for hearing my objection.
Sincerely
David Mueller
830-237-2311
dmueller@nbisd.org

Sent from my iPhone
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From: rsmitchan
To: Matt Greene
Subject: Case #DCP20-327
Date: Sunday, January 31, 2021 9:28:49 AM

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Case #DCP20-327

Name: Scott and Rose Mitchan
Address: 310 East Klein Road, New Braunfels, TX 78130

My house is a couple of houses from the property requesting zone change. I oppose this proposed zoning change because it would greatly impact my peace and quiet.

Sincerely,
Scott and Rose Mitchan
830-237-5190
rsmitchan@gmail.com
mitchansplumbing@gmail.com