

**PLANNING COMMISSION – SEPTEMBER 8, 2021 – 6:00PM**

Zoom & City Hall Council Chambers

**Applicant/Owner:** Land Consultants, Ltd, Co. (Caren Williams-Murch), agent for SatCharan Holdings LLC (Ravi Sahota), owner

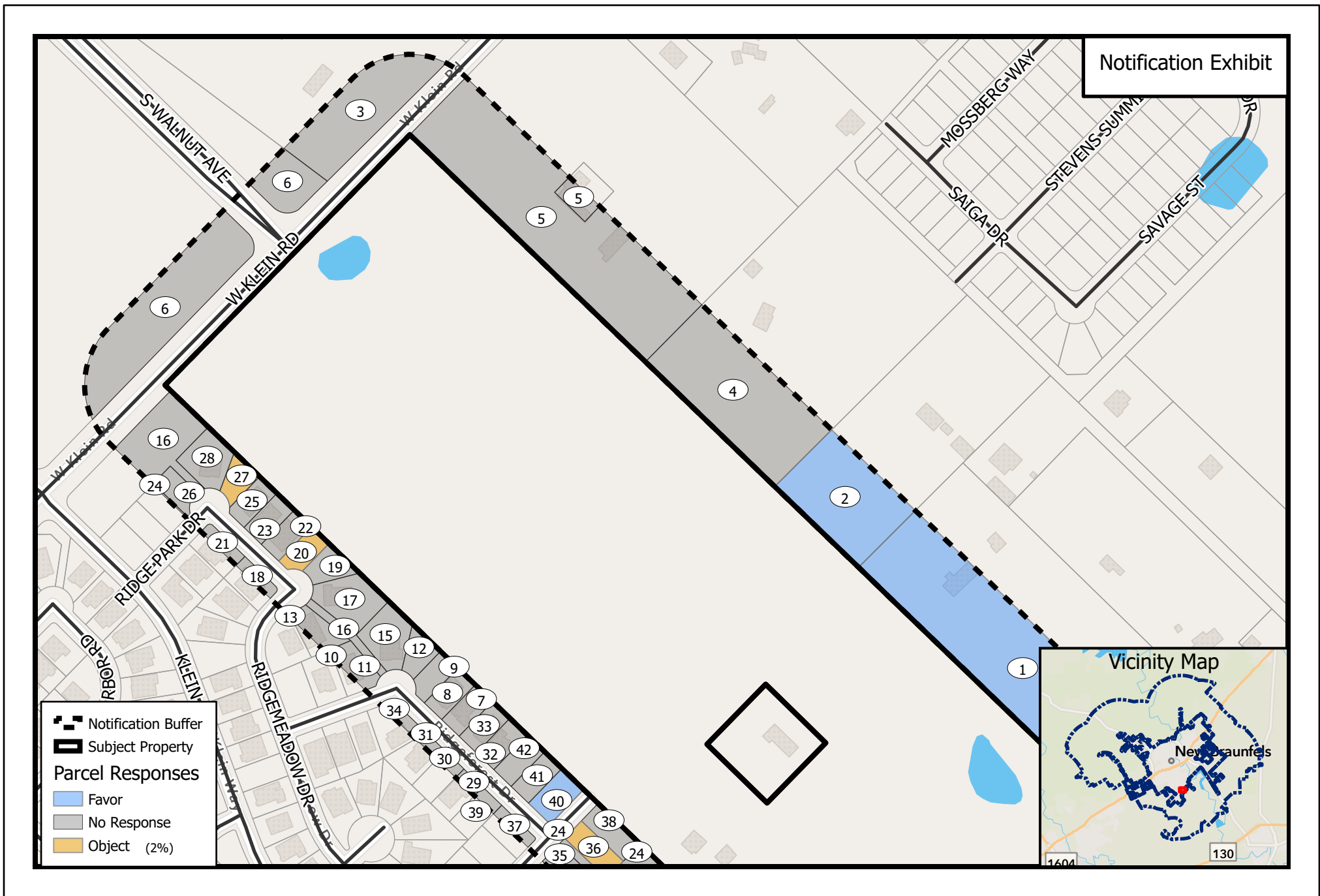
**Address/Location:** 614 & 720 W Zipp Rd

**PROPOSED SPECIAL USE PERMIT – CASE #SUP21-269**

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”.

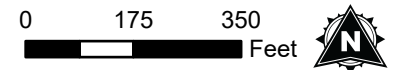
- |   |  |
|---|--|
| 1. ELLIS BRENDA                                   | 26. ESCOBAR DANIEL SANTOS                      |
| 2. KRETZMEIER PAUL H                              | 27. STEVENSON RICHARD ROY & LAUREN MAE         |
| 3. SCRIBNER TERI                                  | 28. STONE GREG                                 |
| 4. ZAVALA JUAN F & LINDA S                        | 29. SCHOENHERR DUANE & GLORIA                  |
| 5. HAMBRICK GRACE                                 | 30. WILLIAMS JASON & DANNALYN                  |
| 6. NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT      | 31. MASON JERMAINE S & TONYA S                 |
| 7. HARRISON MATTHEW T & SANDRA V                  | 32. YANEZ ROBERT JR & KELLI-ANNE P BARROW      |
| 8. YOUNG GLEN & JAMIE                             | 33. AMESCUA KRISTIN M & CODY J YORK            |
| 9. PROFFITT ROBERT S & JENNIFER M                 | 34. KOKKEBY SEAN & STEPHANIE                   |
| 10. CRISSY ANGELA G & JOANN M HOLLIDAY            | 35. GERELL-STILES APRIL R & GREGORY E STILES   |
| 11. CAVAZOS JESUS ELI & MELISSA DENISE            | 36. BUSHBY FRANCIS RUSSELL & SYLVIA LEA        |
| 12. KLEIN JANET WALL                              | 37. GUNN BARBARA                               |
| 13. GUILLEN KRISTEN                               | 38. MOORE ROBERT EUGENE & MONICA C             |
| 14. HAHN AARON                                    | 39. WARD LEE ALAN & KIMBERLEY MARIE            |
| 15. MARES EILEEN R                                | 40. RITSON BARBARA S & GREGG E                 |
| 16. RIDGEMONT HOME OWNERS ASSOCIATION INC         | 41. MELVIN LISA D                              |
| 17. ROBLES TOM R & PAULA MERRILL ROBLES           | 42. SOLIS HECTOR JR & CLAUDIA R                |
| 18. GUERRA-TREVINO NORMA & RUBEN TREVINO          | 43. RODRIGUEZ ROBERT LEE & NAISHCA MARIE MOODY |
| 19. SCOTT RANDY J & LISA M                        | 44. RUNDELL BRENDON M & LOURDES                |
| 20. BRAY DEBORAH E                                | 45. WINBERG BRYAN                              |
| 21. HOOKER CLINTON DAVID & KATHERINE J            | 46. FREKING JONATHAN & SHYANN MORGAN           |
| 22. WOLF ANDREW S & DALLAS                        | 47. TOWNSEND JONATHAN ANDREW & HANNAH MICHELE  |
| 23. VALENZUELA MARTHA                             | 48. RAYGOZA BRENDAN C                          |
| 24. PULTE HOMES OF TEXAS LP                       | 49. DAVIS MEGAN L & TEXAS J                    |
| 25. CANTON CHRISTOPHER MICHAEL & JYOTI KAY CANTON | 50. FLASHER MARIA L & BENJAMIN M               |

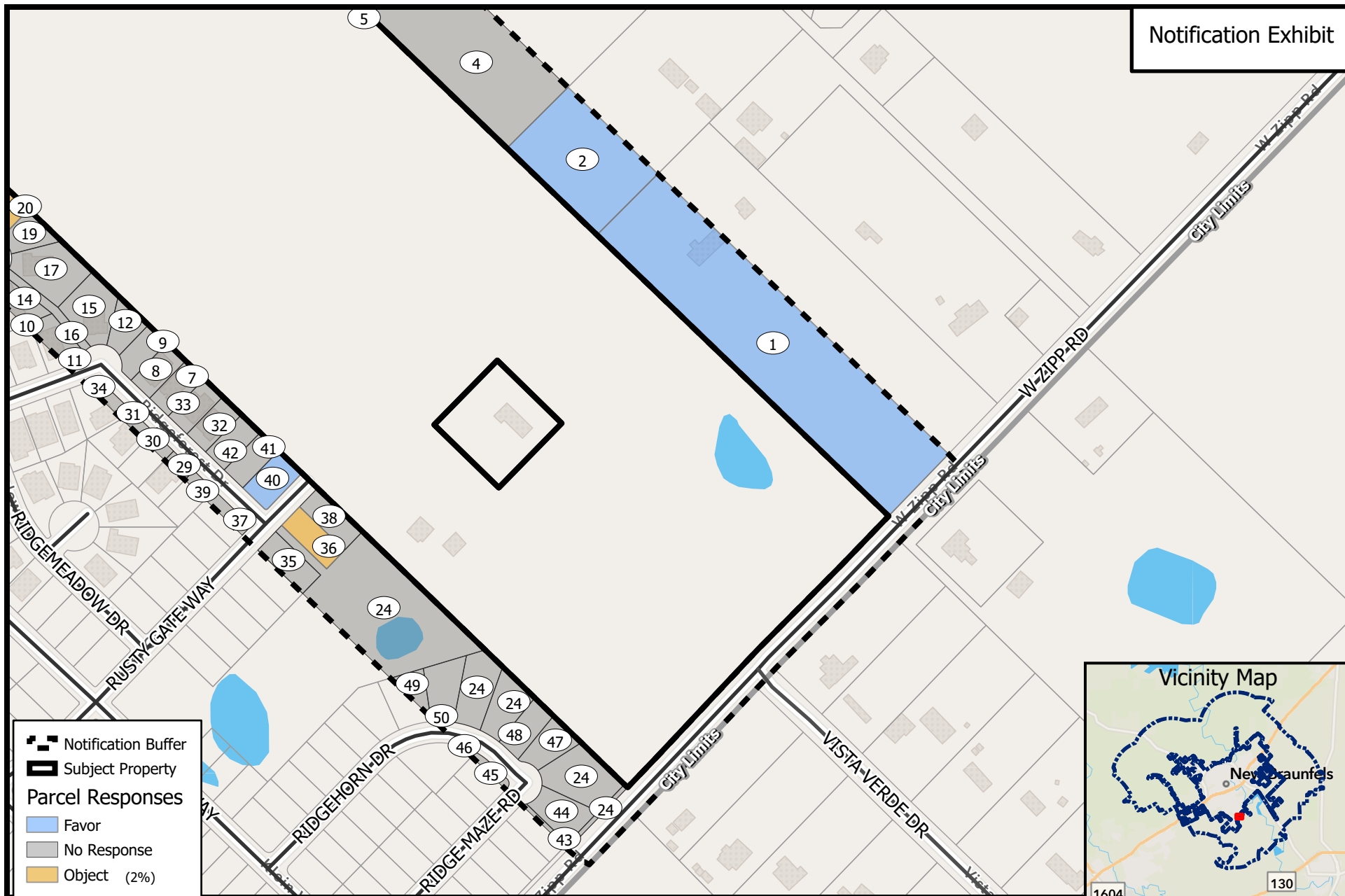
**SEE MAP**



## SUP21-269

### SUP request to include multiple districts





**SUP21-269**

**SUP request to include multiple districts**



Source: City of New Braunfels Planning  
Date: 9/8/2021

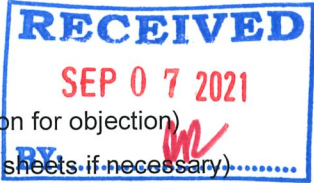
DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels, its officials or employees for any discrepancies, errors, or variances which may exist.

## YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-269 ms

Name: Brenda EllisAddress: 590 W. Zipp Rd - NB. TX 78130Property number on map: 1I favor: ☒I object: ☐ (State reason for objection)

Comments: (Use additional sheets if necessary)



You list my property AS 5 ACRES. The  
CORRECT amount is 7.84 ACRES

Signature: Brenda Ellis

## YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-269 ms

Name: Paul H. KretzmeierAddress: 546 W. Zipp Rd.Property number on map: 2I favor: ☒I object: ☐ (State reason for objection)

Comments: (Use additional sheets if necessary)

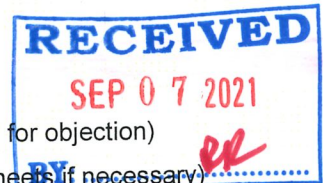
Signature: Paul H. Kretzmeier

## YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-269 ms

Name: DEBORAH E. BRAYAddress: 2725 RIDGE PATH DR.Property number on map: #20I favor: ☐I object: ☒ (State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: Deborah E. Bray

I disagree with the necessity and the  
request for the commercial development  
of this property. It should remain zoned  
as R-1A-6.6. Of note, I do acknowledge  
the new/current zoning proposal is an  
improvement over the last proposal presented  
in JUE 2021.



#27

**From:** [Lauren Baggett](#)  
**To:** [planning@nbtx.org](mailto:planning@nbtx.org); [Matthew W. Simmont](#)  
**Subject:** Rezone of #SUP21-269  
**Date:** Friday, September 3, 2021 4:49:53 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.**

Hello,

I'm writing this to hopefully reach the members of the planning committee in regards to the upcoming meeting on September 8th the property zone change at 614 & 720 W. Zipp Road.

I reside at 2709 Ridge Path Dr with my husband Richard Stevenson, we are property number 27 on the map in the notification mail out. I am writing to ask that you do not pass this zoning change as proposed. We do feel that this is a good deal but for those of us who have homes closer to Klien we are not getting the same deal as the rest of the neighborhood. If the homes that are build behind us are one story then we will still be able to look out and see business'. We purchased our homes knowing that the property directly behind us would be developed and the only reason we bought our home was because the land behind us was and is zoned residential (R-1A).

I've chatted with developer friends and even they stated that the strip directly behind our homes most likely won't be homes but an entrance way to the neighborhood, in which case we most definitely will see the C1-A behind our homes.

I'm asking the committee to place a condition on the SUP so that at minimum the whole property line backing this field in the Ridgemont community will have two rows of homes behind their yards. This is the fair and right thing to do since we purchased our homes with the intention of having homes behind us. This would push the C1-A to the north side of Walnut or make those businesses' no longer visible from all of our backyards. We do not mind the homes behind us having windows and balconies looking into our yards, it's not ideal but that is how neighborhoods work. We always knew that homes would be built behind us but it's not right that the applicant is only "pleasing" half of our community by limiting the R1-A on the south side near Klien to one row of homes then C1-A.

I appreciate your time in reading this and hope you have a wonderful weekend.

-Lauren Stevenson  
210-237-2802

From: [GRITSON@satx.rr.com](mailto:GRITSON@satx.rr.com)  
To: [Matthew W. Simmont](mailto:Matthew W. Simmont)  
Cc: ['britson@satx.rr.com'](mailto:'britson@satx.rr.com')  
Subject: Case #SUP21-269 ms  
Date: Tuesday, September 7, 2021 8:01:09 AM

#40

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 are in favor of the SUP 21-269 request for 614 & 720 W. Zipp Road. Ms. Caren Williams-Murch, Land Consultants Ltd provided a proposed engineering layout to five members of the HOA on 18 Aug 21 and the layout was also posted to HOA community webpage for all to view. The plan showed engineers conception of the property and how the C-1B General Business, C-1A Neighborhood, R-1A-6.6 Single Family, and R-1A-4 Single Family Small Lot could be planned to address the concerns of the homeowners in Ridgemont.

Appreciate the proposed buyer and consultant listening to the concerns of the Ridgemont homeowners and working to provide a solution that could work for all.

v/r Gregg and Barb Ritson  
2773 Ridgeforest Drive  
Property #40

RECEIVED

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-269 ms

SEP - 2 2021

Name: F. RUSSELL BUSHBY

I favor: \_\_\_\_\_

Address: 597 RUSTY GATE WAY

I object: ☒ (State reason for objection)

Property number on map: 36

Comments: (Use additional sheets if necessary)

ALL THE DEVELOPMENT ALONG W. KLEIN ROAD HAS BEEN FOR SINGLE FAMILY HOUSING. IT SHOULD STAY THAT WAY. I DON'T HAVE A PROBLEM WITH R-1A-4 FOR SINGLE FAMILY SMALL LOT SO YOUNG COUPLES STARTING OUT CAN AFFORD TO BUY THEIR FIRST HOME.

Signature: F. Russell Bushby