



Department of Planning and Development Services

# NOTICE OF PUBLIC HEARING (see postponement details below)

View details here:  
[nbtexas.org/PublicNotice](http://nbtexas.org/PublicNotice)

The New Braunfels Planning Commission held a public hearing on February 2, 2021 at the request of **Herman Kittle Properties, Inc., agent for Margaret Denise Kosko, owner**, to consider a recommendation to City Council on the following rezoning request:

**Property:** Approximately 19.963 acres out of the Sarah DeWitt Survey No. 48, Abstract No. 103, in Guadalupe County, Texas, located at the northeast corner of the intersection of FM 725 and East Klein Road and addressed at 2655 FM 725

**From:** "R-1" Single-Family District and "APD" Agricultural/Pre-Development District

**To:** "REAPD" River's Edge Apartments Planned Development District. Additional information can be found at the following website: [nbtexas.org/PublicNotice](http://nbtexas.org/PublicNotice)

**PLEASE NOTE:** A public hearing and first reading of an ordinance to consider the zone change request was originally scheduled for the City Council's February 22, 2021 meeting agenda, however, the applicant requested a postponement for consideration of this item to the City Council's March 8, 2021 meeting agenda. The applicant has requested another postponement for this item to be considered at the March 22, 2021 City Council meeting. This notice is to inform you the public hearing and first reading of the proposed rezoning ordinance will be considered by the City Council at their March 22, 2021 regular meeting beginning at 6PM in the City Council Chambers of City Hall, located at 550 Landa Street, New Braunfels, Texas 78130.

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 City Council in making their decision.

A public hearing for this request is scheduled for **Monday, March 22, 2021** at 6:00 p.m. in the Council Chambers of City Hall and virtually via **Zoom Meeting**. Information on how to join the Zoom Meeting can be found on the March 22, 2021 City Council meeting agenda which is to be posted no later than Friday, March, March 19, 2021. If the first reading of the ordinance is passed by City Council, a final and second reading of the ordinance is tentatively scheduled for **Monday, April 12, 2021**. Both meetings are open to the public. All interested persons are invited to join these meetings.

**If you have not already submitted written comments, or wish to add additional comments, please complete ALL of the information on Page 2 of this notice and return to:**

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

Email: [mgreene@nbtexas.org](mailto:mgreene@nbtexas.org)

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

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Matt Greene, Planner

**YOUR OPINION MATTERS – PLEASE RETURN THIS FORM COMPLETED**

**Case: #DCP20-327 (MG)**

Name: \_\_\_\_\_

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

Address: \_\_\_\_\_

Property number on map: \_\_\_\_\_

I object: \_\_\_\_\_

(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: \_\_\_\_\_

**CITY COUNCIL – MARCH 22, 2021 – 6:00PM**

550 Landa Street, City Hall, City Council Chambers and via Zoom Meeting

**Applicant/Owner:** Elena Sanders

**Address/Location:** 2655 FM 725

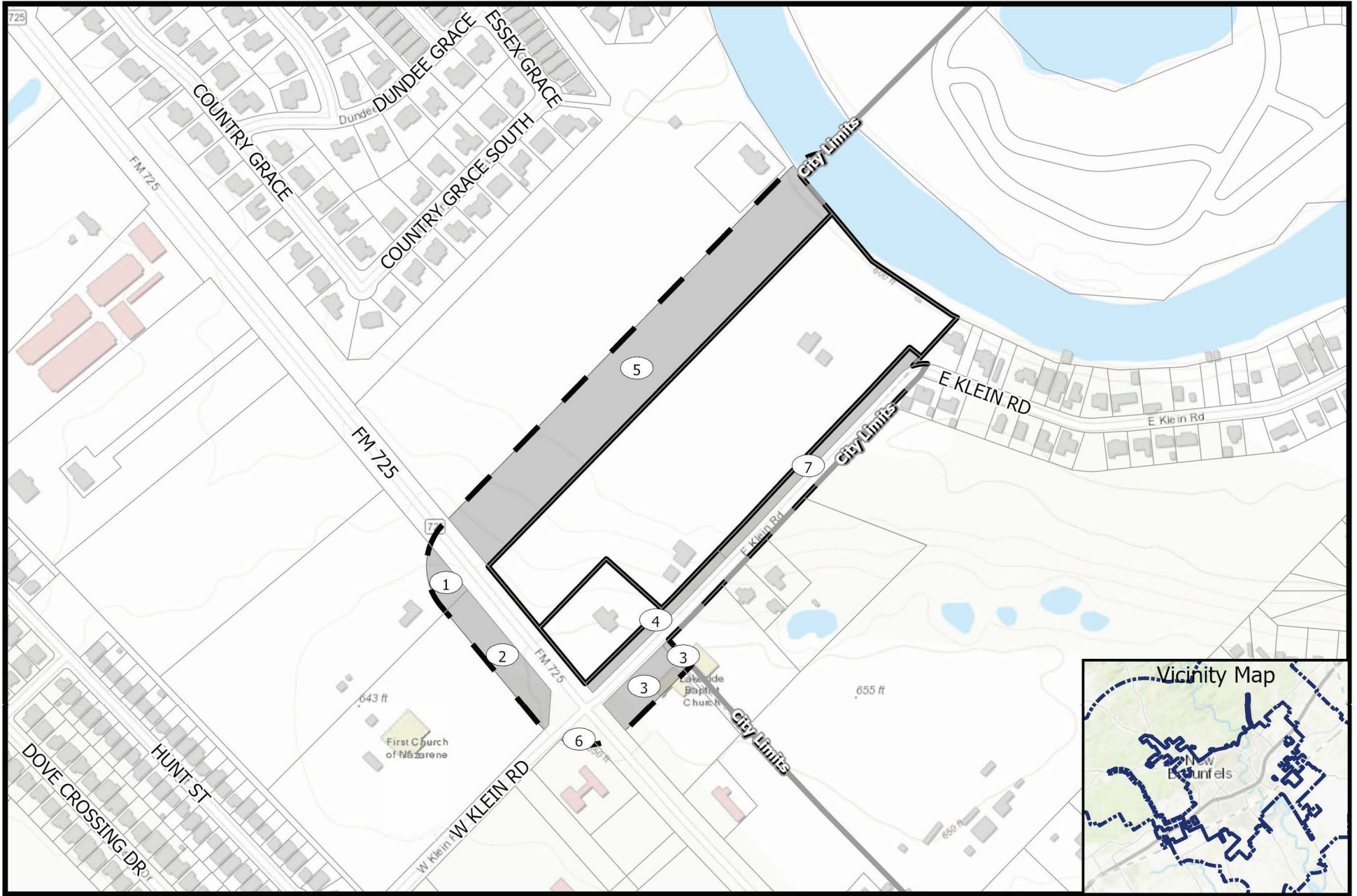
**PROPOSED ZONE CHANGE – CASE #DCP20-327**

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. THE BHALLA FAMILY LIMITED PARTNERSHIP LP
2. FIRST CHURCH OF NAZARENE
3. NEW GENERATIONS FELLOWSHIP OF NEW BRAUNFELS TEXAS
4. DUELM PARTNERS LTD
5. HITZFELDER MARGYLINE & LEONARD HITZFELDER FAMILY TRUST
6. JUNIPER VENTURES OF TEXAS LLC
7. DUELM PARTNERS LTD

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**SEE MAP**



**DCP20-327**

**R-1 and APD to "REAPD" River's Edge Apartments Planned Development District**



Source: City of New Braunfels Planning  
Date: 1/15/2021

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.