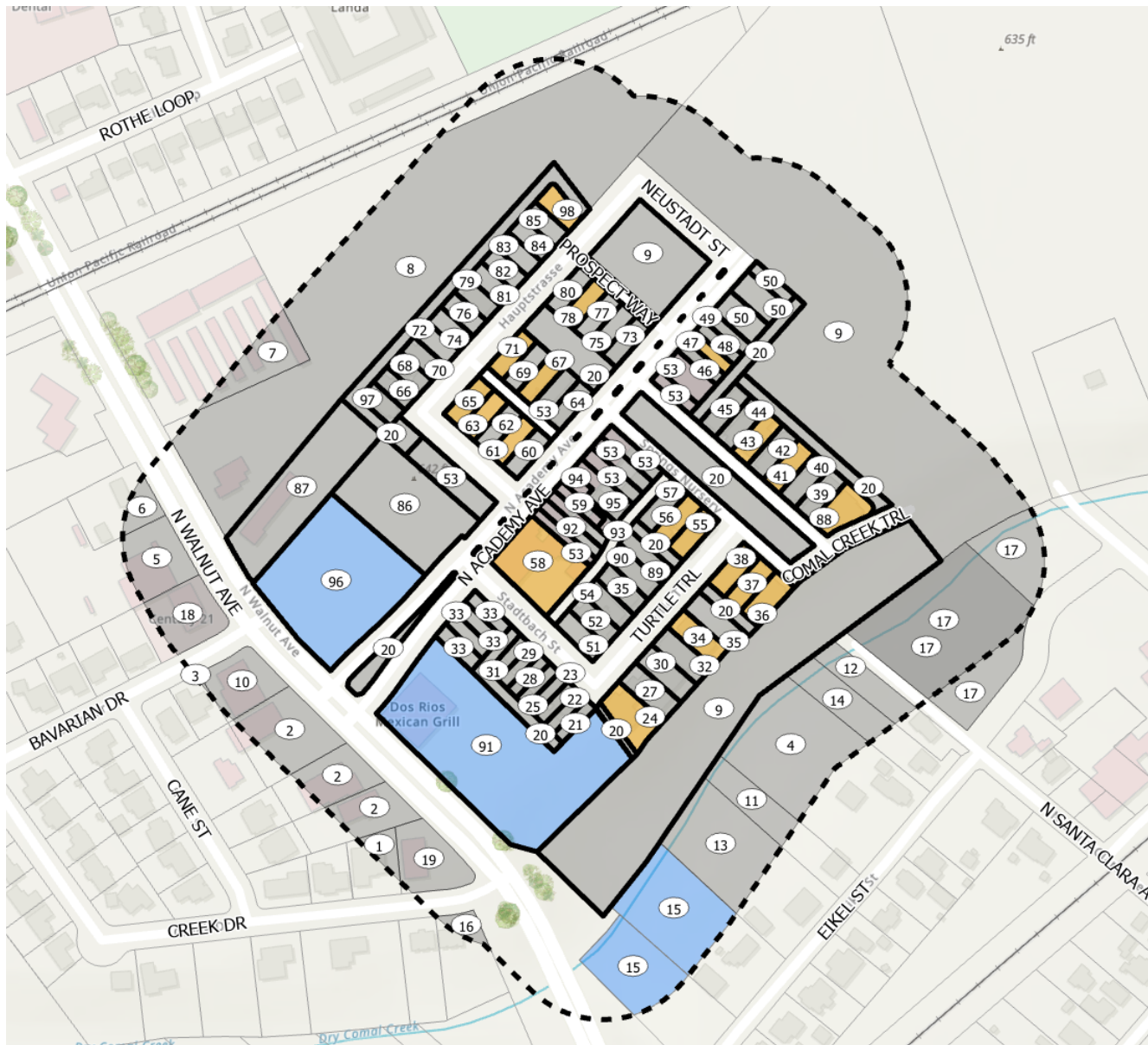


PLANNING COMMISSION – MARCH 2, 2021 CASE #PZ20-0332

The circled numbers on the map correspond to the property owners listed below. All information is from the Comal County Appraisal District Records.

1. Morales Karlo & Nidia
2. Hope Hospice Foundation
3. Triesch Wayne E & Linda
4. King David R & Patricia
5. Hansmann Roy L et al
6. Sydenstricker Delores Jean
7. Schriewer Properties LLC
8. Walnut Centre LLC
9. TC Town Creek Texas LP
10. Twofold LLC
11. Kowalski Darren G & Tamara D
12. Lamm Michele
13. Neckar Milton Jr & Charlene
14. Machuca Patricia A
15. Turner Michael Scott & Pauline D
16. Creek Plaza LLC
17. New Braunfels Smokehouse Inc
18. KMNb LLC
19. Evans Paul Et Al
20. Town Creek Texas POA
21. Gilman Rebecca V
22. Shannon Kelly O & Diana Newell
23. Property Owner
24. Jewell Jeff & Alice
25. Peake Ronnie & Julianne
26. Hartung Phil & Nanette
27. Flores Paul & Sharla S
28. Keyser Mike T
29. Treadwell Jesselyn & Alan
30. Weichsel Elaine
31. Reynolds Martin
32. Neuhaus Joseph R Jr & Lisa K
33. TCRWSJ LLC
34. Lambert Gregory & Rosemary
35. Ashley Jennifer
36. Fogg Sharon
37. Jefferson Delbert R & Patricia J
38. Yarrito Fernando A
39. Bischoff James C & Patricia E
40. Gansle Richard C & Susan L
41. Nelson Barbara Lackner
42. Shannon Kathryn M
43. Rose James G & Nancy L
44. Henderson Marilyn
45. Petta James F & Sandra L
46. Sitz Peter
47. Slate-Schleicher Pamela
48. Vance Joel A & Terri D
49. Monacelli Kenneth & Alyssa L
50. Sierra Classic Homes Inc
51. Langenhahn Eric T
52. Dorrestijn Rob & Heather
53. 1778 Photography, Boulevard
Townhomes LLC, Angela Marciniak
54. Pope Calen & Lydia Kimeli-Pope
55. Reitz J R & Pamela
56. Johnson Tara L
57. Espinal Judith A & Arlen
58. Town Creek Texas Properties LLC
59. Ackerson Rachel B & James D
60. Hughes William & Heidi
61. Vanoli Elizabeth J et al
62. Mangaraja Marihot & Rosalie
63. Herold Barbara A
64. Johnson J Mark & Amy R
65. Outlaw Rawley M & Cora W
66. Jurica William S & Lezlee B
67. Zanner Eddie
68. Brazee Khristian
69. Burgener Joseph & Barbara
70. Tatsch Roger Jr & Donna
71. Stephenson Glenn & Beverly
72. Wade Margaret S
73. Harris Julie N
74. Spencer Scott C
75. Hines Shane E & Mallory S
76. Rector Sarah E & Robert J
77. Wallace Bryant & Carl Heintz
78. Anderson Cindy
79. Merrill Nicholas
80. Liscar Mary & Eric
81. Devaney Brian & Laura
82. Hopkins Elizabeth
83. Jenkins Denise D
84. Watkins Gayle F
85. Wiedenfeld Kurt R
86. GBMC Holdings LLC
87. Vanstory Randy & Roxi
88. King Robert M & Julie A
89. McPheeters Janet S
90. Wallace Megan M
91. Comal Creek Retail LLC
92. Panagakos Elaina
93. Konecny Karen S
94. Mertink Sandra
95. Torluemke Douglas & Jennifer
96. 1280 North Academy LLC
97. Bertagnoli Chad
98. Peters Allen & Heather



PZ20-0332
Town Creek Planned Development

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ20-0332 TCPD (hm)

Name: Paulina's mile Turner

I favor: X

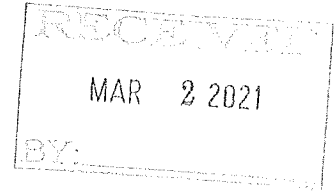
Address: 940 Eiku St.

I object: _____ (State reason for objection)

Property number on map: 15

Comments: (Use additional sheets if necessary)

Signature: PW Turner



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ20-0332 TCPD (hm)

Name: Comal Creek Retail, LLC

I favor: ✓

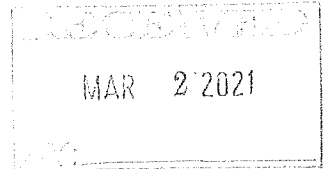
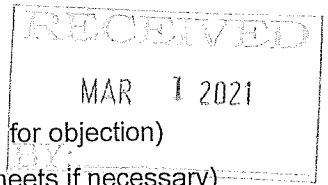
Address: 701 Richmond Ave #250

I object: _____ (State reason for objection)

Property number on map: # 90

Comments: (Use additional sheets if necessary)

Signature: [Signature]



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ20-0332 TCPD (hm)

Name: Elton Reneau

I favor: ✓

Address: 352 LANDA

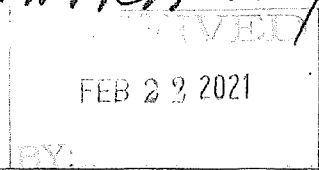
I object: _____ (State reason for objection)

Property number on map: 96

Comments: (Use additional sheets if necessary)

Signature: Elton Reneau

1280 NORTH FICKS BLVD, LLC



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ20-0332 TCPD (hm)

Name: Alice + Jeff Jewell

Address: 1165 Turtle Trail

Property number on map: 24

I favor: _____

I object: ☒ (State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: *Alice + Jeff Jewell*

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ20-0332 TCPD (hm)

Name: Rosemary Lambert

Address: 1149 Turtle Trail

Property number on map: 34

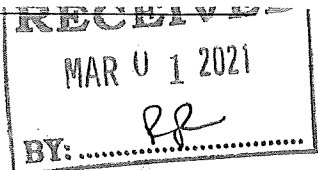
I favor: _____

I object: ☒ (State reason for objection)

Comments: (Use additional sheets if necessary)

I believe that we need another entrance/exit to the subdivision as promised in 2011-2012

Signature: *Rosemary Lambert*



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ20-0332 TCPD (hm)

Name: SHARON FOGG

Address: 585 Springs Nursery

Property number on map: #36

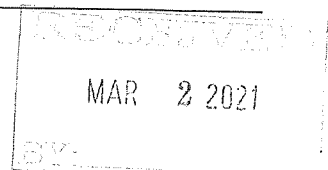
I favor: _____

I object: ☒ (State reason for objection)

Comments: (Use additional sheets if necessary)

Consideration for increased homes/cars when phase 4 starts. Currently entrance on Walnut is very close to residences + businesses. Second entrance + another will not be enough for the planned growth + SAFETY.

Signature: *Sharon Fogg*



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ20-0332 TCPD (hm)

Name: Delbert & Patricia JEFFERSON I favor: _____Address: 509 Springs NurseryI object: ☒ (State reason for objection) ReProperty number on map: 37Comments: (Use additional sheets if necessary) attached

We object to Removal of Fredericksburg Rd. extension across RR. Believe it's in resident's best interest to retain the ROW for any possibility for 3rd access to TC as density greatly increases -

Signature: DN J

RECEIVED

FEB 22 2021

RECEIVED

FEB 3 2 2021

BY: RT

Additional comment: It seems to be similar to an ERCOT situation: Engineering firm doesn't think a third access to TC could be needed; doesn't seem to be a possibility given the RR's position. But they do not live in Town Creek and are not sensitive to streets blocked by the Railroad in both directions on Landa and also at Guenther by one of the same trains. In time, things can happen and we very probably will need a third access. Unimaginable things can and do happen as we have recently witnessed. We need to maintain the option of a third access for TC.

#37

Pat & Richard Jefferson

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ20-0332 TCPD (hm)

Name: Fernando Yarrito

I favor: _____

Address: 593 Springs NurseryI object: ☒ (State reason for objection) ReProperty number on map: 38

Comments: (Use additional sheets if necessary)

The planned Phase 3 & 4 additions to Town Creek will triple the size of the neighborhood (TC). Single and multifamily structures as well as businesses will significantly increase the number of vehicles entering and leaving the neighborhood. To lock us in with only two points of entry forever creates connectivity issues and impacts the safety of residents. Future access to Fredericksburg Road is needed for the viability of Town Creek. To eliminate it is short sighted.

Signature: Fernando Yarrito

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FEB 26 2021

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ20-0332 TCPD (hm)

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FEB 26 2021

Name: Barbara Nelson

I favor: _____

Address: 598 SPRINGS NURSERYI object: ☒ (State reason for objection) RRProperty number on map: 41

Comments: (Use additional sheets if necessary)

Supporting this change eliminates future possibility for an additional access point to Town Creek. I strongly object to eliminating a potential access @ Fredericksburg Rd. to Town Creek. The RR may change its position on a new crossing in the future

Signature: Barbara Nelson

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ20-0332 TCPD (hm)

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FEB 25 2021

Name: James & Nancy Rose

I favor: _____

Address: 606 Springs NurseryI object: ☒ (State reason for objection)Property number on map: 43

Comments: (Use additional sheets if necessary)

When Town Creek is fully developed (Ph. 3 & 4) the additional access should be considered; it will be critical to the SAFETY of all the residents. DO NOT ELIMINATE THIS POTENTIAL ACCESS POINT at FREDERICKSBURG ROAD into TOWN CREEK!

Signature: James P. Rose

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ20-0332 TCPD (hm)

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MAR 1 2021

Name: Pamela Slate-Schleicher

I favor: _____

Address: 955 N. Academy Ave NB TXI object: ☒ (State reason for objection)Property number on map: 47 78130

Comments: (Use additional sheets if necessary)

Signature: Pamela Slate-Schleicher

I think it is a safety concern that there will not be another entrance to/exit from Town Creek. Walnut exit is not sufficient

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ20-0332 TCPD (hm)

Name: J.R. (Rick) & Pam Reitz

Address: 605 Springs Nursery

Property number on map: 55

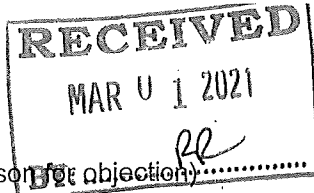
Signature: [Signature]

I favor: _____

I object: ☒ (State reason for objection) RE

Comments: (Use additional sheets if necessary)

It would eliminate a potential future entrance/exit to Town Creek that may be needed by the City for traffic flow.



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ20-0332 TCPD (hm)

Name: Tara Johnson

Address: 609 Springs Nursery

Property number on map: 56

Signature: [Signature]

I favor: _____

I object: ☒ (State reason for objection)

Comments: (Use additional sheets if necessary)

I want ^{improvement} access for emergency vehicles

While I understand what the development team wants to do, and I would likely benefit financially from supporting the amendment as a limited partner in the development itself, I do not support shutting the door permanently to the Fredericksburg connection. I feel doing so is shortsighted and not in the long term interest of Town Creek or New Braunfels.

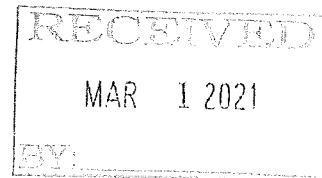
Therefore I do not support this case.

Trace Jurica #58

SKYHOUSE collection

www.skyhousecollection.com

830.237.6771



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ20-0332 TCPD (hm)

Name: Elizabeth VanoleAddress: 645 Center GreenProperty number on map: 61Signature: Elizabeth Vanole

I favor: _____

I object: ☒ (State reason for objection)

Comments: (Use additional sheets if necessary)

Do you have a more detailed map to show? Will there be streets other than Academy to drive thru? My issue is traffic + congestion. Thank you.

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MAR 2 2021

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ20-0332 TCPD (hm)

Name: Barbara HeroldAddress: 653 Center GrnProperty number on map: 63

Object to removal of the Fredericksburg Rd extension across railroad tracks

Signature: Barbara Herold

I favor: _____

I object: ☒ (State reason for objection)

Comments: (Use additional sheets if necessary)

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MAR 1 2021

BY:

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ20-0332 TCPD (hm)

Name: Cora & Rawley OutlawAddress: 657 Center GreenProperty number on map: 65Signature: Cora Outlaw

I favor: _____

I object: ☒ (State reason for objection)

Comments: (Use additional sheets if necessary)

Strongly object. We know RR Com does not want to work with us but we need another access into TC and that would eliminate any chance.

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MAR 2 2021

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ20-0332 TCPD (hm)

Name: EDDIE ZANNER

Address: 650 CENTER GREEN

Property number on map: 67

I favor: _____

I object: X (State reason for objection)

Comments: (Use additional sheets if necessary)

**PLEASE SEE ATTACHED SHEET*

Signature: _____

I don't believe Fredericksburg, or an Academy access, has to be a complete roadway or nothing. How about a pedestrian/bicycle access? Facilities such as Das Rec and Landa Park blend well with walking or riding a bike. Also, not using a car reduces traffic in our neighborhood and city streets (not to mention less parking needed at the destination). For me, a major draw of our development is the ability to "not" use a car to get to nearby destinations.

Thank you, Eddie Zanner

#67

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ20-0332 TCPD (hm)

Name: Glenn & LYNN STEPHENSON

Address: 568 CENTER GREEN

Property number on map: 71

I favor: _____

I object: V (State reason for objection)

Comments: (Use additional sheets if necessary)

Should stay the way it is in the original plat.

Signature: _____

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ20-0332 TCPD (hm)

Name: Cynthia Anderson
Address: 655 Prospect Way
Property number on map: 78

I favor: _____

I object: ☒ (State reason for objection)

Comments: (Use additional sheets if necessary)

I do not want the removal of Fredericksburg Road Extension across the railroad tracks. I feel it is necessary for the safety of all of us.

Signature: Cynthia J. Anderson

MAR 1 2021

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ20-0332 TCPD (hm)

Name: Julie & Bob King
Address: 586 Springs Nursery
Property number on map: 88

I favor: _____

I object: ☒ (State reason for objection)

Comments: (Use additional sheets if necessary)

My husband and I purchased our lot in 2004 and I currently serve as President of the POA. I was involved in the initial discussions with the railroad for egress. With the additional density planned for the final 2 phases, we may have need for a back access point. I am in FAVOR of the change in roads but

Signature: Julie King

OPPOSED Phase 4 of the abandonment of Fredericksburg Road extension

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FEB 25 2021

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ20-0332 TCPD (hm)

Name: Allen + Heather Peters
Address: 1108 Hauptstrasse
Property number on map: 98

I favor: _____

I object: ☒ (State reason for objection)

Comments: (Use additional sheets if necessary)

We feel the option for addition entrance/exit into Town Creek will be necessary as the community grows. The Fredericksburg Road would allow this option.

Signature: Heather Peters

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MAR 2 2021

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ20-0332 TCPD (hm)

MAR 2 2021

Name: Greg & Renee Young

Address: 1145 N. Academy Ave.

Property number on map: _____

I favor: _____

I object: ☒ (State reason for objection)

Comments: (Use additional sheets if necessary)

Want to leave more options open for the community later.

Signature: Renee Anne Young

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ20-0332 TCPD (hm)

MAR 1 2021

Name: Wade and Kathy Sinclair

Address: 1145 N. Academy #102 OR

Property number on map: _____ Rear

I favor: _____

I object: ☒ (State reason for objection)

Comments: (Use additional sheets if necessary)

* We would like to keep our options open for a future third entry into Town Creek.

Signature: Kathy Sinclair

* We are not sure our property number on map.

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ20-0332 TCPD (hm)

MAR 2 2021

Name: Matt Kyle / KNNB LLC

Address: 702 N. Walnut Ave

Property number on map: 18

I favor: _____

I object: _____ (State reason for objection)

Comments: (Use additional sheets if necessary)

I can't object or favor. I will attend zoom to see what they are specifically wanting. I'm glad this area has developed. It's too bad the Academy Pass couldn't get approved. Historic preservation is key, but that could be achieved.

Signature: Matt Kyle