

PLANNING COMMISSION – MAY 4, 2021 – 6:00PM

Zoom Meeting

Applicant/Owner: Thor Thornhill

Address/Location: 614 & 720 W Zipp Rd

PROPOSED SPECIAL USE PERMIT – CASE #SUP20-267

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. ELLIS BRENDA | 24. KOKKEBY SEAN & STEPHANIE |
| 2. KRETZMEIER PAUL H | 25. PROFFITT ROBERT S & JENNIFER M |
| 3. SCRIBNER TERI | 26. CAVAZOS JESUS ELI & MELISSA DENISE |
| 4. ZAVALA JUAN F & LINDA S | 27. KLEIN JANET WALL |
| 5. HAMBRICK GRACE | 28. GUILLEN KRISTEN |
| 6. PULTE HOMES OF TEXAS LP | 29. HAHN AARON |
| 7. SCHOENHERR DUANE & GLORIA | 30. MARES EILEEN R |
| 8. WILLIAMS JASON & DANNALYN | 31. RIDGEMONT HOME OWNERS ASSOCIATION INC |
| 9. MASON JERMAINE S & TONYA S | 32. ROBLES TOM R & PAULA MERRILL ROBLES |
| 10. YANEZ ROBERT JR & KELLI-ANNE P BARROW | 33. GUERRA-TREVINO NORMA & RUBEN TREVINO |
| 11. AMESCUA KRISTIN M & CODY J YORK | 34. SCOTT RANDY J & LISA M |
| 12. HARRISON MATTHEW T & SANDRA V | 35. BRAY DEBORAH E |
| 13. YOUNG GLEN & JAMIE | 36. PRIORITY RELOCATION COMPANY LLC |
| 14. CRISSY ANGELA G & JOANN M HOLLIDAY | 37. CANTON CHRISTOPHER MICHAEL & JYOTI KAY CANTON |
| 15. WOLF ANDREW S & DALLAS | 38. ESCOBAR DANIEL SANTOS |
| 16. PROPERTY OWNER | 39. STEVENSON RICHARD ROY & LAUREN MAE |
| 17. GERELL-STILES APRIL R & GREGORY E STILES | 40. STONE GREG |
| 18. BUSHBY FRANCIS RUSSELL & SYLVIA LEA | 41. GUNN BARBARA |
| 19. MOORE ROBERT EUGENE & MONICA C | 42. RITSON BARBARA S & GREGG E |
| 20. WARD LEE ALAN & KIMBERLEY MARIE | 43. RODRIGUEZ ROBERT LEE & NAISHCA MARIE MOODY |
| 21. MELVIN LISA D | 44. RUNDELL BRENDON M & LOURDES |
| 22. SOLIS HECTOR JR & CLAUDIA R | 45. RAYGOZA BRENDAN C |
| 23. NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT | 46. DAVIS MEGAN L & TEXAS J |

SEE MAP

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP20-267 ms

Name: Paul H. Kretzmeier

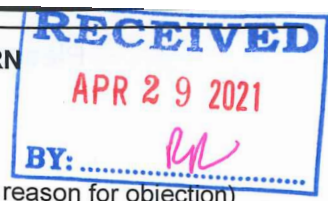
Address: 546 W. Zipp Rd.

Property number on map: # 2

I favor: _____

I object: ☒ (State reason for objection)

Comments: (Use additional sheets if necessary)



Remove 2H-A then I would
be for it.

Signature: Paul H. Kretzmeier

#2

#10

From: [Kelli-Anne Barrow](#)
To: [Matthew W. Simmont](#)
Subject: Notice of Public Hearing - 614 & 720 W. Zipp Road
Date: Thursday, May 6, 2021 4:25:59 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.

Name: Kelli-Anne Barrow
Address: 2761 Ridgeforest Drive
Property number on map: 10

I object to the development of this property. I do not want apartments to be constructed on this land. We bought here for the peace and quiet and if apartments are built it will disrupt what we currently enjoy which is a beautiful view and quiet. In addition, I don't want restaurants or a strip mall. It makes no sense to build restaurants in the middle of a community. There are residential homes all around. They would look so out of place. Not sure if this is true but had to object if they are thinking about constructing restaurants.

Thank you for your time and consideration.

Sent from my iPhone

From: [Kristin York](#)
To: [Planning Division](#); [Justin Meadows](#); [Matthew W. Simmont](#)
Subject: SUP20-267- Notice of Public Hearing
Date: Monday, April 26, 2021 10:32:14 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.

All,

I am still in ***objection*** to the proposed mixed-use between walnut, Klein, and Zipp. I have many concerns as to what this can do to our neighborhood.

My first concern is HMT Engineering not listing to Planning and Zoning suggestions to meet with our community to hear our objections/concerns. This has not been done. We have requested this and will again from Justin Meadows.

My second concern: We used to have an easement room behind our home between our fence and theirs (10 feet or more). That then disappeared and there wasn't any fence for a while. Now there is a fence, but again very close to ours. What happened to our 10 feet behind the fence that is supposed to be our property. Where are the boundaries and are they being crossed? We need a barrier and should have that 10 feet back no matter what.

My third concern: The infrastructure can not withstand the new apartment complex at 725 that was approved or these new mixed-use requests. Some cities are able to complete the water, electricity, etc prior to the overload. It seems in New Braunfels the city wants these buyers to add that into their costs at the expense of those that live here. The traffic in the last 5 years since I have lived in this house has tripled. 725 Needs to be larger and Klein to help us get around prior to this being approved. Wireless antennas need to be added to help with the lack of service we already have issues with prior to approval. With three schools right here the traffic is a nightmare. The risk for more accidents through our fences could allow someone hurt or killed. The kids walking home or bus stop at Kelin, again, can allow for someone to get hurt with all the traffic. Now we want to add to that? We want to add an apartment complex, gas station, or Labor ready to create more congestion?

Can someone answer my questions and help us all understand to possibly come to some kind of agreement?

Sincerely,
Kristin York
210-843-7953
2757 Ridgeforest Drive

My previous objections are below.

We were told when we purchased this home that the landowner behind us was not planning to ever sell that plot of land. That is what drew us to this area. We wanted to be away from the

hustle of the city, but close enough if we needed anything. This area is already very congested with three schools and we are about to add another. Then a sports complex and possibly a market, library, gas stations, along with labor centers. How can this current infrastructure and emergency services handle the new capacity of people/traffic? The roads even though being improved will not be enough, water drainage is always an issue, and more lights are needed. The current road improvements always have huge holes and bumps.

We already have communication issues for phones, the internet, and cable. We have been told a tower was going to be installed close, but four years later and it's still an issue.

Some neighbors find some objections could be the following: families moving out of the neighborhood, lower home values, homes being on the market for an extended time, the traffic congestion being increased, raised crime, less security, resident population, school crowdedness, additional traffic issues, utility issues, impacts of communication structure, parking, services interrupted, sunlight reduced, privacy concerns, light from new area, obstructed views, noise, rain runoff issues, damage to roads, construction for a few years, interference with emergency services for our area, and the environmental impact to the animals that are still in this area.

What analysis has been done for traffic, congestion, communication, emergency, and environmental?

Some neighbors feel the city will do what they want and their vision, not what the community wants or needs. How do we know our voices will be heard and matter?

We are all for New Braunfels growing, but not in our backyard. Not affecting our life's hard work to reflect in our property value. Please help us!

Sincerely,
Kristin York
210-843-7953
2757 Ridgeforest Drive

From: [Matt Harrison](#)
To: [Matthew W. Simmont](#)
Subject: Re: Case SUP20-267 May 4 2021
Date: Tuesday, May 4, 2021 1:15:09 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.

Still in opposition to this rezoning. Developer was encouraged to work with residents to come to an agreement for both parties. Developer did not make any attempt to do so which tells me they do not care about our thoughts. More should be done by developer to protect residents.

Thank you.

Matt Harrison
2753 Ridge Forest Dr

Sent from my iPhone

On Jan 28, 2021, at 10:24 AM, Matthew W. Simmont <MSimmont@nbtexas.org> wrote:

Good morning Mr. Harrison,

Thank you for your input. I will provide your email to the Planning Commission for consideration.

Thank you,

<EmailLogo-Small_c6d86cff-0062-47bb-89b0-351933562e2d.png> Matthew W. Simmont, AICP
Planner | Planning and Development Services
550 Landa St | New Braunfels, TX 78130
830-221-4058 | MSimmont@nbtexas.org | www.nbtexas.org/planning

#OneCityOneTeam

<facebook_e078b806-932a-4345-a222-52843c4a2a78.png>

<twitter_18db307e-2a37-41c2-b4fd-1376bcb3dfd4.png>

<instagram_59f46ed4-523c-47da-a034-86de8a4782fc.png>

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 and liking our [facebook page](#).

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

From: Matt Harrison <matt.t.harrison@gmail.com>
Sent: Wednesday, January 27, 2021 8:58 PM
To: Matthew W. Simmont <MSimmont@nbtexas.org>
Subject: Case SUP20-267 Feb 2 CC. Feb 22

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.

Good evening, please let this email serve as my objection to the zoning change for the above case. My residence is #11 on the notification map. My opposition to this zoning change is the reduction of residential property resale values that occur with a MU-B zoning change along with safety / security and noise concerns for all newly built residential properties in the surrounding area. I feel that this property if developed should remain as a R-1A 6.6 to fit with the current developments in the surrounding the property and the area.

Matt Harrison
2753 Ridge Forest Dr
New Braunfels Tx 78130

Case: #SUP20-267 ms

Name: Jamie YoungAddress: 2749 Ridge Forest Dr.Property number on map: 13

I favor: _____

MAY - 3 2021

I object: X (State reason for objection)

Comments: (Use additional sheets if necessary)

Please see previous objections and letter submitted via email, as this is now the third time we have had to submit objections for the same request.

Signature: Jamie Young

#13

New Braunfels Planning Commission;

I am writing in response to the special use permit request for the 49.5 acres addressed at 614 & 720 W. Zipp Road. My family lives in the adjacent neighborhood, Ridgemont, with our backyard directly bordering the subject property.

When my family was deciding on a lot to build our house on, one of the main selling points for us was the large field behind our lot and the serenity of the neighborhood and its surrounding areas. We were told by our builder that the person who owned the field behind our house had no intention of selling their land.

Fast forward four years and now there are almost 30 homeowners surrounding the subject property who are being confronted by the reality that we could have apartments or commercial buildings staring in at us over our back fences. After talking to many of my neighbors, I can confidently say that many of us would not have bought homes in this neighborhood if we would've had knowledge of this special use permit. For us, apartment or commercial buildings on the other side of our fence means increased noise, bright streetlights, and smelly dumpsters. It means that we can no longer enjoy the privacy of our homes or our backyards. It means that, for years, we will have to tolerate the noise and pollution of excavators, plumbers, electricians, and roofers in our own backyards. Then, once completed, the proposed apartments, shopping centers or convenience market will bring traffic and noise at all hours of the day and night.

The negative impact of apartments or commercial buildings on the subject property will reach further than just the homeowners directly surrounding the property. The traffic impact analysis for this project estimates that the daily trips in this area will increase by over 10,000. Walnut Avenue and Highway 725 are already incredibly congested. Even with the widening of Klein Road, the infrastructure in this area cannot support a new middle school, a new sports complex, *and* the 10,000 additional daily trips that the proposal for the subject property will bring. In addition, increased traffic and transient neighbors will likely increase crime levels in this area.

A study performed by the University of Nebraska shows a decrease in selling price of single-family dwellings with increasing numbers of surrounding apartment complexes. If my neighbors' feelings on having an apartment complex or commercial building behind them is any indication of the feelings of the general public, I see no scenario where our home values won't suffer if this permit is approved. Without a doubt, other people won't want to buy houses in this neighborhood if those who are already living here are wanting to leave.

I would like to ask the Planning Commission to put themselves in the shoes of the residents of the Ridgemont and other surrounding neighborhoods. Picture your own backyard for a moment. If an apartment complex, gas station or convenience market was erected 57 feet, less than 20 yards, from your fence line, would you be happy?

I believe that the city of New Braunfels cares about their residents and I appreciate being given the opportunity to submit written comment on this matter. The notice of public hearing that I received said "Your opinion matters" and I hope that's true.

Thank you,

Jamie Young
(Last 4 digits of phone number – 0845)

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP20-267 ms

RECEIVED

Name: Stephanie Kokkeby

I favor: _____

Address: 2750 Ridgeforest DriveI object: X (State reason for objection)

MAY - 3 2021

Property number on map: 24

Comments: (Use additional sheets if necessary)

Please do not rezone our area for apartments, low income housing, gas stations, or any other development that will bring unwanted riff raff to our neighborhood.

Signature: S. Kokkeby

Thank you for your time. God Bless.

#24

Christopher & Jyoti Canton
2713 Ridge Path Drive
New Braunfels, Texas
Parcel 37

April 27, 2021

To the New Braunfels Planning Commission:

Thank you for taking the time to read this objection to the plans that HMT Engineering & Surveying submitted for the 49.5 acres addressed at 614 & 720 W. Zipp Road.

First off, I want to reiterate from our last objection that HMT Engineering needs to be more transparent about what is going to be placed within these zones. When we bought this property, it was zoned agricultural and the fact that there could be commercial property and potentially 4-5 story apartment overlooking our backyards is very unfair. We'll object every time until there is more transparency.

My wife and I **OBJECT** to the proposal to rezone the land behind our property for a variety of reasons:

1. At the last Planning Commission meeting:
 - A. The Planning Commission urged HMT Engineering to schedule a town hall, Zoom Meeting, or any type of forum to have a dialogue with the the Ridgemont neighborhood. NO EFFORTS were made on their part to reach out to any of us.
 - B. The Planning Commission urged HMT Engineering to provide enough information in advance so that we could have at least 2 weeks notice on these potential grand sweeping changes to our neighborhood. We received the notice of a Public Hearing plus the new, barely proposed changes ONLY 9 DAYS BEFORE THE MEETING.
2. Once again there is a pattern of HMT Engineering trying to ram something through without talking to any of us. Our home values are subject to plummet based upon these vague and hardly disclosed, zoning changes. Their refusal to communicate with us is really disappointing. When we bought the property it was zoned agricultural, and to make such a quick proposed change with very little notification is not fair to tax-paying residents of New Braunfels. More transparency is needed before moving forward on anything!
3. We do not need a bunch of commercial businesses off a street that is purely residential, and is essentially a street with essentially no outlet beyond Zipp Road! This property should NOT be used for any commercial businesses.
4. 125 feet is way too close to our homes, and is barely enough room for another neighborhood.
5. I think having a mix of residential homes and condominiums makes a lot more sense in the grand scheme of things, when looking at the make-up of all the properties in between Klein Road and Zipp Road. And I think it would be something that many of the residents of the Ridgemont neighborhood and other adjacent properties can get behind. Why tweak the schematics of these neighborhoods just because HMT Engineering had some neat idea to bring in a couple commercial tenants? Please remove the **"MU-B" High Intensity Mixed Zoning from the proposal**. That is the most controversial piece in this whole proposal.
6. If this was the intent to bring in some more affordable housing/apartments to the area, make it housing alone, then don't saddle them next to a gas station or another mini-mart of which New Braunfels has enough.
7. Please keep the power lines out of our backyards and keep them near the newly extended Walnut Road, in between Klein & Zipp Road

Please take these objections to heart. We understand that the agricultural zone behind us won't stay that way forever as our wonderful city is growing so rapidly. But rather than radically changing the complexion of our neighborhoods and throwing up a couple of commercial properties that are unwanted and truly not needed on Klein, Walnut & Zipp, reject the usage of **"MU-B" High intensity Mixed Use Zoning** and allow this property to be a solution to what is so desperately needed in New Braunfels as you noted in a previous planning meeting: quality housing.

Sincerely,

Christopher & Jyoti Canton

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP20-267 ms

Name: Christopher & Jyoti Canton

Address: 2713 Ridge Path Drive, NB TX 78130

Property number on map: 37

I favor: _____

I object: X (State reason for objection) ee

Comments: (Use additional sheets if necessary)

Please read Comments on Attached sheet of paper

Signature: [Signature]

CEIVED

APR 30 2021

From: [Lauren Stevenson](#)
To: [Matthew W. Simmont](#)
Subject: Objection to Klien and zip road rezone
Date: Tuesday, May 4, 2021 5:40:29 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.

I reside at 2709 Ridge Path Dr, New Braunfels, TX 78130p with my husband Richard Stevenson. We had a death in the family this weekend and have not been able to send our objection in for the rezone for the lot near the Ridgemont subdivision. We are objecting to this new SUP due to the fact that the 125 foot buffer does not continue to Klein and leaves the back of our fence exposed to the the high intensity mixed use zone. We understand that walnut will be extended to zip and it need to have commercial front so we could get behind the deal IF the buffer extended behind our fence to Klein. It's very strange that this buffer left out two homes in the new proposal. We would also like to have the buffer extended to allow two rows of homes to be built in this buffer area. One hundred and twenty five feet is barely enough room for one row of houses.

Thank you,

Lauren Stevenson

From: GRITSON@satx.rr.com
To: Matthew W. Simmont
Cc: ["britson@satx.rr.com"](mailto:britson@satx.rr.com)
Subject: Public Hearing SUP20-267 614 & 720 W. Zipp Road
Date: Friday, April 30, 2021 9:23:07 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.

Good Day Mr. Simmont,

We do not oppose the current SUP20-267 as proposed where the 125 feet along the Ridgemont subdivision would be zoned for R-1A-4, ZH-A, R-2A housing. We would oppose the change if the area is changed to add MU-B housing in the 125 feet zone.

We still have concerns that even having the change to MU-B in this area would affect our home values and along with country fell of this area.

Thank you.

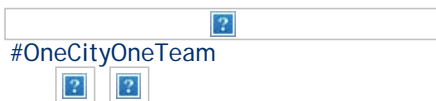
v/r Gregg & Barb Ritson
2773 Ridge Forest Drive
Map Property Number 42
210-542-4825

From: "Matthew W. Simmont"R
To: "GRITSON@satx.rr.com"
Cc: "britson@satx.rr.com"
Sent: Tuesday April 27 2021 10:19:00AM
Subject: RE: Public Hearing SUP20-267 614 & 720 W. Zipp Road

Good morning,

Thank you for your questions. You are correct. If approved as requested, the area shown as hatched would not allow the MU-B zoning district (which does include apartments as an allowed use). Only the single-family or two-family zoning districts could be allowed in that area adjacent to your property.

Thank you,



Matthew W. Simmont, AICP
Planner | Planning and Development Services
550 Landa St | New Braunfels, TX 78130
830-221-4058 | MSimmont@nbtexas.org | www.nbtexas.org

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.

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

From: GRITSON@satx.rr.com <GRITSON@satx.rr.com>
Sent: Monday, April 26, 2021 8:17 PM
To: Matthew W. Simmont <MSimmont@nbtexas.org>
Cc: 'britson@satx.rr.com' <britson@satx.rr.com>
Subject: Public Hearing SUP20-267 614 & 720 W. Zipp Road

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.

Good Day Mr. Simmont,

We received the latest announcement for Public Hearing for 614&720 W. Zipp Road.

We were looking at the Type 2 SUP Site Plan. There is a 125' Proposed R1A-4, ZH-A, and R-2A Zoning along the fence line of our house (Spot 42).

Does this mean that the developer can only place R1A-4, ZH-A, and R-2A housing in that area? No MU-B apartments can go in that area?

Wanted to know prior to submitting comments for the meeting scheduled for 4 May 2021.

Thank you,

Gregg and Barb Ritson
2773 Ridge Forest Drive

From: "Matthew W. Simmont"
To: "GRITSON@satx.rr.com"
Cc: "britson@satx.rr.com"
Sent: Thursday January 28 2021 11:21:58AM
Subject: RE: Public Hearing SUP20-267 614 & 720 W. Zipp Road

Mr. Ritson,

Thank you for your input. I will provide your email to the Planning Commission for consideration.

Thank you,



Matthew W. Simmont, AICP
Planner | Planning and Development Services
550 Landa St | New Braunfels, TX 78130
830-221-4058 | MSimmont@nbtexas.org | www.nbtexas.org/planning

[Citizen Portal](#).

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From: GRITSON@satx.rr.com <GRITSON@satx.rr.com>
Sent: Wednesday, January 27, 2021 5:52 PM
To: Matthew W. Simmont <MSimmont@nbtexas.org>
Cc: 'britson@satx.rr.com' <britson@satx.rr.com>
Subject: Public Hearing SUP20-267 614 & 720 W. Zipp Road

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 Mr. Simmont,

My name is Gregg Ritson. I live at 2773 Ridgemoor Forest Drive, in the Ridgemont Subdivision our property number is 42 Ritson Barbara S. & Gregg E. in the reference notice sent out.

In response to the Notice of Public Hearing for address 614 & 720 W Zipp Road we object to the change request.

We have read the latest Notice of Public Hearing SUP20-267, while we applaud the owners for addressing concerns and eliminating categories under MU-B High Intensity Mixed Use District, we still object to allowing non residential and residential multifamily heights that reach 60 feet. These type facilities would lead to a decrease in our home values. Also the added traffic on Zipp would make that road almost unusable. Currently the road is pretty much a county road with asphalt. Since the work on Klein our subdivision in the other subdivisions on East side of Klein have used this road more often. Additionally the Bella Vista and Armadillo subdivision next us also added an exit road to Zipp Road adding traffic to this road.

We have moved to this area in 2018 to have a more of country feel to living not to have a high intensity business/industrial next door to us.

Thank you for your time and consideration.

v/r Gregg and Barb Ritson

gritson@satx.rr.com

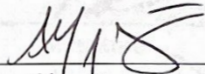
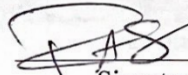
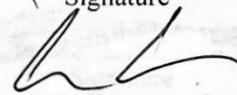
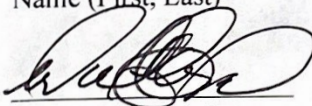
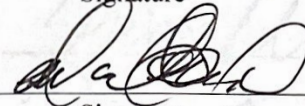
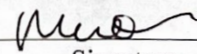
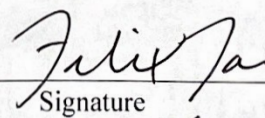
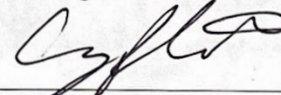
CP210-542-4825

The following petition and responses were received as a result of the original SUP request and are located outside of the 200 foot notification area.

Dear Elected City Council:

This is to inform you that residence of the Ridgemont and Legend Pong Community strongly oppose a zoning change hearing for SUP 20-267 as we DO NOT need another CONVENIENCE/MARKET STORE WITH GAS PUMPS on Klein Rd. We have serious concerns regarding the potential C-Store allowing for alcohol /tobacco product of such within distance of Klein Road Elementary. Enclosed here is a list of concern parents/residence that strongly OPPOSE SUP 20-267. Please take our input into consideration when making the decision, it affect our children!

If you are opposed to the location selling tobacco and alcohol, please let us know. We represent parties interested in preventing tobacco and alcohol sales near your school. Below are the signatures of families who DO NOT want a C-store/Gas station allowing the sale of tobacco and alcohol.

Alfred Soto Cuora	729 Rain Dance	
Name (First, Last)	Address	Signature
Russell A Sosa	3834 LEGEND HILL	
Name (First, Last)	Address	Signature
Charles Cochran	3934 Legend Woods	
Name (First, Last)	Address	Signature
	2450 DIMMITT DR.	
Name (First, Last)	Address	Signature
DAVID COOPER Michelle Salazar	3945 Legend Pond	
Name (First, Last)	Address	Signature
Felix Tamez	2743 Wheatfield Way	
Name (First, Last)	Address	Signature
Cesar Pansiel	2838 Silo Turn	
Name (First, Last)	Address	Signature

Sean Lalley
Name (First, Last)

162 Meadow Path
Address


Signature

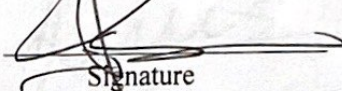
Josh Reynolds
Name (First, Last)

3925 Legend Hill
Address


Signature

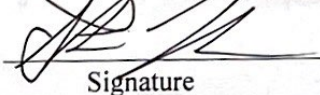
Joe Ramos
Name (First, Last)

4632 Klein Meadows
Address


Signature

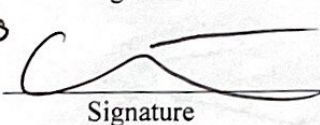
Steven Kurfels
Name (First, Last)

3930 Legend Woods
Address


Signature

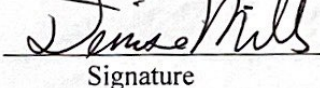
Adrianna Ioya
Name (First, Last)

4632 Klein Meadows
Address


Signature

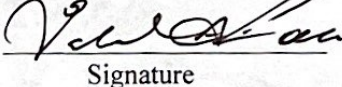
Denise Mills
Name (First, Last)

4062 Legend Pond
Address


Signature

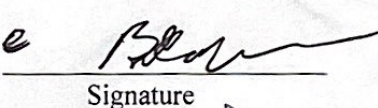
GABRIEL LOERA
Name (First, Last)

135 BASS LAKE
Address


Signature

Blake Bochmann
Name (First, Last)

2458 McCrae
Address


Signature

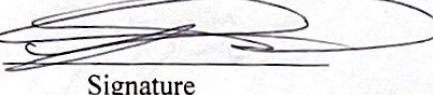
Tammi Herbert
Name (First, Last)

3912 Gentle meadow
Address


Signature

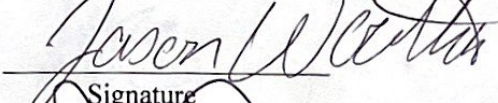
Levi Daniel
Name (First, Last)

4531 Legend Trl
Address


Signature

Jason Wooten
Name (First, Last)

2578 MCKEE
Address


Signature

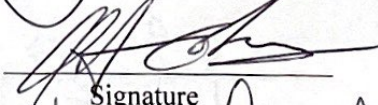
Joshua Stewart
Name (First, Last)

3830 Legend Hill
Address


Signature

AUGGIE OLROS
Name (First, Last)

3932 GENTLE MEADOW
Address


Signature

Holly Andersen
Name (First, Last)

3941 Legend Meadows
Address


Signature

Lauren Anderson 3947 Legend Meadows
Name (First, Last) Address Signature

Isaiah Soto 1841 Sunspur Rd.
Name (First, Last) Address New Braunfels, TX 78130 Signature

JOSH MAKIN 3838 LEGEND HILL
Name (First, Last) Address ND TX 78130 Signature

April Hessenthaler 3960 Legend Rock
Name (First, Last) Address New Braunfels TX 78130 Signature

Eric Pawlak 2826 Ridge Berry Rd
Name (First, Last) Address NB, TX 78130 Signature

Ana Belisle 3996 Gentle Meadows
Name (First, Last) Address Signature

Pratay Chatter 3988 Legend Meadows
Name (First, Last) Address 78130 Signature

Scotty ybarra 111 Landing Lane
Name (First, Last) Address 78130 Signature

Jared Pinson Lonsome Creek
Name (First, Last) Address Signature

Jocelyn Pankas Bulverde Rd
Name (First, Last) Address Signature

Luis Martinez Corona Ridge
Name (First, Last) Address Signature

Anthony Santora 3993 Legend Pond
Name (First, Last) Address Signature

Stephanie Stewart 3830 Legend HL
Name (First, Last) Address Signature

Keith Schwaerke 2457 Arctic Warbler
Name (First, Last) Address Signature

Alexandria Schwoerke 2457 Arctic Warbler Ali Sue
Name (First, Last) Address Signature

Lillian White 2619 Savannah Hill Lillian White
Name (First, Last) Address Signature

Jerome Davis 2619 Savannah Hill Jerome Davis
Name (First, Last) Address Signature

Green David 2709 Ridgeberry David Green
Name (First, Last) Address Signature

Alecia Fite 1754 Rain Dance Alecia Fite
Name (First, Last) Address Signature

Josh Anderson 2162 N Ranch Estate Blvd Josh Anderson
Name (First, Last) Address Signature

Samuel Gonzalez 3926 Legends Pond Samuel Gonzalez
Name (First, Last) Address Signature

Brandon Crim 1955 Jamie Ln Brandon Crim
Name (First, Last) Address Signature

Crystal Wooler 2678 Lonesome Creek Trl. Crystal Wooler
Name (First, Last) Address Signature

ROBERT NORIEGA 103 Landing Ln. Robert Noriega
Name (First, Last) Address Signature

Daniel Keresky 2676 Pohmeyer Rd. Daniel Keresky
Name (First, Last) Address Signature

Name (First, Last) Address Signature

Name (First, Last) Address Signature

Name (First, Last) Address Signature

From: [Sindy Alvarado](#)
To: [Matthew W. Simmont](#)
Subject: Klein and Walnut
Date: Monday, February 1, 2021 9:37:44 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.

It is with great concern that I write this email. I am opposed to YET another convenience store at Klein and Walnut. I am also opposed to multiple dwelling homes such as apartments, condos etc. As it is, our new subdivision deals with non residents using our subdivision as a short cut to pick up students from the schools. Once the sporting complex is built, we will have heavier traffic. As my city counsel member, I ask that you vote AGAINST this zoning.

Sincerely
Senaída Alvarado
3814 Legend Hill
830-358-0429

From: [Planning Division](#)
To: [Matthew W. Simmont](#)
Subject: FW: SUP20-267
Date: Monday, February 1, 2021 10:02:18 AM

Please see below.

From: Connie Doerr <cgdoerr@sbcglobal.net>
Sent: Sunday, January 31, 2021 7:34 PM
To: Planning Division <Planning@nbtexas.org>
Subject: SUP20-267

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.

Although we do not live within 200 ft of this proposed project we do live in the Ridgemont subdivision close to this project and will be affected by it. We are an older couple that are long term residents of New Braunfels, and moved out here to support the area and the economy and infrastructure of New Braunfels. We have some concerns about what the SUP-267 will do to this area.

1. How will the developer of project access the project to build it? Will construction traffic access the property by a direct extension of Walnut across Klein Rd.? If not by direct extension of Walnut, I trust that you will not allow construction traffic to use Klein Way to Rusty Gate as the access route. That would be unacceptable to Ridgemont residents as the school uses Klein Way to pick up and return numbers of students twice a day. Our neighborhood pool amenity is also on that intersection. Klein Way is now being used by cut thru traffic from Zipp Rd. and beyond, I believe as an example, when the Veramendi Project began, the developer was only allowed to use Oak Run Parkway as an entry route to start construction of the Veramendi elementary school.

2. In looking at the on-line zoning of New Braunfels, there appears to be very few MU-B districts in New Braunfels. It seems a shame to allow one right next to the Ridgemont Subdivision in an area that is heavily residential.

We trust that you will give our concerns serious consideration and not approve this project as the developer currently requests. Thank you for your consideration.

Sincerely,
Kermit and Connie Doerr 830-837-4184
644 Ridgemoor Drive,
New Braunfels, TX. 78130

From: [amanda garza](#)
To: [Matthew W. Simmont](#)
Subject: Opposition
Date: Monday, February 1, 2021 8:35:32 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:

My family moved out to the area off of Klein Road to move away from the noise and congestion of downtown, the traffic, trains and etc.... We are strongly opposed to having a third gas station built on our main road behind our house. Having the Shell Station at the end of Klein Road and the Select Stop Station halfway down Klein is sufficient enough for the area. There is absolutely not a dire need for a third gas station.

Please rethink this plan as most families in our neighborhoods chose to live in the area to get away from all the “gas station at every corner” type of life. My family, neighbors and I appreciate your time and efforts in considering the thoughts of all the families surrounding the S. Walnut and Klein Road area.

Respectfully,
Amanda Garza

Sent from my iPhone

From: [Shelly Hillesheim](#)
To: [Matthew W. Simmont](#)
Subject: Opposition to Zoning Change for SUP 20-267
Date: Tuesday, February 2, 2021 9:57:36 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.

Hello Matthew,

I am emailing to object to the proposed zoning change near the intersection of S. Walnut Avenue and W. Klein Road.

Please let me know if you have any questions or concerns.

Thank you,

Shelly Hillesheim
775.340.2694

From: [Jessica Hillesheim](#)
To: [Matthew W. Simmont](#)
Subject: Objection to Zone Change SUP 20-267
Date: Tuesday, February 2, 2021 11:09:10 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.

Hello,

I object to the proposed zoning change near South Walnut and West Klein Road.

Thank you,
Jessica Hillesheim

From: [Morgan Lakinske](#)
To: [Matthew W. Simmont](#); [Planning Division](#)
Subject: #SUP20-267
Date: Wednesday, January 27, 2021 10:57:25 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.

Hello,

My name is Morgan Lakinske and I live at 632 Ridge Maze rd, new braunfels tx, 78130. We recently moved in and have not received the notice by mail yet so thought we would make contact here. My household would like to submit our objection for the rezoning case# SUP20-267. We believe that this area should continue to be single family homes and ranches/land. The roads surrounding are not suitable to be adding apartments or businesses. also the klein road is currently being redone and a new construction on this road will damage what improvements are already underway.

Thank you,
Morgan Lakinske

From: [Albert Martinez](#)
To: [Matthew W. Simmont](#)
Subject: Proposal of gas station on Walnut/Klein
Date: Monday, February 1, 2021 8:34:37 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.

I oppose this proposal, so many other options, the community doesn't need a third gas station.

From: [ricky minjares](#)
To: [Matthew W. Simmont](#)
Subject: Rezoning of SUP20-267
Date: Monday, February 1, 2021 7:09:53 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.

Concerning the rezoning, I am the owner of 2848 Klein way, in the ridgemont community. And object to have construction of an apartment community next door. With concerns of traffic, light pollution, and possible future builds, does not fit will with the area. And I do not want this to have an impact on my property.

From: [Krissy Mora](#)
To: [Matthew W. Simmont](#)
Subject: Objection for Re-Zoning
Date: Monday, February 1, 2021 9:25:46 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.

Good Evening Mr. Simmont,

My family and I were referred to you by Morgan Renaud regarding the re-zoning of the land on the corner of Klein and Walnut. We are absolutely against the re-zoning and happy to help with whatever we can to ensure that this does not go through. Please let me know how we can help. Thank you.

Warm Regards,
Kristine Morales

144 Bass Lane
New Braunfels, TX 78130

(201) 208-5721

[Sent from Yahoo Mail for iPhone](#)

From: [Molly Peterson](#)
To: [Matthew W. Simmont](#)
Subject: Convenience Store
Date: Monday, February 1, 2021 8:56:44 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.

Good evening,

I live in Preston Estates and oppose the building of another convenience store. Klein has too much traffic as it is.

Thank you,
Molly Peterson

From: [Lindsey Purchase](#)
To: [Matthew W. Simmont](#)
Subject: Lot proposal
Date: Monday, February 1, 2021 7:25:22 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.

The Purchase Family of 2766 Ridgeforest Drive (Ridgemont Development)

I object to the the proposed lot rezoning SUP20-267 due to the decrease in home value it would cause, the distribution of an apartment complex type of lifestyle, cars driving in and out all times during the day, increased traffic around our quiet area, school crowdedness, security, construction for a few years, and the lack of knowing if the environment will be safe and secure for our son. We didn't want to live by apartments which is why we bought in this quiet area.

Thank you for your time,

The Purchases

From: [John Robertson](#)
To: [Matthew W. Simmont](#)
Subject: OPPOSE SUP 20-267
Date: Monday, February 1, 2021 10:13:53 AM
Attachments: OPPOSE 20-267.pdf

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 Sir,

I wanted to email you to let you know that communities and both Ridemont and Legend Pond are strongly OPPOSE SUP 20-267 to allow another C-store on Klein Rd. This is a major blow to our community and to the safety of our children that attend Klein Road Elementary. We have spoken to the School principal, school board members, and other levels of management to ensure the school understands the immediate concerns we have with this SUP 20-267. They oppose it as well! Enclosed are signatures of FAMILIES that DO NOT WANT ANOTHER C-STORE NEAR OUR KIDS SCHOOL!!

Hope you take your citizens' feedback in making your decision. This impacts our families and well being of our children.

JR.

From: [Jessi Smallwood](#)
To: [Matthew W. Simmont](#); [Planning Division](#); [Justin Meadows](#)
Subject: Objection to Case: #SUP20-267 ms
Date: Saturday, January 30, 2021 1:23:21 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.

Case: #SUP20-267 ms

Name: Jessi Smallwood
Address: 2804 Klein Way, New Braunfels, TX 78130

I OBJECT to this proposal for the following reasons: The negative impact it would have on our community's safety, property values, peace, privacy, schools, and traffic flow.

There is no need for 3 gas stations on the same road within .5 mile of eachother. It is a breech of privacy and it will have a negative impact on our property values for multi-level housing to overlook our backyards in a \$300,000+ neighborhood, and our community pool area. A small 6 foot wall would not even remotely bring privacy our property value security to our homeowners. It is also incredibly dangerous and disruptive to have so much more traffic in this area, especially considering the conditions of our small roads, and all of the school children walking and riding the bus to/from school. All surrounding roads (S Walnut, Klein, Zipp, etc.) are very small, and they in horrible shape as it is. Our schools in this area are BUSTING AT THE SEAMS! Children are being transferred to other schools because there is no room for them at their zoned schools. Just call and ask anyone at NBISD. It is a mess, and has been for some time now.

The list truly goes on and on. This proposal does not benefit anyone living or working in this area, and we really hope you listen to the people and all of our rightful concerns.

Thank you,
Jessi Smallwood
Ridgemont Homeowner

From: [Daycon Smallwood](#)
To: [Matthew W. Simmont](#)
Subject: Case: #SUP20-267 ms
Date: Monday, February 1, 2021 7:24:28 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.

Case: #SUP20-267 ms

Name: Daycon Smallwood
Address: 2804 Klein Way, New Braunfels, TX 78130

I OBJECT to this proposal for the following reasons: The negative impact it would have on our community's safety, lower property values, peace, privacy concerns, traffic flow, families moving out of the neighborhood, homes being on the market for extended time, raised crime, less security, resident population, school crowdedness, additional traffic issues, utility issues, impacts of communication structure, parking, services interrupted, sunlight reduced, light from new area, obstructed views, noise, rain runoff issues, damage to roads, construction for a few years, interference with emergency services for our area, and the environment impact to the animals that are still in this area.

This proposal does not benefit anyone living or working in this area, and we really hope you listen to the people and our concerns.

Thank you,
Daycon Smallwood
Ridgemont Homeowner

From: [Tracy Sparks](#)
To: [Matthew W. Simmont](#)
Subject: SUP 20-267
Date: Monday, February 1, 2021 8:38:35 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.

I, Tracy Sparks, home owner at 3932 Gentle Meadow am opposition to the zoning change for SUP 20-267.

If you have an questions please feel free to contact me.

Thank you,
Tracy Sparks

From: [Christopher Tuch](#)
To: [Matthew W. Simmont](#)
Subject: Walnut/Klein Rezoning
Date: Monday, February 1, 2021 9:47:22 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'm writing you to voice my objection to the rezoning plans for the land where Walnut St and Klein Rd meet. As someone who was born and raised in New Braunfels, I have seen my home town grow exponentially without the proper amount of land set aside for parks and green spaces. For a city this size, there should be far more parks and undeveloped areas. Also, as a resident of the neighboring Ridgemont neighborhood, I'm concerned about the type and amount of businesses and houses that may go up. This will only add to the amount of overcrowding our city already experiences.

Chris Tuch
647 Ridgehorn Dr
NB 78130

From: [Matthew Vestal](#)
To: [Matthew W. Simmont](#)
Subject: SUP 20-267 Zoning Change Support
Date: Monday, February 1, 2021 9:18:38 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.

My name is Matthew Vestal, I live at 132 Bass Lane, and I support the above mentioned Special Use Permit. The owner of the Valero directly behind my house is trying to gather neighborhood support to oppose this zoning change, but I support it. The current gas station has a full monopoly for Legend Point, The Silos, Highland Ridge, South Point, Park Place, Walnut Grove, etc. if other gas stations are not allowed to come in and develop. I support this zoning change to bring more opportunity to the area.

Thank you.