

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

Applicant/Owner: Randy Harris

Address/Location: 850 State Hwy 46 S

PROPOSED REZONING – CASE #PZ21-0313

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 bolded.

- | | |
|---|--|
| 1. CALLIHAN JUDITH A LIVING TRUST | 45. MCDONALD PETER J & CHRISTINE S |
| 2. MILES PROPERTY DEVELOPMENT LLC | 46. VASQUEZ MAURO J |
| 3. DODO BIRD LLC | 47. DIESEL AMANDA K & GERALD R ALLEN III |
| 4. SABARATHINAM ABHILASH | 48. SCHUMANN JOANNE H |
| 5. MILLER RALPH B III & CAREY L | 49. MAZY JEFFREY S & NANCY E |
| 6. QUINONES AMADEO & CANDELARIA | 50. LYSEK KYRI B & LUCAS |
| 7. TAYS HERBERT C | 51. PATEL BIPIN M & CHAMPA B |
| 8. CADEAU JOELLE ET AL | 52. SCHWEINSBERG RICHARD L & LAURIE A |
| 9. KARE FAMILY TRUST | 53. LEEZER MELANIE S IRREVOCABLE TRUST |
| 10. LEUNG EUGENE M & LISA | 54. GRAHAM RONALD I |
| 11. LAWRENCE WILLIAM E ET AL | 55. ASHER JOEY LEE |
| 12. IRWIN CAROL L & ROY C | 56. TINDALL JEFFREY ED |
| 13. GUNTI SWETHA | 57. SLIGER BRYAN |
| 14. GONZALEZ JM LIVING TRUST | 58. ADAMS MANDY |
| 15. SCAFF JORDAN T ET AL | 59. HEFFELFINGER STEVEN V & ANN E |
| 16. WARNER ROBERT E IRRVCBL TRST | 60. PORTER DAVID R & AMY M |
| 17. STIRM FAMILY LIVING TRUST | 61. THIRD EYE PROPERTIES LLC |
| 18. TRAUGOTT ELIZABETH A & DAVID G | 62. R & H PROPERTIES LLC |
| 19. JONAS DARRELL J & MAUREEN | 63. YANEZ MAURILIO & THIPWANEE M |
| 20. JONAS DONALD DWAYNE | 64. MCDONALD JAMES L JR & KAY L |
| 21. SOLIS GEORGE & ANGIE R | 65. SHEPHERD INTERESTS INC |
| 22. HILL SHERRY L | 66. VAUGHN MITCHELL W |
| 23. NIETO RICARDO | 67. DIERS BRIAN T & DANIELLE |
| 24. CBP TRUST | 68. FAUST BRENADETTE G & RONALD D |
| 25. 1333 ENTERPRISES LLC | 69. LINK KENNETH A & TRACY L |
| 26. MUNIZ ALBERTO & BRIDGET Y T | 70. HARPER JAKIN |
| 27. RANDALL FAMILY RVCBL LVNG TRST | 71. LANGENHAHN DEBORAH LYNN |
| 28. BROOK & MARSHALL INC | 72. PV NEW BRAUNFELS LLC |
| 29. PATTON MONTY S & JO ANN | 73. HARRISON LESLIE D JR & LACI B |
| 30. ANDREW WILLIAM M & CAROLL W | 74. HELLER LANCE |
| 31. SCHMIDT L FANI | 75. BRITSCH KAREN S & CHARLIE |
| 32. GALVAN REBECCA | 76. CHIARA STEVEN S ET AL |
| 33. SMITH GLENN E & KAREN S | 77. BROOKS JOHN & KARIN |
| 34. FRAZIER HEIDI L | 78. GARLAND THEODORE H & JACQUILIN |
| 35. MIDDLETON BRIGITTE Y & LORRAN RODRIGUEZ | 79. ROTZLER KENNETH W & CYNTHIA A |
| 36. HUGDAHL REBECCA LVNG TRST 5-19-2021 | 80. WILLIAMS JOHN S |
| 37. HEULITT RONALD W | 81. CHAVEZ ALEJANDRO |
| 38. RENKEN GARRETT | 82. PRINGLE BRANTLEY R JR & SUZANNE |
| 39. HARDY CECILIA D | 83. VJT 401K TRUST |
| 40. CONCIENNE LAUREN N & MASON E MUELLER | 84. JHJ TX LLC |
| 41. BOENING ETHAN R | 85. ROSAS JOSE M & CRISTAL M CABRERA |
| 42. STUDDARD WESLEY R | 86. DUNLAP 1 LLC |
| 43. NAGEL O CARL III & CARLA J | 87. PROPERTY OWNER |
| 44. GUERRERO SANTIAGO & GRACE | 88. RIVERTREE PROP OWNERS ASSOC INC |

SEE MAP



PZ21-0313
M-1 to ZH-A



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.



Source: City of New Braunfels Planning
Date: 10/6/2021

Path: \\chfs-1\Departments\Planning\ZoneChange-SUP-Replats\2021\PZ21-0313 - 850 SH 46 S -

Darrell J. & Maureen Jonas
4661 Spring Fork Dr.,
Corpus Christi, TX 78413

Property number on map: 19

I object because ZH-A allows industrialized housing and small lot sizes which I believe would have a negative impact on property values and standard of living and would exacerbate already existing traffic problems.

Darrell Jonas 

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ21-0313 (850 SH46S - hm)

Name: DONALD JONAS

I favor: _____

Address: 4517 RIDGE NORTH RD, FORT WORTH

Property number on map: 20 76126

I object: ☒

(State reason for objection)

Comments: (Use additional sheets if necessary)

ZH-A ALLOWS INDUSTRIALIZED HOUSING AND SMALL LOT SIZES, WHICH I BELIEVE WOULD HAVE A NEGATIVE IMPACT ON PROPERTY VALUES AND STANDARD OF LIVING. THIS WOULD ALSO EXACERBATE EXISTING TRAFFIC PROBLEMS.

Signature: Donald D Jonas

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ21-0313 (850 SH46S - hm)

Name: Karen Smith

Address: 1062 Rivertree Dr.

Property number on map: #33

I favor: _____

I object: ☒

(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: Kara Smith

RECEIVED

OCT 06 2021

BY: PR

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ21-0313 (850 SH46S - hm)

Name: Heidi FrazierAddress: 1070 Rivertree DrProperty number on map: 34

Comments: (Use additional sheets if necessary)

Safety concerns over massive increase of non home owner traffic to avoid lights. No sidewalks in neighborhood. 30 yr neighborhood would be changed forever.

Signature: Heidi Frazier

RECEIVED

OCT 06 2021

I favor: _____

BY: lfI object: X

(State reason for objection)

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ21-0313 (850 SH46S - hm)

Name: Rebecca HugdahlAddress: 1086 Rivertree Dr.Property number on map: 36

Comments: (Use additional sheets if necessary)

Signature: Rebecca Hugdahl

RECEIVED

OCT 06 2021

I favor: _____

BY: lfI object: increased traffic

(State reason for objection)

No sidewalks, difficult to get mail

Holly,

I am writing in response to a notification letter I received concerning the Case number listed. According to the map provided my lot number is 37 but I do own 2 adjacent lots so not sure if I get one vote or 2 on this matter. I object to the proposed zoning change based on 2 factors. First of all a change to Zero-lot line homes will cause more structures in an already limited space and will create a drainage issue to worsen when we already have issues in heavy rains. My second concern is with the proposed extension of Lakefront Drive into the Rivertree subdivision will cause a dangerous increase in traffic. We have no sidewalks and narrow streets (street parking is not restricted) and a lot of kids walking to and from bus stops and to our pool/tennis court area on Rivertree Drive. In addition this will increase traffic at the intersection of Rivertree Drive and Hwy. 46. This is already a very dangerous intersection and an increase of traffic will result in a deadly incident. I have owned my home in Rivertree since 1995 and know this street very well.

Thank you for your time and consideration.

Ronald Heulitt

1094/1106 Rivertree Drive
New Braunfels TX 78130

#37

Response was verbally changed by telephone at 1:10pm 10/6/21. Email confirmation was requested

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ21-0313 (850 SH46S - hm)

Name: Richard Schweinsberg

Address: 1143 Rivertree Dr

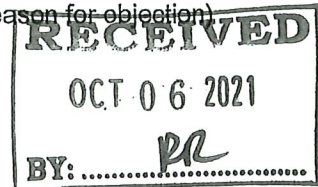
Property number on map: 52

Comments: (Use additional sheets if necessary)

I favor: _____

I object: X

(State reason for objection)



Signature: X Richard L. Schweinsberg

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ21-0313 (850 SH46S - hm)

Name: THIRD EYE PROPERTIES LLC

Address: 1117 RIVERTREE DR, N.B.

Property number on map: 61

Comments: (Use additional sheets if necessary)

I strongly feel this rezoning will affect the safety & value of my property and subdivision

Signature: Jodi Flanagan JODI FLANAGAN
PRESIDENT
1ST OCT 2021

I favor: _____

I object: X

(State reason for objection)

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ21-0313 (850 SH46S - hm)

Name: Brian T Dicks

Address: 977 River Bank NEX 78138

Property number on map: 67

Comments: (Use additional sheets if necessary)

Signature: [Signature]

I favor: _____

I object: ✓

(State reason for objection)

Small lots
duplexs
2 family homes
No privacy

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ21-0313 (850 SH46S - hm)

Name: Brenadette FaustAddress: 985 River BankProperty number on map: 68

Comments: (Use additional sheets if necessary)

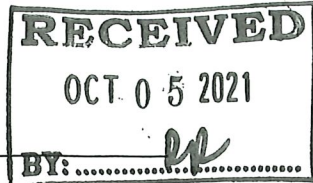
Current and planned traffic infrastructure does not support additional through traffic that will be created by this rezoning and is in opposition to future growth plans in the city's comprehensive plan.

Signature: Brenadette Faust

I favor: _____

I object: ✓

(State reason for objection)



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ21-0313 (850 SH46S - hm)

Name: KAREN E. CHACK BRITISHAddress: 908 Lakefront Ave NB TX 78130Property number on map: 75

Comments: (Use additional sheets if necessary)

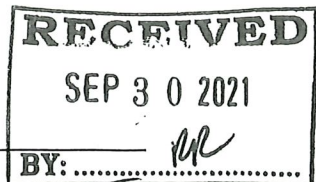
Too Many Homes in the Area. Roads for Development will need to be changed for ingress, Egress. Zero lot line

Signature: [signature]

I favor: _____

I object: ✓

(State reason for objection)



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ21-0313 (850 SH46S - hm)

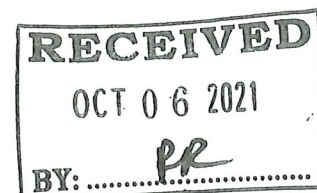
Name: John BrooksAddress: 911 River BankProperty number on map: 77

Comments: (Use additional sheets if necessary)

I favor: _____

I object: X

(State reason for objection)

Signature: [signature]

Ken & Tracy Link

993 River Bank

New Braunfels, TX 78130

Map Property #69

Reasons for objection:

1. Destruction of wildlife habitat – that land is home to several species of animals – birds, deer, raccoons, foxes, turkeys, and coyotes. Building on that land will certainly drive those animals away, since they are surrounded already many will likely be pushed toward Hwy 46 only to get run over.
2. Traffic – New Braunfels has out grown Hwy 46 years ago. Even at our traffic light, the number of vehicles that run that light is staggering. Crossing at Misty Acres to go west bound would certainly lead to many additional accidents or worse. If the thought of putting up a traffic light at Misty Acres is in that plan that will only double the number of red lights that are disregarded. Because of the short light cycle in our neighborhood and having to wait at a green light to make sure all vehicles actually stopping, there is only enough time for 3-4 cars to enter 46. The additional traffic would certainly cause homeowners to wait 2 and maybe 3 (during the summer) cycles before getting to enter 46. During summer months, when 46 is backed up 2 miles from IH35, it would be impossible to try and cross safely from Misty Acres with the additional traffic. Many of the tourists do not yield on a red light at the Rivertree light and block the intersection which makes it sometimes impossible to enter 46 on a green (= having to wait even longer).
3. We understand the roads in our neighborhood are maintained by the city. Assuming at some point there would be a plan to extend and connect Lake Front Ave. However our subdivision has a HOA that maintains our clubhouse and pool as well as the lake front park. These are amenities that we pay for. There are a lot of kids in our neighborhood that walk (because of minimal traffic) to both the pool and lake front. With the additional traffic that would be a great safety concern for those kids. We already have concerns of trespassers at the clubhouse and pool, enough to where we already had to set up surveillance cameras because of property damage. Also the use of the lake front park, yes there is a gate but would not impede those folks from walking down to use the facilities that we pay to maintain. Lake Front Ave is also where half of our subdivision mail boxes are, walking or driving to those mailboxes would certainly create many safety hazards.
4. Another major concern is property value, based on the proposed zone this would be small housing, duplexes, rental housing, which would greatly affect the property values in our subdivision.

Holly Mullins

From: Ron Heulitt <rwheulitt@satx.rr.com>
Sent: Wednesday, October 6, 2021 4:01 PM
To: Holly Mullins
Subject: RE: Case #PZ21-0313

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.

Holly,

Per our conversation earlier please change my objection to an approval on the Zoning change. Thank you!

Ron Heulitt

From: Ron Heulitt <rwheulitt@satx.rr.com>
Sent: Tuesday, October 5, 2021 11:17 AM
To: Holly Mullins <HMullins@nbtexas.org>
Subject: Case #PZ21-0313

Holly,

I am writing in response to a notification letter I received concerning the Case number listed. According to the map provided my lot number is 37 but I do own 2 adjacent lots so not sure if I get one vote or 2 on this matter. I object to the proposed zoning change based on 2 factors. First of all a change to Zero-lot line homes will cause more structures in an already limited space and will create a drainage issue to worsen when we already have issues in heavy rains. My second concern is with the proposed extension of Lakefront Drive into the Rivertree subdivision will cause a dangerous increase in traffic. We have no sidewalks and narrow streets (street parking is not restricted) and a lot of kids walking to and from bus stops and to our pool/tennis court area on Rivertree Drive. In addition this will increase traffic at the intersection of Rivertree Drive and Hwy. 46. This is already a very dangerous intersection and an increase of traffic will result in a deadly incident. I have owned my home in Rivertree since 1995 and know this street very well.

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New Braunfels TX 78130