



Notification Map

	City Limits
	Subject Property
	Notification Buffer



PLANNING COMMISSION – June 4, 2019 – 6:00PM

New Braunfels City Hall Council Chambers

Applicant/Owner: ASA Properties

Address/Location: Veramendi project

PROPOSED SPECIAL USE PERMIT – CASE #ORD19-122

All information is from the Appraisal District Records. The property under consideration is marked as “Subject Property”.

BLUM DEE	MONK JOHN A & MARY L
PRIBYL JO ANN H	WHITE MELISSA
LIGHTSEY JEFFREY L & MOLLY B	BROWN TOMMY A & LINDA
MARSHALL ERIC E	PELICANO NUSHA
HARRISON MATTHEW R & SHERRY G	MONKS CORY & SARAH
PERRO DONALD A & JO ANN M	DAVEY PETER F & TERESA A
BEASLEY DEBBIE	RADFORD BRANDON D & AMANDA
PENNYPACKER-TUCKER DEBORAH A LIVING	PHILLIPS PAUL E & MARIA M
NAJAR JACK C	COLLINS CRAIG E & STACEE R
JIMENEZ RUDY	RHODES PATRICK D & KATHERINE A
SMITH KENNETH D	ONEAL-MELLEN PATRICIA A & JAMES E
ELSWICK ROBERT	PATEL SUNITBHAI A & BHAVINIBEN S
RAINEY MONTY L & DENISE M	ALONZO CARLOS A & CATHERINE M
STARR DARRYL F & CYNTHIA	HARRELL MICHAEL S & JULIANNE P
HOLTZ KIMBERLY R	JOHNSON-CHILCOTE JUDY RVCBL LVNG
PARKS PATRICIA JANE	NEWBY ALPHONZO L
BACHER BYRON L & JULIE	BROWN REX L & MARY A
PRESLEY ROBERT K & JUDITH A	SHIELDS DOUGLAS S & LISA L
STROUT ROBERT E & SUSAN J	WORL BETTY M
BERRY SHANE & ISABELLA	GARNER TODD L & CARI A
VERHELST JOHN D & ANGALA E	ALLEN AMY & GARY
LOFTIN JOSEPH B	CHRISTIAN MARK W & KIMBERLY J
BAUMGARDNER HAYNES M III & LUCINDA	DRUMMER CORINNE C
NOWAK RAYMOND A & LINDA E	PLOCICA TIMOTHY J & THERESA F
BYNUM HOWARD D & VICKIE S	MEJIAS CARLOS E & WANDA N
BRAWNER THOMAS F	BORNMANN DIANE
WELCH SCOTT M & JANE	DALE THOMAS D & CLARA J
SAMPSON STEPHEN M & LINDA J	VILLARREAL ALBERT & REBECCA M
STAPLETON THOMAS M & MARTHA L	DIRBA JOHN & ERICA
MCCALL BARRY	TOLLE PATRICK E & CAROL S
OAKRUN PROPERTY OWNERS	SMALLWOOD ROBERT A & CHRISTINE B
STARNES JESSICA & JASON	PRENAVO SCOTT A & AMY M
BECKER ARNO & JIMMIE B	JACKSON TRAMELL & TARNISHA
WITHERELL ALLEN D & COURTNEY F	GOERGES EDWARD A & DIANNE S

COSTELLO JOSEPH M & CONNIE S
BEYER JEFFREY S & MELODIE A
BOURGEOIS KARL F & MARY A
KENNEY ERNEST & KATHERINE M
HARRIS RANDALL W
WALKER JOSEPH & WENDY S
HAAS WILLIAM N & VICKI L GRAY
BERGER DAVID C
LANGFORD JOYCE A
MORRIS ROBERT J & JEAN M
SCHUMUCKER CHRISTOPHER J
PROPERTY OWNER
LEVETT L MARTIN & SHARON A
RICKS FLETCHER W & MARY R
HILL JAMES W & REBECCA L
FIGUEROA ARTURO G III & REBECA M

TOMLINSON MARK R
FUSSELL JOSHUA S & DESIREE N
NEW BRAUNFELS SERVICE CENTER LTD
NEW BRAUNFELS OFFICE LTD
KUPFERNAGEL ALAN W & SUZANNE E
FOGERTY MICHAEL & SUSAN M
AIROLA JERRYD M & JESSICA R
BRAWNER DONALD L & KARAN D
BICK JOHN D & SUZETTE L
HARRIS JAMES R & JANET
THOMAS CHRISTOPHER J
HAAS ROBERT N & RANDI G H
WYNN JANICE M & RICHARD K
STREET BARRY J SR & BLANCHE C
HARRIS STEVE L & TERESA

SEE MAP

From: [mike fogerty](#)
To: [Matthew W. Simmont](#)
Subject: ORD#19-122
Date: Tuesday, May 28, 2019 6:52:11 PM

Matthew,

This is in response to the Notice of Public Hearing for ASA Properties. I have been a supporter of the Veramendi project in the past. I support the proposed rear setback variance/amendment. I would hope if in the future I need a variance on my property, the city would be open to my request. Please contact me if you have any questions.

Michael Fogerty
14 Oak Mist
New Braunfels, TX 78132
210-331-1228

From: [Sharon Carewell Levett](#)
To: [Matthew W. Simmont](#); [Stacy Snell](#)
Subject: Meeting tonight - Case: #ORD19-122 ms
Date: Tuesday, June 4, 2019 4:26:46 PM

Good Afternoon:

I have a question about the amendment to Veremendi documents allowing attached patios to encroach into the rear setback up to a maximum of five feet. Does this apply to the entire development or is there a defined section?

If it includes the entire development or the proposed construction of residences along the property lines of Oak Run Subdivision, my official public comment/request is as follows:

It is sincerely appreciated that ASA Properties has demonstrated they plan to continue to be a good neighbor by agreeing to limit the height of neighboring homes to single-story that will be adjacent to existing homes in Oak Run Subdivision.

I request that the language in the amendment for ORD19-122 should be crafted to not allow the encroachments of patios into the setback area for those same homes that will be constructed adjacent to Oak Run Subdivision.

When buyers purchase homes within Veremendi that are behind other new construction homes they should be notified or will be able to see the proximity of the neighboring patio to their new home, patio, and yard when making the informed decision to purchase.

The backyards of some of the existing homes are shallow and homes/patios are at or near the setback zone, but do not encroach and are similar to other properties within Oak Run. When selling a home with the patio of a Veremendi home five feet closer to the fenceline, it will adversely affect the appeal and value as compared to competing homes for sale in Oak Run Subdivision. The established and adhered to setback areas are there to allow for homeowners to enjoy their outdoor space with some degree of privacy and we should continue to have that ability in the future.

Thank you for addressing my concerns when making your recommendation to go before City Council and subsequently into the Development and Design Control Document.

Regards,

Sharon Levett

2379 Oak Pebble

Sharon Carewell Levett, RDN/LD
Nutritionist/Dietitian