



Department of Planning and Development Services

NOTICE OF PUBLIC HEARING

View details here:
nbtexas.org/PublicNotice

The New Braunfels Planning Commission will hold a public hearing at the request of **HMT Engineering & Surveying, on behalf of Town Creek Partners, LLC** to consider a recommendation to City Council on the following rezoning request:

Property: Approximately 42 acres at Walnut Avenue and N. Academy Avenue (see map exhibit)

Request: Revisions to the Town Creek Planned Development ("TCPD") Concept Plan
Additional information, including a list of allowed uses and development standards, can be found at the following website: nbtexas.org/PublicNotice

Because your property is located in "TCPD" or within 200 feet of it, State law requires that we notify you of the public hearing. **However, the zoning of property outside Town Creek 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.

A public hearing for this request is scheduled before the Planning Commission on **Tuesday, March 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 **Monday, March 22, 2021**. Both meetings are open to the public. All interested persons are invited to join these meetings.

If you wish to submit written comment, please complete ALL of the information below and return to:

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

Case manager email: hmullins@nbtexas.org

If you have questions, please call Holly Mullins at (830) 221-4054

Holly Mullins, AICP
Development Planning Division

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ20-0332 TCPD (hm)

Name: _____

I favor: _____

Address: _____

I object: _____ (State reason for objection)

Property number on map: _____

Comments: (Use additional sheets if necessary)

Signature: _____

Revisions to the Town Creek Planned Development (“TCPD”) proposed by the Applicant include:

- **removal of the Fredericksburg Road extension across the railroad tracks, and**
- **additional streets and alleys within Phase 4 of the development.**

No change in permitted uses is proposed.

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, interrupt, or alter the proceedings.

The Planning Commission makes a recommendation to the City Council.

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

According to Sec. 2.1-3 (b) of the Zoning Ordinance, if written protest against a proposed zoning change has been filed with the Planning Department, signed and acknowledged, by the owners of 20% or more of either the area of the land included in the proposed change or of property within 200 feet of it, the zoning change will require a three-fourths (3/4) vote of all the members of the City Council to become effective. In computing the percentage of land area, the area of streets and alleys shall be included.

Please contact Development Planning for more information
(830) 221-4050 or planning@nbtexas.org

Planning Commission meeting to be conducted online via Zoom Meeting

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, March 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 no later than 5:00 p.m. on Monday, February 1st. 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.

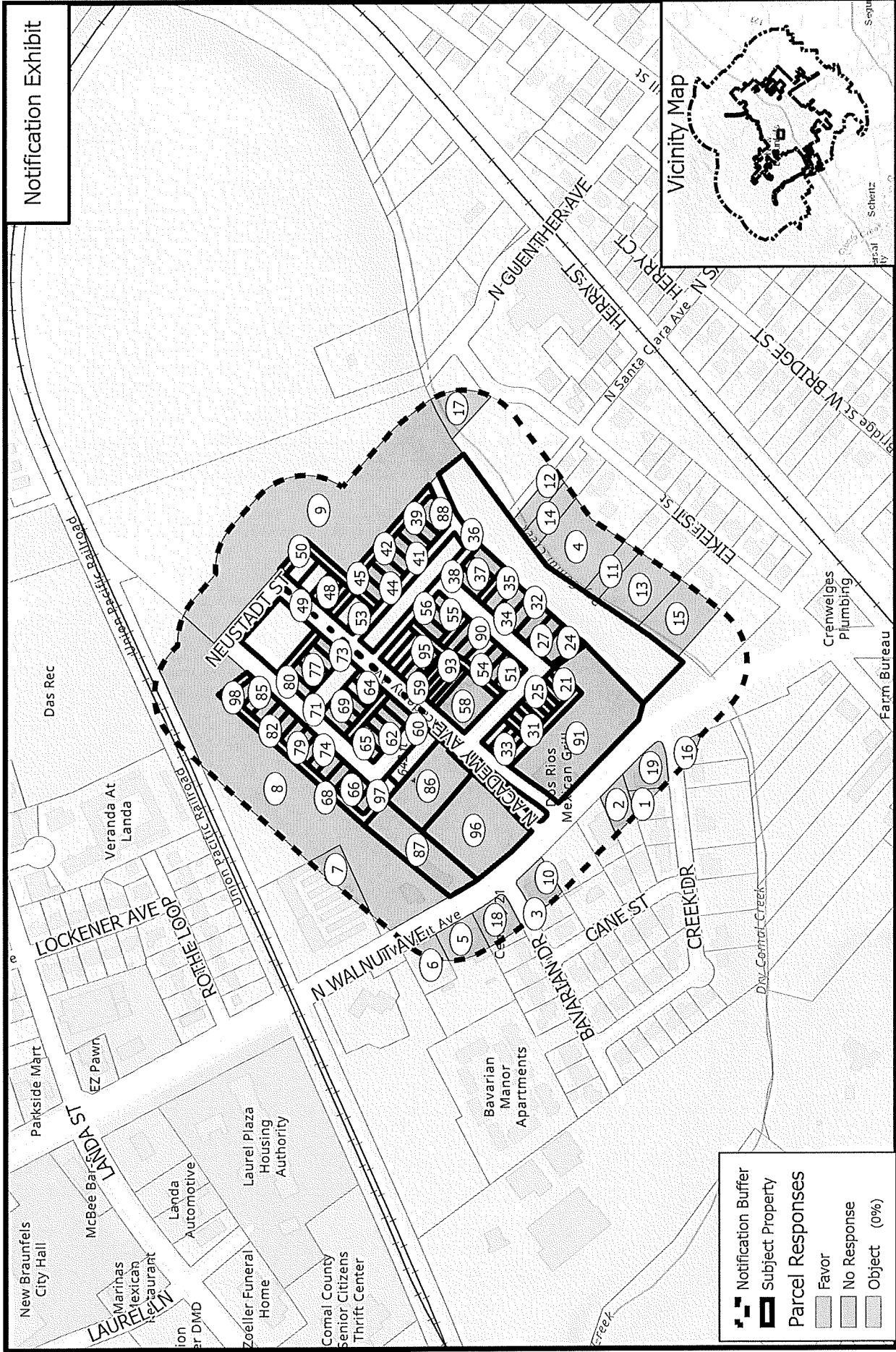
If you have any questions or concerns please email planning@nbtexas.org or call the planning line at (830) 221-4050. Thank you.

PLANNING COMMISSION – MARCH 2, 2021 CASE #PZ20-0332

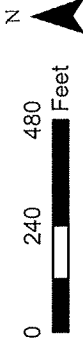
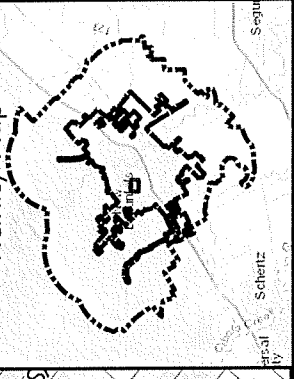
The circled numbers on the map correspond to the property owners listed below. All information is from the Comal County Appraisal District Records.

1. Morales Karlo & Nidia
2. Hope Hospice Foundation
3. Triesch Wayne E & Linda
4. King David R & Patricia
5. Hansmann Roy L et al
6. Sydenstricker Delores Jean
7. Schriewer Properties LLC
8. Walnut Centre LLC
9. TC Town Creek Texas LP
10. Twofold LLC
11. Kowalski Darren G & Tamara D
12. Lamm Michele
13. Neckar Milton Jr & Charlaire
14. Machuca Patricia A
15. Turner Michael Scott & Pauline D
16. Creek Plaza LLC
17. New Braunfels Smokehouse Inc
18. KMNBL LLC
19. Evans Paul Et Al
20. Town Creek Texas POA
21. Gilman Rebecca V
22. Shannon Kelly O & Diana Newell
23. Property Owner
24. Jewell Jeff & Alice
25. Peake Ronnie & Julianne
26. Hartung Phil & Nanette
27. Flores Paul & Sharla S
28. Keyser Mike T
29. Treadwell Jesselyn & Alan
30. Weichsel Elaine
31. Reynolds Martin
32. Neuhaus Joseph R Jr & Lisa K
33. TCRWSJ LLC
34. Lambert Gregory & Rosemary
35. Ashley Jennifer
36. Fogg Sharon
37. Jefferson Delbert R & Patricia J
38. Yarrito Fernando A
39. Bischoff James C & Patricia E
40. Gansle Richard C & Susan L
41. Nelson Barbara Lackner
42. Shannon Kathryn M
43. Rose James G & Nancy L
44. Henderson Marilyn
45. Petta James F & Sandra L
46. Sitz Peter
47. Slate-Schleicher Pamela
48. Vance Joel A & Terri D
49. Monacelli Kenneth & Alyssa L
50. Sierra Classic Homes Inc
51. Langenhahn Eric T
52. Dorrestijn Rob & Heather
53. 1778 Photography, Boulevard Townhomes LLC, Angela Marciniak
54. Pope Calen & Lydia Kimeli-Pope
55. Reitz J R & Pamela
56. Johnson Tara L
57. Espinal Judith A & Arlen
58. Town Creek Texas Properties LLC
59. Ackerson Rachel B & James D
60. Hughes William & Heidi
61. Vanoli Elizabeth J et al
62. Mangaraja Marihot & Rosalie
63. Herold Barbara A
64. Johnson J Mark & Amy R
65. Outlaw Rawley M & Cora W
66. Jurica William S & Lezlee B
67. Zanner Eddie
68. Brazee Khristian
69. Burgener Joseph & Barbara
70. Tatsch Roger Jr & Donna
71. Stephenson Glenn & Beverly
72. Wade Margaret S
73. Harris Julie N
74. Spencer Scott C
75. Hines Shane E & Mallory S
76. Rector Sarah E & Robert J
77. Wallace Bryant & Carl Heintz
78. Anderson Cindy
79. Merrill Nicholas
80. Liscar Mary & Eric
81. Devaney Brian & Laura
82. Hopkins Elizabeth
83. Jenkins Denise D
84. Watkins Gayle F
85. Wiedenfeld Kurt R
86. GBMC Holdings LLC
87. Vanstory Randy & Roxi
88. King Robert M & Julie A
89. McPheeters Janet S
90. Wallace Megan M
91. Comal Creek Retail LLC
92. Panagakos Elaina
93. Konecny Karen S
94. Mertink Sandra
95. Torluemke Douglas & Jennifer
96. 1280 North Academy LLC
97. Bertagnoli Chad
98. Peters Allen & Heather

Notification Exhibit



Vicinity Map



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.

PZ20-0332
Amendment to Town Creek PD

Source: City of New Braunfels Planning
 Date: 2/10/2021

