



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

City Hall Council Chambers

Applicant: Gina Motz

Address/Location: 175 Comal Ave

PROPOSED SPECIAL USE PERMIT – CASE #PZ23-0214

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. GUADALUPE AMARO PARTNERSHIP | 10. TURNER WILLIAM E |
| 2. CITY OF NEW BRAUNFELS | 11. MOSEL MICHAEL EDWARD |
| 3. CARRILLO SECUNDINO & MARY S | 12. FRANCIS DANIEL J |
| 4. LEISSNER LAYTON L | 13. VARNADO JASON & VICKI |
| 5. NAEGELINS BAKERY INC | 14. ROWDEN JAMES EDWARD |
| 6. LEBEN SCHON REAL ESTATE INC | 15. BUTTROSS AL M |
| 7. STADT CORPORATION | 16. LISK CHRISTINA M |
| 8. 4K MAYO PROPERTY LLC | 17. CALDERON GLORIA |
| 9. BRAZLE KENNETH D & DAVID PFEUFFER | 18. SOUTHWESTERN BELL TX |

SEE MAP

GUADALUPE AMARO PARTNERSHIP

219 S SEGUIN AVE

NEW BRAUNFELS TX 78130

Property #: 1

PZ23-0214

Case Manager: CG

COMMENTS

FAVOR ☐

OPPOSE ☒

4K MAYO PROPERTY LLC

166 COMAL AVENUE

NEW BRAUNFELS TX 78130

Property #: 8

PZ23-0214

Case Manager: CG

COMMENTS

FAVOR ☒

OPPOSE ☐

ROWDEN JAMES EDWARD

234 TOLLE ST

NEW BRAUNFELS TX 78130

Property #: 14

PZ23-0214

Case Manager: CG

COMMENTS

FAVOR ☐

OPPOSE ☒

LEISSNER LAYTON L

270 E SAN ANTONIO ST

NEW BRAUNFELS TX 78130

Property #: 4

PZ23-0214

Case Manager: CG

FAVOR ☒

OPPOSE ☐

COMMENTS

STADT CORPORATION

PO BOX 310279

NEW BRAUNFELS TX 78131

Property #: 7

PZ23-0214

Case Manager: CG

FAVOR ☒

OPPOSE ☐

COMMENTS

We welcome Another
New Business into This
Neighborhood. Comal Ave
is A VIBRANT Mixed-use
Street And Should continue
To MATURE in This Direction.

[Signature]

6-29-23

Property #13 - Opposition

Caitlin Garrigus

From: Amanda Mushinski
Sent: Tuesday, July 18, 2023 9:02 AM
To: Caitlin Garrigus
Subject: FW: Response to Rezoning Request for 175 Comal - Jason and Vicki Varnado Owners of 169 Comal

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

See below

Amanda Mushinski
Planner | Planning and Development Services
550 Landa St | New Braunfels, TX 78130
830-221-4056 | AMushinski@newbraunfels.gov
One City, One Team

From: Jason Varnado <jvarnad@yahoo.com>
Sent: Tuesday, July 18, 2023 8:44 AM
To: Planning Division <Planning@newbraunfels.gov>
Cc: vjvarnado@gmail.com; planning@nbt.org
Subject: Re: Response to Rezoning Request for 175 Comal - Jason and Vicki Varnado Owners of 169 Comal

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.

I am resending this to an additional email address I have for the planning department. A response would be greatly appreciated.

Best,

Jason

> On Jul 12, 2023, at 4:33 PM, Jason Varnado <jvarnad@yahoo.com> wrote:

>

> Dear Sir/ Madam:

>

> I was just able to view the video of the July 5 Planning Counsel Meeting. I noticed that our residence #13 was listed as no response to this rezoning request. We currently live full time in Houston, and we mailed in our card with our response, but I am concerned it was not received. I have screen shot what we sent in below. Can you please confirm receipt? Thank you.

>

> Jason and Vicki Varnado

>

Our opposition is not personal in any way to the Motz family, but instead because (1) there are no commercial properties on the north side of Comal, from east of Tolle all the way down to Faust, and we fear this project would encourage other commercial development on our side of the street; (2) there are many properties badly in need of refurbishing on the south side of Comal already zoned commercial that would be better suited for the planned project; and (3) under our reading of Code 144-3.4-12(a)(1) if 175 Comal ever ceased being a law office, authorized uses under C-1A include animal grooming shops, bars and taverns, pawn shops, pharmacies, and restaurants, among other undesirable uses. We have spent a considerable amount of money improving 169 Comal as we plan to retire there and we do not want these types of business as potential neighbors. If there is a mechanism to limit the types of uses that may be implemented at 175 Comal in the future, we would be willing to re-consider our opposition. Unfortunately, we are out of town for a planned vacation and cannot attend the July 5 meeting.

>

MOSEL MICHAEL EDWARD

1200 SOUTHPOINT DR

SAN MARCOS TX 78666

Property #: 11

PZ23-0214

Case Manager: CG

FAVOR

☐

OPPOSE

☒

COMMENTS

IF This is too late,
sorry, I was
out of TOWN.

BRAZLE KENNETH D & DAVID PFEUFFER

3735 RIVER RD

NEW BRAUNFELS TX 78132

Property #: 9

PZ23-0214

Case Manager: CG

FAVOR



COMMENTS

OPPOSE



Good use + consistent w/
the area.

Property #6 - In Favor

Caitlin Garrigus

From: Christina Cinotto <nbpizza197@gmail.com>
Sent: Wednesday, August 2, 2023 5:33 PM
To: Caitlin Garrigus
Subject: 175 Comal

Follow Up Flag: Follow up
Flag Status: Flagged

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. This is Dave Cinotto representing Leben Schon Real Estate, the corporation that owns the property located at 184 Comal. We are in support of Gina Motz's project at 175 Comal. I am the owner of Bootleggers Pizza and The Oyster Bar and a land owner across the street. If you have any questions, let me know. Thank you.

Dave Cinotto
Managing Partner
Leben Schon Real Estate Inc

BUTTROSS AL M

248 TOLLE ST

NEW BRAUNFELS TX 78130

Property #: 15

PZ23-0214

Case Manager: CG

FAVOR ☒

OPPOSE ☐

COMMENTS