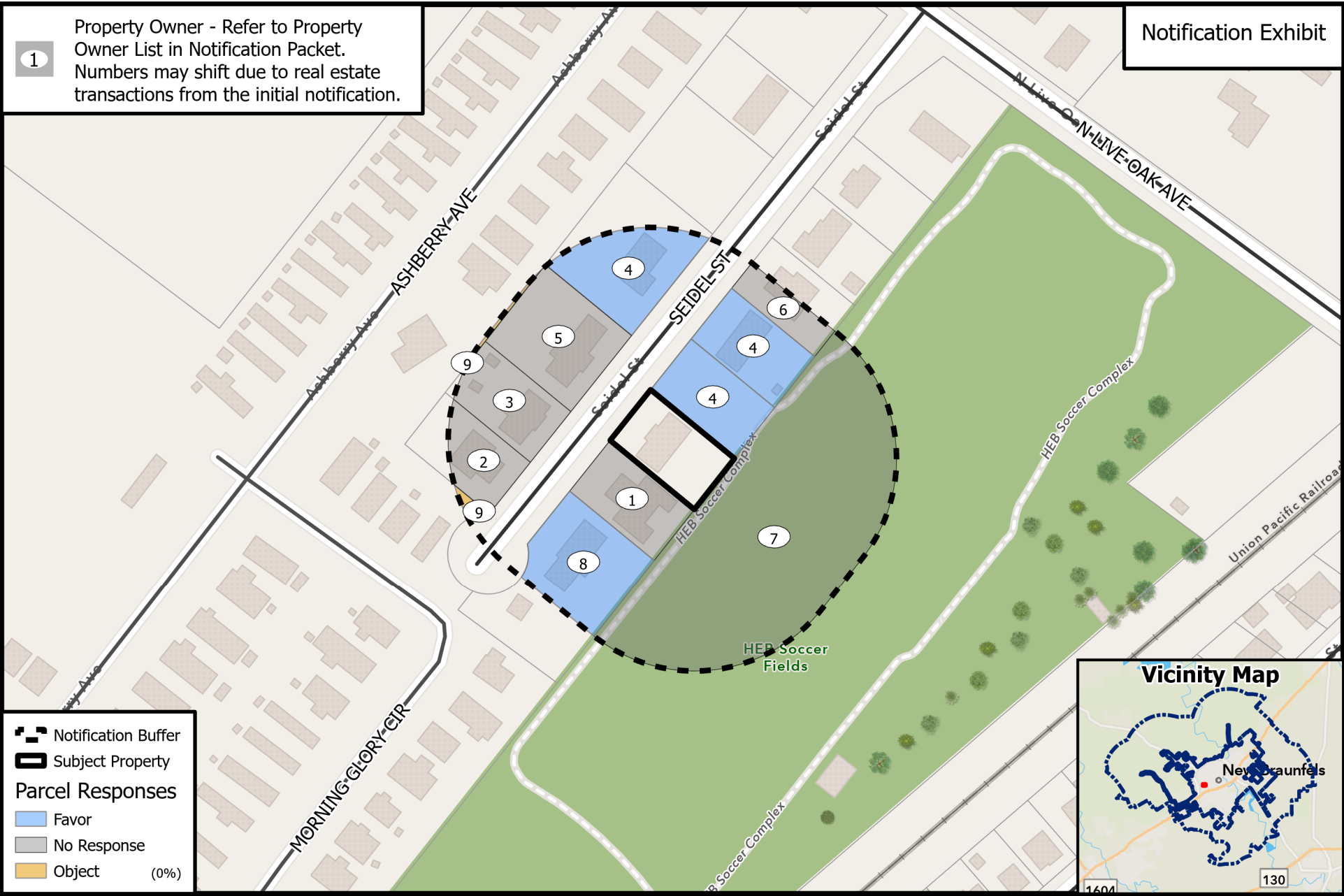


Notification Exhibit

1 Property Owner - Refer to Property Owner List in Notification Packet. Numbers may shift due to real estate transactions from the initial notification.

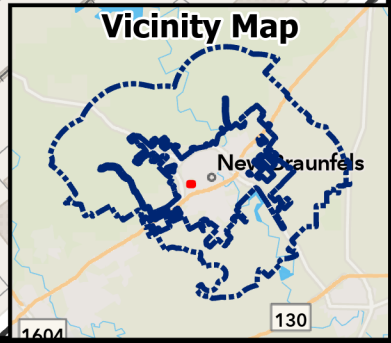


Notification Buffer
 Notification Buffer

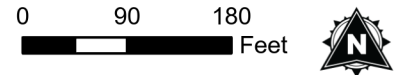
Subject Property
 Subject Property

Parcel Responses

- Favor
- No Response
- Object (0%)



SUP22-326
Rezone M-1 to C-O with SUP for STR



PLANNING COMMISSION – September 7, 2022 – 6:00PM

City Hall Council Chambers

Applicant: Mark Lemmons

Address/Location: 1031 Seidel St

PROPOSED SPECIAL USE PERMIT – CASE #SUP22-326

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. MARSH CANET ANNETTE M | 7. NEW BRAUNFELS CITY OF |
| 2. AWE BE LTD | 8. HANSEN LYLE S JR & LAURA A |
| 3. ROBINSON DOUGLAS A & KRISTIN G | 9. BAVARIAN VILLAGE INC |
| 4. GRAHAM LINDA KLABUNDE | |
| 5. LERMA MANUEL & MARY | |
| 6. CLG HOLDINGS LP | |

SEE MAP

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP22-326 LM

Name: LINDA KLABUNDE GRAHAM favor: ✓

Address: 1020 Seidel St. I object: _____ (State reason for objection)

Property number on map: 4

Comments: (Use additional sheets if necessary)

Signature: Linda Graham



Linda Graham
1020 Seidel St
New Braunfels, TX 78130-6279

SAN ANTONIO TX 780
RIO GRANDE DISTRICT
25 AUG 2022 PM 3 L



City of New Braunfels
Planning Commission
550 Landa St.
New Braunfels Texas 78130

78130-641050

From: lali.create@gmail.com on behalf of [Lyle & Laura Hansen](#)
To: [Laure Middleton](#)
Subject: Re: Case: #SUP22-326 LM
Date: Friday, September 2, 2022 3:23:54 PM
Attachments: [EmailLogo-Small_c6d86cff-0062-47bb-89b0-351933562e2d.png](#)

PO #8

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.

Hi Laure,

After reviewing the information provided and your clarification of the zone question, my husband and I would prefer to oppose the current request for 1031 Seidel St. We are not opposed to the short-term rental use request, but do not want to open up a proverbial can of worms by authorizing Commercial zoning in this Residential neighborhood. Should the owner resubmit as R-3L or whatever version of Residential would be appropriate for short-term rentals/AirBnB etc, we would be willing to support that.

Thank you,
Laura & Lyle Hansen
1039 Seidel St (Property # 8 on the map)

On Fri, Sep 2, 2022 at 1:45 PM Laure Middleton <lmiddleton@newbraunfels.gov> wrote:

Hi Laura, the owners of 1031 Seidel have chosen the commercial designation because it also allows the residential use. A residential designation is more appropriate for the area, however, and we are not recommending the commercial zoning. R-3 is an older zoning district equivalent to R-3L Low Density Multifamily District. Short Term Rental is allowed in R-3L.

Kind regards,
Laure Middleton

**At the Planning Commission meeting on
9/7/22, Mrs. Hansen changed her response
from opposition to favor.**



Laure Middleton
Planner | Planning and Development Services
550 Landa St | New Braunfels, TX 78130
One City, One Team 830-221-4054 | lmiddleton@newbraunfels.gov

We're excited to announce all City employees have a new email address! We have moved from @nbtexas.org to @newbraunfels.gov. Please save this new email address in your address book.

Do you have a question about a permit? Check out the [Citizen Portal](#).
We would like to hear from you! [Click here](#) to provide your input on the land development ordinance update.

This email, plus any attachments, may constitute a public record of the City of New Braunfels and may be subject to public disclosure under the [Texas Public Information Act](#).

Please take a moment to complete the City of New Braunfels [Customer Satisfaction Survey](#).

From: Lyle & Laura Hansen <hansen.nbt@gmail.com>
Sent: Friday, September 2, 2022 12:38 PM
To: Laure Middleton <lmiddleton@newbraunfels.gov>
Subject: Re: Case: #SUP22-326 LM

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.

Good afternoon Laure,

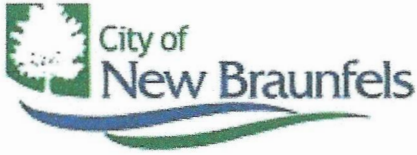
I was curious as to why the property owner of 1031 Seidel is pursuing a Commercial zone instead of a Residential? When I spoke with the property owner for the duplex across the street from me he said they were considering an R-3 to allow for short-term rentals. Is there an R-3? And if so, what would be the difference between that and this C-O with SUP?

(I don't oppose short-term rentals, I'm just curious about the Commercial vs Residential aspect.)

Regards,

Laura Hansen

830-730-0909



NOTICE OF PUBLIC HEARING
View details here:
NewBraunfels.gov/PublicNotice

The New Braunfels Planning Commission will hold a public hearing at the request of Mark Lemmons to consider a recommendation to City Council on the following zoning request:

Property: 1031 Seidel Street
From: "M-1" Light Industrial District
To: "C-O" Commercial Office District with a Special Use Permit to allow short-term rental of the residence.

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.

A public hearing for this request is scheduled before the Planning Commission on Wednesday, September 7, 2022. The Planning Commission's recommendation will be considered by City Council in another public hearing, tentatively scheduled on Monday, September 26, 2022. Both meetings begin at 6:00 p.m. in the City Hall Council Chambers, 550 Landa Street and are open to the public. All interested persons are invited to attend 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
Email: LMiddleton@newbraunfels.gov (If emailing, simply include the information in an email)

If you have questions, please contact Laure Middleton at (830) 221-4054

Laure Middleton
Laure Middleton, Planner
Planning & Development Services

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP22-326 LM

Name: Bavarian Village Inc. I favor:
Address: 1021 Ashberry Ave. I object: X (State reason for objection)
Property number on map: PO # 9

Comments: (Use additional sheets if necessary) This is a residential area and a business has no right to be there as it is an area of home ownership.
Signature: Barbara J. W. Seidel