



PLANNING COMMISSION – July 5, 2023 – 6:00PM

City Hall Council Chambers

Applicant: ADAM BRUCHAS

Address/Location: 695 S SANTA CLARA AVE

PROPOSED SPECIAL USE PERMIT – CASE #SUP23-224

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. FLORES RICHARD | 9. RODRIGUEZ ARMANDO & ROSA |
| 2. BALL LAURI G | 10. AESOPS FARM LLC |
| 3. MONTI LISA M & LOUIS | 11. CHAMBERS STREET LLC |
| 4. QUINTANILLA ERIC | 12. CONTRACTOR KYLE LLC |
| 5. GUTHRIE ANDREW C | 13. SEALS FAMILY PROPERTIES LLC |
| 6. MANES DAN | 14. JIMMERSON TERESA & MICHAEL DAHLMAN |
| 7. DEAN PAUL & VANESSA | 15. WM 41 NEW BRAUNFELS RE LLC |
| 8. VILLALOBOS ROSA | 16. WILLIAMS MICHAEL J & STEPHANIE A |

SEE MAP

DEAN PAUL & VANESSA

932 ROSEMARY DR

NEW BRAUNFELS TX 78130

Property #: 7

SUP23-224

Case Manager: AM

COMMENTS

FAVOR



OPPOSE



CHAMBERS STREET LLC

PO BOX 128

PAGOSA SPRINGS CO 81147

Property #: 11

SUP23-224

Case Manager: AM

COMMENTS

FAVOR ☐

OPPOSE ☒

WILLIAMS MICHAEL J & STEPHANIE A
606 S SANTA CLARA AVE
NEW BRAUNFELS TX 78130

Property #: 16

SUP23-224

Case Manager: AM

FAVOR ☐
OPPOSE ☒

COMMENTS

- ALREADY A BUSY & NOISY STREET, this proposal could worsen those concerns
- CAN BE DIFFICULT TO PARK ON STREET CURRENTLY
- CONCERNED ABOUT POTENTIAL INCREASE IN ILLEGAL/DISRUPTIVE BEHAVIOR & IMPACT TO FAMILIES LIVING HERE.
- PROBABLE TO EXPERIENCE AN INCREASE IN PROPERTY DAMAGE

Amanda Mushinski

From: Lauri Ball <ball.l@sbcglobal.net>
Sent: Thursday, July 20, 2023 3:33 PM
To: Amanda Mushinski
Subject: SUP23-224 for 695 S Santa Clara Ave

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 Amanda,

I spoke with you earlier regarding concerns I have related to proposed short-term rental, SUP23-224/695 S. Santa Clara Ave. I share many concerns that are not unique to me I know, since guests have no vested interest in the community and with potential numbers bound to have some issues. A few of the top concerns:

Primary concern is security. As an STR would be a revolving door of strangers who undergo no background checks. There is no visual barrier/zero privacy, and minimal (<4ft) physical barrier between our "private" back yards. Normal resident not an issue, but STR/random strangers quite different. And will have no one there to monitor guest activity when occupied, or to monitor house when vacant.

Significant increase in level or quantity of noise, car and foot traffic in drive directly outside my window, at all hours. Potential for major sleep disruption.

Significant increase in risk of property damage or theft.

Highly congested parking and traffic.

Trash in yard and streets.

I just wanted to submit my concerns to Council for consideration. Any questions or feedback, please feel free to contact me.

Thank you!

(Property #2)