

PLANNING COMMISSION – APRIL 6, 2021 – 6:00PM

Zoom Meeting

Applicant/Owner: HMT Engineering & Surveying, Bill Ball

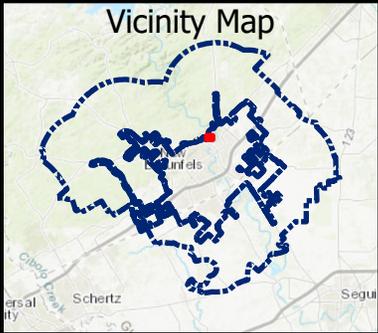
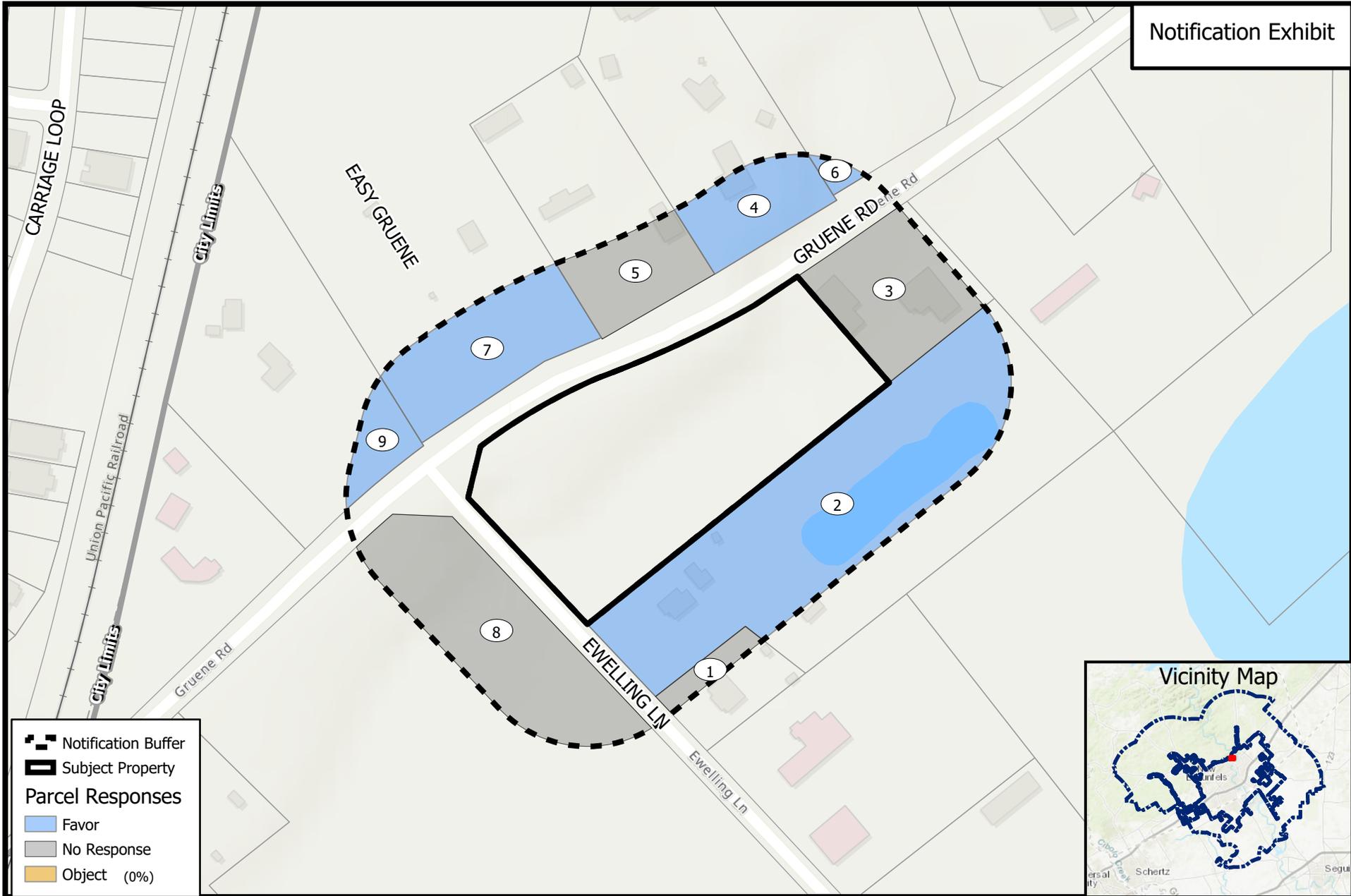
Address/Location: 4.3 acres out of the J M Veramendi Survey No. 1, Abstract 2, Comal County, Texas, located at the southeast corner of the intersection of Gruene Road and Ewelling Lane

PROPOSED ZONE CHANGE – CASE #PZ21-0084

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. PURCELL SPILLAR FAMILY PARTNERSHIP LTD | 6. BLEWETT ALLEN & BINGHAM LLC |
| 2. REAL FRANKLIN CONRAD & ANNIE | 7. VILLAGES AT GRUENE NB LLC |
| 3. DALKE GLEN C JR & CECILIA | 8. KOEPP SKYLAR W TRUST ET AL |
| 4. MAYFIELD ROBERT S & PAMELA | 9. MAGEE WILLIAM & PAMELA LVNG RVCBL |
| 5. HANDRICK BARNEY R | TRST |

SEE MAP



PZ21-0084
Rezoning from R-2 to C-O



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ21-0084 (MG) FRANKLIN
Name: ANNIE REAL
Address: 850 EWEILING LN
Property number on map: #2

I favor:

I object:

(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: Annie Real

APR 06 2021



Department of Planning and Development Services

NOTICE OF PUBLIC HEARING

View details here:
nbtexas.org/PublicNotice

The New Braunfels Planning Commission will hold a public hearing at the request of **HMT Engineering & Surveying, agent for William Schutz, owner**, to consider a recommendation to City Council on the following rezoning request:

Property: Approximately 4.3 acres out of the J M Veramendi Survey No. 1, Abstract 2, Comal County, Texas, located at the southeast corner of the intersection of Gruene Road and Ewelling Lane

From: "R-2" Single and Two-Family District

To: "C-O" Commercial Office District. Additional information can be found at the following website: nbtexas.org/PublicNotice

Because your property is located within 200 feet of the request, State law requires that we notify you of the public hearing. **However, the zoning of your property will not be changed.** The public hearing process allows an opportunity for you to provide comments on the request. This aids the Commission in making a recommendation to City Council.

Public hearings for this request are scheduled before the Planning Commission on **Tuesday, April 6, 2021**, at 6:00 p.m. virtually via **Zoom Meeting**. Information on how to join the meeting is included with this notice. The Planning Commission's recommendation will be considered by City Council in another public hearing, tentatively scheduled for **Monday, April 26, 2021**. Both meetings are open to the public. All interested persons are invited to join these meetings.

If you wish to submit written comments, please complete ALL of the information below and return to:

Mail: City of New Braunfels
Planning Commission
550 Landa Street
New Braunfels, TX 78130

Email: mgreene@nbtexas.org

If you have questions, please call Matt Greene at (830) 221-4053

Matt Greene

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ21-0084 (MG)

Name: Robert & Pam Mayfield

Address: 1608 Gruene Rd.

Property number on map: 4

Comments: (Use additional sheets if necessary)

Signature: Robert & Pam Mayfield

I favor:

I object: _____

(State reason for objection)

Property Owner #6

From: [Brad Bingham](#)
To: [Matt Greene](#)
Subject: Re: Zoning Change
Date: Thursday, April 15, 2021 7:57:32 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.

In favor.

Sent from my iPhone

On Apr 15, 2021, at 7:49 AM, Matt Greene <MGreene@nbtexas.org> wrote:

Good morning Brad,

Good to hear from you. Just for clarification purposes, are you stating you are "in favor" of the proposed zone change or simply "not opposed". I want to make sure I represent the information correctly to the Planning Commission and City Council.

Thank you,

<EmailLogo-
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47bb-89b0-
351933562e2d.png>
Matt Greene, CFM
Planner | Planning and Development Services
550 Landa St | New Braunfels, TX 78130
830-221-4053 | MGreene@nbtexas.org | www.nbtexas.org

#OneCityOneTeam

<twitter_18db307e-2a37-
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<instagram_59f46ed4-
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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.

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](#).

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

-----Original Message-----

From: Brad Bingham <b.binghamllc@yahoo.com>
Sent: Wednesday, April 14, 2021 9:22 PM
To: Matt Greene <MGreene@nbtexas.org>
Cc: Ted Omohundro <ted@rmrteam.com>
Subject: Zoning Change

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.

Hey Matt, I hope you're doing well. I just wanted to say I have no problem with what these folks are wanting to develop. Case # PZ21-0084.
Come see me brother. Brad Bingham

Sent from my iPhone



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Department of Planning and Development Services

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Handwritten signature of Matt Greene

Matt Greene

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ21-0084 (MG)

Name: VILLAGES AT GRUENE NB LLC

I favor: X

Address:

Property number on map: 7

I object:

(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: James Taphet
VILLAGES AT GRUENE NB LLC

YOUR OPINION MATTERS - DETACH AND RETURN

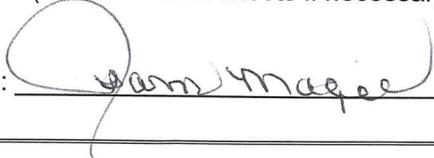
Case: #PZ21-0084 (MG)

Name: PAM MAGLE

Address: 1704 GRIVELLE RD

Property number on map: # 9

Comments: (Use additional sheets if necessary)

Signature: 

I favor:

I object: _____

(State reason for objection)

APR 06 2021

From: [Cathy](#)
To: [Matt Greene](#)
Subject: Rezoning of Corner of Ewelling & Gruene Rd.
Date: Monday, April 5, 2021 5:25:24 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.

Hello

I wanted to say I am in favor of rezoning the property at the corner of Ewelling and Gruene Rd from R2 to CO. I know a lot of people in the area want all land in the area to remain undeveloped, but things are changing a lot in New Braunfels. We moved here in 1972 and have seen a lot of progress happen from the sleepy little town it was back then. Our neighbors on Sleepy Hollow say they are worried about traffic coming on our street. They have applied for a permit for a gate to be put in at the beginning of the street which should take care of that worry. This is a progressing town and we might as well progress along with it. It isn't going to stay the same no matter how hard you try to stop it.

Cathy Rivers

1410 Sleepy Hollow

New Braunfels , Tx 78130

From: [David Hill](#)
To: [Matt Greene](#)
Subject: Rezoning on dwelling and gruene rd
Date: Tuesday, April 6, 2021 8:24:06 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.

Hi Matt,

My wife and I live at 1220 sleepy hollow lane and would like to request a no vote on the rezoning just down our street. This intersection is already dangerous when entering or leaving from/to dwelling and gruene rd.

Thank you,

David and Elia Hill

1220 Sleepy Hollow lane

Sent from my iPhone