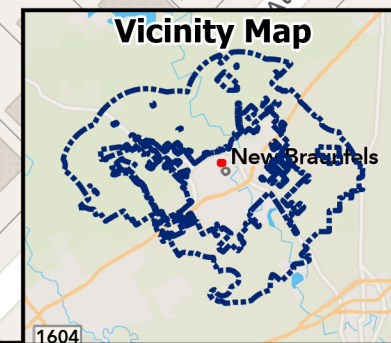
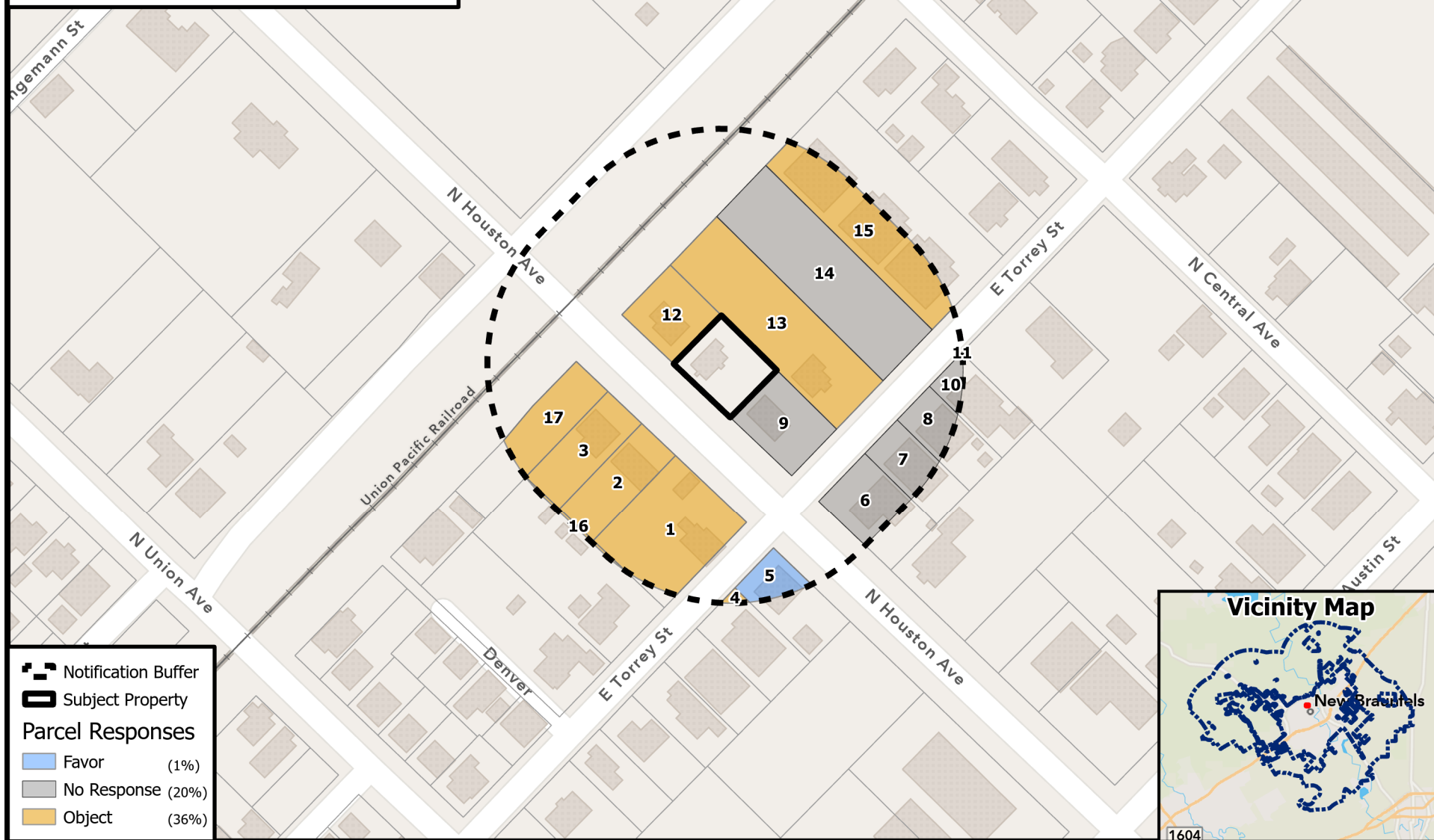


1

Property Owner - Refer to Property Number on Postcard. Numbers may shift due to real estate transactions from the initial notification.



PLANNING COMMISSION – Tuesday, June 4, 2024 – 6:00PM

City Hall Council Chambers

Applicant: Jessica Bachus

Address/Location: 852 N. Houston Ave.

PROPOSED SUP – CASE # SUP24-144

The 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 | HARLEY JESSICA R | 10 | SALAZAR-CRUZ BELIA & JUAN P GONZALES |
| 2 | FUENTES FRANCES L | | VALLEJO |
| 3 | SNEED LEON & DEBORAH | 11 | RIO RATON INVESTMENTS LLC |
| 4 | KINGCADE HOLDINGS LLC | 12 | HUDSON DEBBY S |
| 5 | LAFITFINANCE LLC | 13 | WINSTON DEANA K & LES G SMITH |
| 6 | RODRIGUEZ EFRAIN S & DOMINGA | 14 | MILLS DAVID & LARRY MILLS |
| 7 | PEREZ MINERVA A | 15 | MEYER GREGORY K |
| 8 | GARZA SAN JUANITA | 16 | JONES JENNIFER C |
| 9 | SODDERS PROPERTIES LLC | 17 | GUTIERREZ JUAN ALBERTO |

SEE MAP

WINSTON DEANA K & LES G SMITH
231 E TORREY ST
NEW BRAUNFELS TX 78130

Property #: 13

SUP24-144

Case Manager: ML

FAVOR ☐

OPPOSE ☒

COMMENTS

This neighborhood is already too built congested from the big trailers/buses using Torrey St all day during the summer. A STR will only serve to further diminish our quality of life. Loud tourists in a STR will severely impact our quiet evenings, our only respite from the noises. The lights ~~pollute~~ from their yard already flood into our yard. Their new pergola/deck, overlooking our ~~privacy~~ privacy fence, will directly flood our yard with intrusive light and noise. A zoning change will be disruptive to this area, and cause an extreme public and private nuisance.

SNEED LEON & DEBORAH

871 N HOUSTON AVE

NEW BRAUNFELS TX 78130

Property #: 3

SUP24-144

Case Manager: ML

FAVOR ☐

OPPOSE ☒

COMMENTS

RIO RATON INVESTMENTS LLC

22 HUNTERS CHASE

NEW BRAUNFELS TX 78132

Property #: 11

SUP24-144

Case Manager: ML

COMMENTS

FAVOR



OPPOSE



FUENTES FRANCES L
849 N HOUSTON AVE
NEW BRAUNFELS TX 78130

Property #: 2
SUP24-144
Case Manager: ML

COMMENTS

FAVOR ☐
OPPOSE ☒

MEYER GREGORY K
1029 CHICAGO AVE
NEW BRAUNFELS TX 78130
Property #: 15
SUP24-144
Case Manager: ML

COMMENTS

FAVOR ☐
OPPOSE ☒

IF YOU GIVE THEM THIS
ZONING, WHERE DO YOU
STOP. DO YOU GIVE IT TO
EVERYONE? AND WHAT KIND
OF NEIGHBORHOOD WOULD
THAT BE, IT IS ALL ABOUT
MONEY, WE NEED PEOPLE
LIVING IN THE AREA NOT
SHORT ~~THE~~ TERM,

KINGCADE HOLDINGS LLC
11085 FM 1863
NEW BRAUNFELS TX 78132
Property #: 4
SUP24-144
Case Manager: ML

COMMENTS

FAVOR ☐
OPPOSE ☒

HUDSON DEBBY S
109 STONE CREEK CIR
BOERNE TX 78006

Property #: 12

SUP24-144

Case Manager: ML

COMMENTS

FAVOR ☐

OPPOSE ☒

I am strongly opposed to
a special use permit for
the house next door to mine.
There are short term rentals
at the end of Houston Avenue
which attract a lot of noisy
tenants who disrupt the
peace and quiet of the
neighborhood.

JONES JENNIFER C
161 E TORREY ST
NEW BRAUNFELS TX 78130
Property #: 16
SUP24-144
Case Manager: ML

COMMENTS

FAVOR ☐

OPPOSE ☒

in keeping with
having our neighborhood a
community, I support only
long term rentals in this
area. Most are long time
residents of this area and
do not support the investors
coming in to have airBnBs that
do not have a common interest
in maintaining the family
environment we have long
enjoyed. NO TO SUP!
LongTerm Rental = OKAY..

Amanda Mushinski

From: Travis LaFaitte <travis.lafaitte@gmail.com>
Sent: Monday, June 3, 2024 12:17 PM
To: Amanda Mushinski
Subject: Permitting Approval - SUP24-144

Follow Up Flag: Follow up
Flag Status: Flagged

Property # 5

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 my name is Travis LaFaitte,

I wanted to state that I am in favor of the property at

852 N Houston Ave, New Braunfels, TX 78130,

being approved to be a short term rental. As it can only house one group at a time and will not inconvenience our neighborhood at all. Property owners should be able to house guest(s) for as long or short as they wish.

I live at 793 N Houston Ave, New Braunfels, TX 78130, my name is Travis LaFaitte, and our property ID is: 3082.

Thank you for your time and consideration.

Travis Lafaitte
830-730-3254

HARLEY JESSICA R

191 E TORREY STREET

NEW BRAUNFELS TX 78130

Property #: 1

SUP24-144

Case Manager: ML

FAVOR ☐

OPPOSE ☒

COMMENTS

- displacement of long-term residents
- loss of affordable housing
- increased cost of living due to taxes
- loss of historical character in neighborhood

GUTIERREZ JUAN ALBERTO

3110 MARIBELLE

SAN ANTONIO TX 78228

Property #: 17

SUP24-144

Case Manager: ML

FAVOR ☐

OPPOSE ☒

COMMENTS

Quiet, family
neighborhood, we do
not need strangers
coming in and out,
staying in our
neighborhood. Again it's
a family neighborhood,
not a business plaza
nor environment.

Thank You