



# NOTICE OF PUBLIC HEARING

View details here:

[nbtexas.org/PublicNotice](http://nbtexas.org/PublicNotice)

Department of Planning and Development Services

The New Braunfels Planning Commission will hold a public hearing at the request of **Moeller & Associates, agent for Smithco Development, owner**, to consider a recommendation to City Council on the following rezoning request:

**Property:** Approximately 14.608 acres out of the H. Foster Survey No. 34, Abstract No. 154, Comal County, Texas, located at the northwest corner of the intersection of IH 35 and FM 306

**From:** "M-1" Light Industrial District

**To:** "MU-B" High Intensity Mixed-Use District. Additional information can be found at the following website: [nbtexas.org/PublicNotice](http://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, February 2, 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, February 22, 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](mailto:mgreene@nbtexas.org)

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

\_\_\_\_\_  
Matt Greene

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## YOUR OPINION MATTERS - DETACH AND RETURN

**Case: #PZ20-0330 (MG)**

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

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

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

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

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

(State reason for objection)

Comments: (Use additional sheets if necessary)

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

**PLEASE NOTE:**

Typical procedure for discussion during public hearings is as follows:

1. Order of Speakers: First - Applicant or representative of applicant  
Second - Persons favoring the request  
Third - Persons opposing the request
2. The Commission Chair may set a time limit for speakers.
3. Speakers should be brief and to the point. Avoid repetition and redundancy.
4. The Commission, through the Chair, may suspend or alter the proceedings.

The Planning Commission makes recommendations to the City Council.

***It is the Council that actually approves or denies a requested change in zoning.***

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**According to Sec. 2.1-3 (b) of the Zoning Ordinance, if a protest against a proposed zoning change has been filed with the Planning Department, signed and acknowledged by the owners of 20% or more, either of the area of the land included in such a proposed change or those owners of property immediately adjacent to the subject property and extending 200 feet therefrom, the zoning change shall not become effective except by a three-fourths (3/4) vote of all the members of the City Council. In computing the percentage of land area, the area of streets and alleys shall be included.**

Please contact the Planning Department for more information  
(830) 221-4050



## Planning Commission meeting to be conducted online via Zoom Meeting

Department of Planning and Development Services

As a safety measure to combat the COVID-19 pandemic in the United States, the City of New Braunfels Planning Commission will hold its monthly meeting (to include public hearings) on Tuesday, February 2, 2021 at 6:00 p.m. online via Zoom Webinar.

The public is welcome and encouraged to join the meeting by phone, computer, or any other internet connected device.

Public attendees may participate or observe the meeting as detailed on this website: <https://www.nbtexas.org/2722/Online-Meeting-Guide>. A meeting ID and phone number will be posted the day of the meeting.

### **Please note the following if you would like to provide comments on individual agenda items during the meeting:**

- This is a public meeting and normal meeting procedures and decorum are required.
- The City of New Braunfels will host the meeting and will share a prepared PowerPoint presentation on the host screen. As a meeting attendee you will be able to view the host screen.
- Anyone wanting to submit materials (e.g: letters, drawings, pictures) for consideration by the Planning Commission must do so via email to [planning@nbtexas.org](mailto:planning@nbtexas.org) no later than 5:00 p.m. the day before the meeting. Include the last four digits of your phone number in the email for identification purposes.

### Steps to speak during the meeting:

- During the public hearing and/or public comment time frame for the agenda item, if you would like to speak, please raise your hand in one of the two following methods to be recognized and given an opportunity to speak:
  - If you are communicating through a device (computer, laptop, tablet, etc.), click the “raise hand” icon at the bottom of the screen to request to speak.
  - IF your device does not have a microphone and you are calling from a telephone, dial \*9 to request to speak.
- The host will identify participants in the order they are received. The host will identify you by name if you used the “raise hand” icon. If you are on the phone, the host will identify you by the last 4 digits of the phone number you are calling from.
- Participants will be muted, and the Host will unmute you when it is your turn to speak.
- Please state your full name and physical address for the official record and then proceed to make your statement or ask a question.
- Please introduce yourself each time you begin speaking unless you have been introduced by the chair or the host.
- Please restrict or minimize background noise while you are speaking to preserve the quality of the meeting.
- Please restrict or limit household internet activities while you are connected to the meeting to preserve the quality of the meeting.

If you have any questions or concerns please email [Planning@nbtexas.org](mailto:Planning@nbtexas.org) or call the planning line at (830) 221-4050. Thank you.

**PLANNING COMMISSION – FEBRUARY 2, 2021 – 6:00PM**

Zoom Meeting

**Applicant/Owner:** James Ingalls, P.E.

**Address/Location:** Intersection of FM 306 & IH 35 N

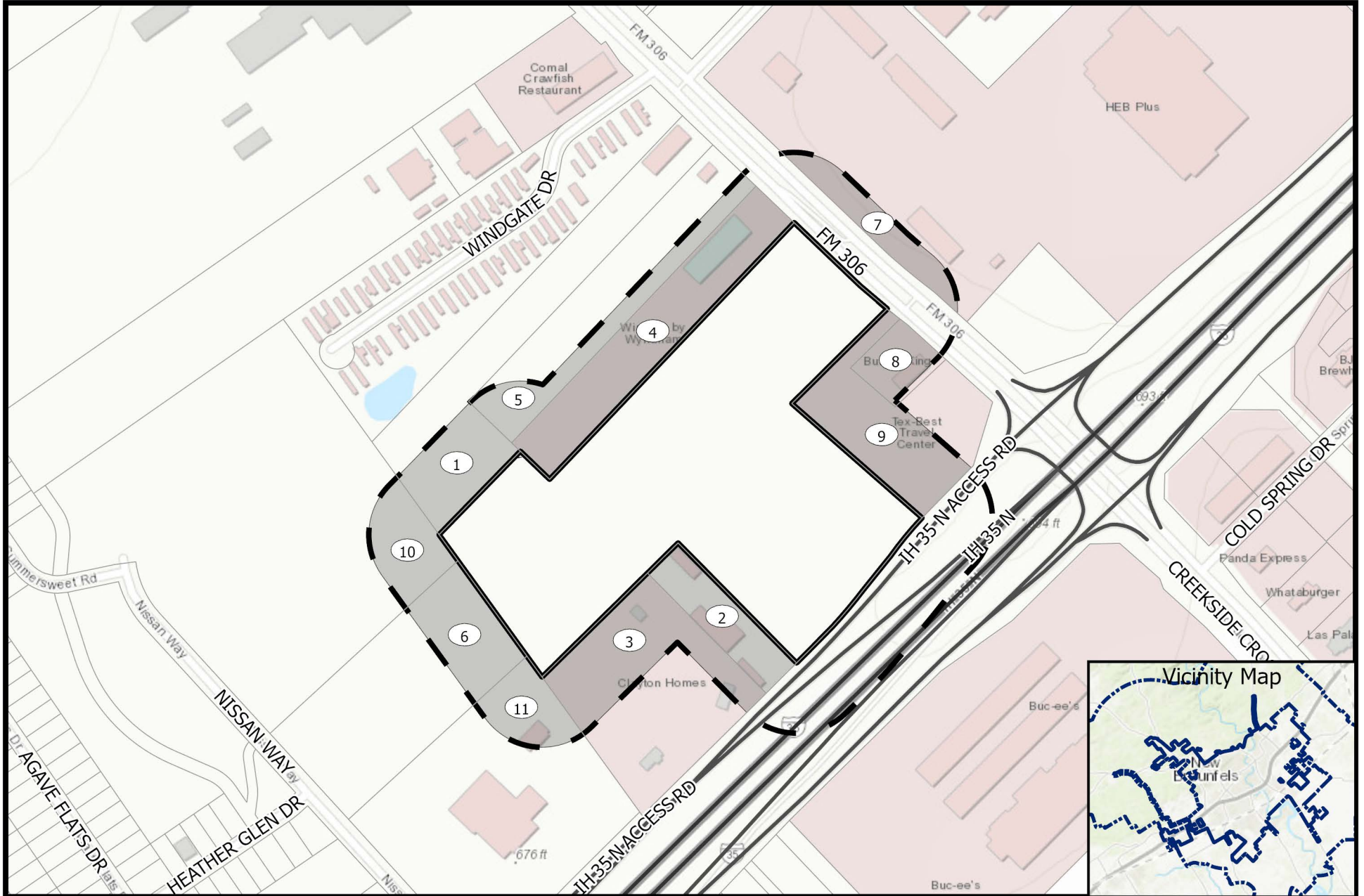
**PROPOSED ZONE CHANGE – CASE #PZ20-0330**

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”.

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|---------------------------------|---------------------------------|
| 1. SCHULTZ FAMILY TRUST         | 7. HEB GROCERY CO LP            |
| 2. MURPHY CRAIG & LUPE          | 8. WRJ FINANCIAL LTD ET AL      |
| 3. CMH HOMES INC                | 9. TRAVEL CENTER PROPERTIES LLC |
| 4. DOLOMITE HOLDINGS LLC        | 10. ULF LLC                     |
| 5. ORMOND LARRY G & JEANETTE    | 11. VBM NEW BRAUNFELS LAND LLC  |
| 6. VBM NEW BRAUNFELS LAND 2 LLC |                                 |

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**SEE MAP**



**PZ20-0330**  
**M-1 to MU-B**



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.