



PLANNING COMMISSION – April 4, 2023 – 6:00PM

City Hall Council Chambers

Applicant/Owner: VIVO Investment Group - Daniel Norville

Address/Location: 1051 IH 35 North

PROPOSED SPECIAL USE PERMIT – CASE #SUP22-467

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. SCOSA PROPERTIES LLC | 8. LEGEND 156 LLC |
| 2. IRON HORSE RE HOLDINGS LLC | 9. 7-ELEVEN INC |
| 3. VIZZA WASH INC | 10. MMRMSM LLC |
| 4. KANA NARRCY | 11. KIRKLAND RYAN C |
| 5. COMMUNITIES IN SCHOOLS OF SOUTH
CENTRAL TEXAS | 12. ALPIA NEW BRAUNFELS SQUARE LTD |
| 6. ARC CAFEUSA001 LLC | 13. TAPROOT HOLDINGS LLC |
| 7. UMANG RESIDENCY LLC | |

SEE MAP

UMANG RESIDENCY LLC
979 N INTERSTATE 35
NEW BRAUNFELS TX 78130

RECEIVED

MAR 23 2023

Property #: 7

SUP22-467

Case Manager: AM

BY: CA FAVOR ☐

✓ OPPOSE ☒

COMMENTS

- This will impact on our business and demand. ↓
- There is no protection of our Business. ↓
- Supply would be more than demand and competition
- We pay occupancy and city tax
- They will save Lots by conversion of Hotel to Apartment
- Suffering

Edelweiss Inn

1063 IH 35 North New Braunfels TX 78130

edelweiss@yahoo.comnarocykana@yahoo.com[830-629-6967](tel:830-629-6967)

March 29, 2023

To

Chairman and City officer**City of New Braunfels**

Planning Commission and City council

New Braunfels TX 78130

planning@newbraunfels.govAttention: Amanda Mushinski : Case Manager (amushinski@newbraunfels.gov.)

RE: **Case no SUP22-467** (C-3 Commercial District) of Vivo Subdivision address at 1051 IH 35 North about expansion of existing apartment complex.

We are receipt of your Notice of Public Hearing with Map for Special use permit; dated 3/9/2023 to allow the expansion of an existing apartment complex 1051 IH 35 North

This notice allows an opportunity for us to provide comments on the request for our opinion to protest for extensions permits with our recommendation to the City Council.

WE are opposing/protesting the request with " VIVO " application about their expansion of an existing apartment complex.

1. This property belongs to the C-3 Commercial District ; address at 1051 IH 35 North on Frontage road of IH 35. (If wrong please correct it.)
2. This is in a Commercial District " C-3 " for the use of commercial purposes.
3. There would not be a good being allowed for special use conversion and the expansion of an existing property to apartment complex or existing apartments or residential purposes.
4. This looks or would be conflict of interest among Commercial Hotel v/s Residential apartment interest in commercial zones (subdivision)
5. Did the City work out by the economic aspect of neighbouring property and its negative impacts on Hotel/inn property businesses with comparison by who is benefiting and losing their business?

6. This conversion, expansion or more units expansion permits in this commercial district impact on the surrounding or neighbourhood or current commercial property business.
7. The conversion plan of VIVO Subdivision was originally hotel property converted into small one room residential apartments for their advantages.
8. The actual property has the same building design or room area about a small residential rental room from hotel room booking was modified the subject name of the apartment for room booking. Building remains the same. There was restoration in the rooms only at that property.
9. The basics about their previous hotel (Ramada/Holiday inn) complex property.
10. The more supply and less demand situations become difficult to sustain in business. The reason is that the city has issued many room permits in town hence we are suffering from occupancy. " VIVO Living planned" to have an Apartment conversation and now a new expansion program to benefit them of Apartment but next door hotel property will definitely suffer from occupancy and economy to survive.
11. In current and previous years the City did issue more permits for hotel rooms in this New Braunfels town. There is no protection for existing business hotel property granted to survive their property business and economy or kept restrictions of permits to more supply and finally that more supply room becomes a more difficult economy than demand for room and unable to fill hotel room occupancy that this area needs. We are suffering from the economy and occupancy at this 979 (N) IH 35 Hotel property. So our property occupancy dropped significantly 25% to 60% and revenue through the years with VIVO apt.conversation.
12. This New Braunfels is based upon seasonal tourism. Else regular booking during the year are based on working common class people and they can't afford higher room rates.
13. This town in Past and current situations has more supply of hotel rooms than the demand that impacts the economy of Hotel Business down trend.
14. VIVO Living is only one bed room kind of hotel room property before it was a hotel and the same rooms were presently with a converted pattern into apartment living but it impacts neighbouring Hotel economy and reduces occupancy, making it difficult to survive.
15. Without protection and restriction of permits would not help the health of the business economy environment in hotels to survive or sustain.
Many guests were moved to "VIVO living " Our property is suffering with occupancy as well in revenue. Its impacts on our revenue become less and business and operation costs become higher and difficult to make payment for mortgage,utility, insurance,property tax, operating and maintenance expenses etc.. significantly impacted to survive us.

16. "Vivo living homes" ' ' conversation has become tough to compete hotel with them
17. Without the protection. "Vivo" Conversation has impacted us. They have enough room for their business and if expansion permits as law cost apartments are granted then next door or neighbour property like us definitely will suffer and impact our economy and occupancy. Presently we are suffering or surviving low revenue and occupancy i.e. below the cost and Sooner it will become failure or die in the business of Hotel.
18. City needs to think seriously about not granting more or expansion permits. So current property like us is an opportunity to overcome dilemmas and suffering and be able to manage our business to keep on better in hospitality or hotels or in this area.
19. We highlight one example : in the Town of West Columbia in TX , they restricted to issue more permits (Hotel/ Inn) so current property survives well to manage their business.
20. This proposal is about expansion and conversion. The future of our business will be impacted definitely and lead to failure. Does this City like it ?
21. The revenue of this property business has been decreasing day by day and the main reason is more permits were granted in this town. Our year's of property revenue significantly declined more than 30 % to 60% compared to past years. IT has become a difficult task to survive or operate is a hard time.
22. the demand for hotel/ occupancy is not growing and in our business costs become higher and difficult to operate.
23. Low cost, small apartments or studios, time sharing are becoming more in this town area that are also impacting us more negatively in demand.
24. When does demand grow is a big question mark. YoY and Current downturn and only summertime are some better pictures. We are looking for options about our protection.
25. A guideline in C-3 subdivision Commercial does it allow as an Apartment building?
26. Low Income Apartment's drain in or encourage undesirable people in this location ,creating public nuisance and effect to our business and this area reputation.
27. The conversion makes them gating benefits or advantages about state,city,federal rules under law income apartment that would impact on in C Zone value and reputation is definite.
28. The option: Do not issue more permits for expansion or conversion in this division or area. It would be great to save our regular business on going and standard of protection for buildings.
29. Other surrounding commercial property are not a Hotel Property they are different kinds of shops and offices in comparison that will not impact out to Hoteller business as their hostilities does.

30. Vivo application details are shown positive pictures prospects in their application and comments to show it for their purpose.
31. You are giving us one point when you get 20% vote than it will work out but there is surrounding only two hotel by the Vivo apartment property that impact on business of "Coratel Inn and Suite "and "Edelweiss Inn" because VIVO have same room renting business other are not they are shops and office. These need to consider requests.b

At last , Our proposal is not in favour of their (VIVO) application about extension or creating more rooms/apartments permission. Basically this is a seasonal town and the hotel has a seasonal business. Due to City policy (More permits for Hotels) this town has more supply than demand which affects every hotel business. Hotel business is running significantly lower occupancy with many hotel competitions. City also would realise through years collection of occupancy taxes reports.We lost 30 to 60% occupancy. Such towns (West Columbia) of Texas City do not grant more permits to build more rooms or restrictions to support existing property and their economy. You people have to think this. More permits for more property or business archives tax buy on the other side means more businesses losing their strengths because of big gaps in between demand and supply. Our future will be gloomy or we can't see our future bright. Need protection in this seasonal town.

Hope our comment will be taken in consideration among all

Thanking you

Sincerely

Edelweiss Inn

Manager

