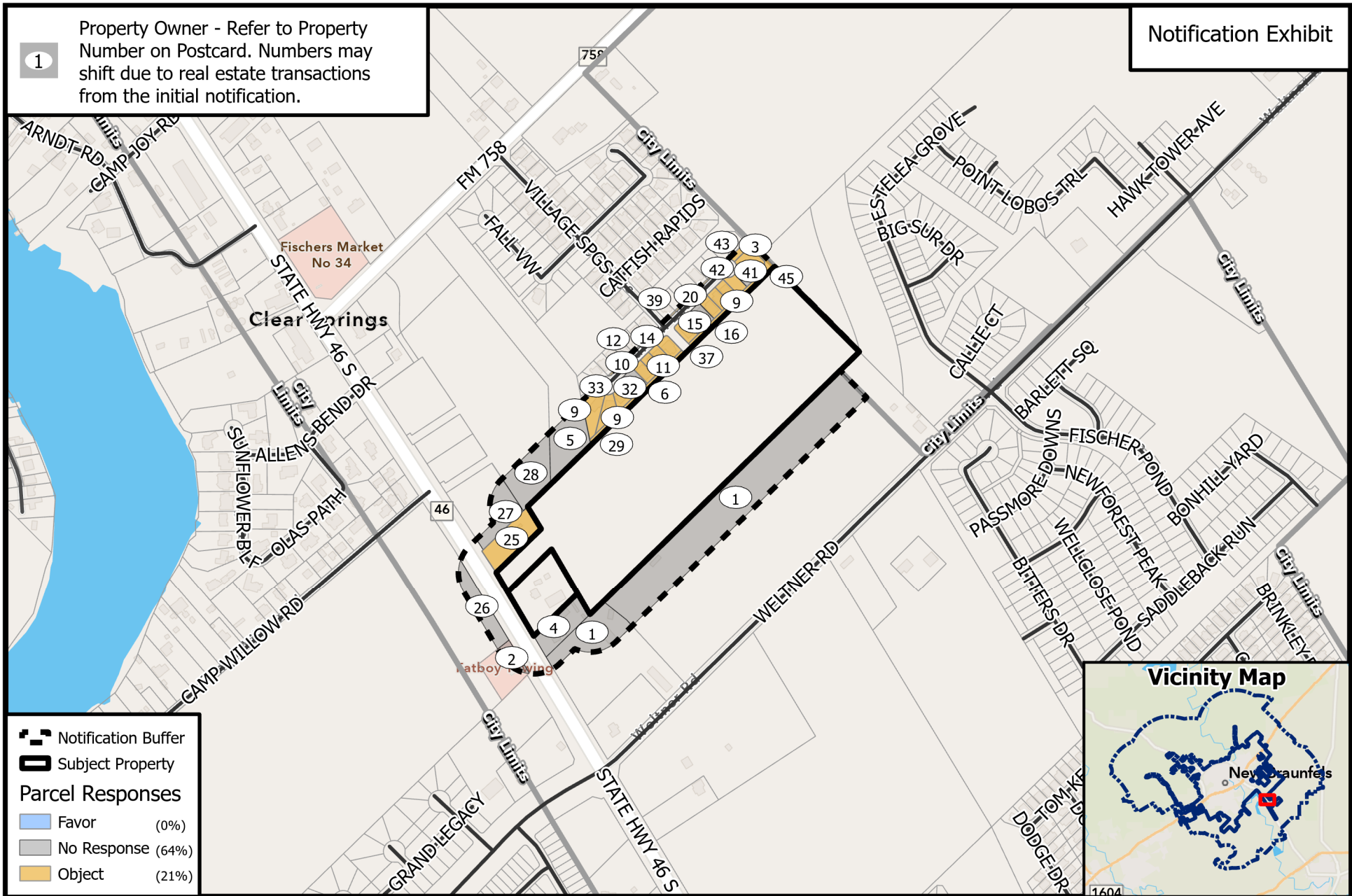




PLANNING COMMISSION – June 6, 2023 – 6:00PM

City Hall Council Chambers

Applicant: Carlton-Behr Capital // Killen, Griffin & Farrimond, PLLC

Address/Location: 1885 & 1865 S SH 46

PROPOSED SPECIAL USE PERMIT – CASE #PZ23-0183

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. GARLAND TED H & JACQUILIN | 24. MCCLURE JEREME P & BROOKE |
| 2. HARRIS RANDY & KELLYE | 25. BAENZIGER FREEDA |
| 3. TIMMERMAN CURTIS G | 26. BARTRAM CAROLE |
| 4. MASHL ROSE MARIE | 27. TAPE GROUP LLC |
| 5. CITY OF NEW BRAUNFELS | 28. CLEAR SPRINGS POE LP |
| 6. SANFORD BOBBY II | 29. LIMANSKIY SERGEY & ANNA |
| 7. ZURCHER LIVING TRUST DTD JULY 25, 2017 | 30. GATEWOOD JEFFREY T & TAMI L |
| 8. MARTONE ALAN JOSEPH & BETTY | 31. FLIPSE MARK J |
| 9. NB VILLAGE AT CLEAR SPRINGS HOMEOWNERS ASSOCIATION INC | 32. KALER JASWINDER SINGH & AMANDEEP KAUR KALER |
| 10. BAUTISTA CRISTIAN & XOCHITL | 33. GEORGE ELLIOTT RAY & CASSANDRA DIANE |
| 11. SEIBER DARIN K & SHARON E | 34. AINO SAN ANTONIO LLC |
| 12. MALONE JEFFREY H & MELANIE A | 35. R&A ELLEY ENTERPRISES LLC |
| 13. VILLALPANDO EDWARD III & DEANNA TREVINO | 36. WILLIAMS MELISSA L |
| 14. LARA DAVID JR | 37. FRAUSTO MAXIMINO M JR & RACHEL D |
| 15. MEINKE JAMES ARTHUR & JANICE | 38. ESPINOSA RODOLF & CYNTHIA RIOS ESPINOSA |
| 16. BOYDSTUN JOHN GOLD & BETTY J | 39. PARTIDA ARTURO JR & CAROLYN |
| 17. DJAHANGIRI NADER ASHLEY & ANDREA BUSCH RHODES | 40. LOPEZ LARRY & ELIZA |
| 18. TRAUGOTT ELIZABETH & DAVID | 41. MORGAN SEAN E & NICOLE |
| 19. JORDAN JILL | 42. TATUM ERIC & ARRICA LANAY TATUM |
| 20. AYALA DARIO | 43. HEREDIA MARIA BARBARA |
| 21. ANDERSON STACY M & LOUIS III | 44. BARNETT ALFRED D & SHARON A |
| 22. NEISWENDER MARY KATHERINE | 45. PROPERTY OWNER |
| 23. DORNIER DANIEL FRANCIS & EMILY MARIE | |

SEE MAP

MARTONE ALAN JOSEPH & BETTY

1386 GARDEN LAUREL

NEW BRAUNFELS TX 78130

Property #: 8

PZ23-0183

Case Manager: CG

COMMENTS

FAVOR

☐

OPPOSE

☒

LIMANSKIY SERGEY & ANNA

1366 GARDEN LAUREL

NEW BRAUNFELS TX 78130

Property #: 29

PZ23-0183

Case Manager: CG

COMMENTS

FAVOR

☐

OPPOSE

☒

DJAHANGIRI NADER ASHLEY & ANDREA BUSCH
RHODES

1414 GARDEN LAUREL

NEW BRAUNFELS TX 78130

Property #: 17

PZ23-0183

Case Manager: CG

COMMENTS

FAVOR

OPPOSE

☐☒

NB VILLAGE AT CLEAR SPRINGS HOMEOWNERS
ASSOCIATION INC

378 HAMPSHIRE ST

NEW BRAUNFELS TX 78130

Property #: 9

PZ23-0183

Case Manager: CG

COMMENTS

FAVOR

OPPOSE

☐☒

FRAUSTO MAXIMINO M JR & RACHEL D

1402 GARDEN LAUREL

NEW BRAUNFELS TX 78130

Property #: 37

PZ23-0183

Case Manager: CG

COMMENTS

FAVOR

OPPOSE

☐☒

I have been here almost 6 years I hate to have someone live behind me I just won't like it at all. So it's a NO for me.

Thanks

SEIBER DARIN K & SHARON E

1390 GARDEN LAUREL

NEW BRAUNFELS TX 78130

Property #: 11

PZ23-0183

Case Manager: CG

COMMENTS

FAVOR

OPPOSE

☐☒

The area should remain as residential zoning only. There is ample areas for low density use already authorized. In addition, the use as commercial will increase traffic flow to, in and around my residential area. Bringing an increase of crime and driving values down.

LARA DAVID JR
1391 GARDEN LAUREL
NEW BRAUNFELS TX 78130

Property #: 14

PZ23-0183

Case Manager: CG

FAVOR ☐

OPPOSE ☒

COMMENTS

prefer Single family
home of equal or
greater value in
proposed project.

ZURCHER LIVING TRUST DTD JULY 25, 2017

1382 GARDEN LAUREL

NEW BRAUNFELS TX 78130

Property #: 7

PZ23-0183

Case Manager: CG

COMMENTS

FAVOR

☐

OPPOSE

☒

KALER JASWINDER SINGH & AMANDEEP KAUR
KALER

1374 GARDEN LAUREL

NEW BRAUNFELS TX 78130

Property #: 32

PZ23-0183

Case Manager: CG

COMMENTS

FAVOR

☐

OPPOSE

☒

BAENZIGER FREEDA

1841 STATE HWY 46 SOUTH

NEW BRAUNFELS TX 78130

Property #: 25

PZ23-0183

Case Manager: CG

COMMENTS

FAVOR

☐

OPPOSE

☒

ANDERSON STACY M & LOUIS III

1422 GARDEN LAUREL

NEW BRAUNFELS TX 78130

Property #: 21

PZ23-0183

Case Manager: CG

FAVOR

☐

OPPOSE

☒

COMMENTS

We do not want other people driving through our subdivision and bringing other people and bringing home value down. Don't need the crime rate going up.

R&A ELLEY ENTERPRISES LLC

5611 HUBER RD

SEGUIN TX 78155

Property #: 35

PZ23-0183

Case Manager: CG

FAVOR

☐

OPPOSE

☒

COMMENTS

The area is very crowded already.
It could devalue my home with the extra building.
 Hwy 46 is not built for the amount of traffic.

NEISWENDER MARY KATHERINE

1415 GARDEN LAUREL

NEW BRAUNFELS TX 78130

Property #: 22

PZ23-0183

Case Manager: CG

FAVOR

☐

OPPOSE

☒

COMMENTS

Do not want a bunch of rental properties bringing down my investment. Have already had negative impact with the apartment complex y'all allowed to be built.
DO NOT RUIN MY NEIGHBORHOOD!

WILLIAMS MELISSA L

1394 GARDEN LAUREL

NEW BRAUNFELS TX 78130

Property #: 36

PZ23-0183

Case Manager: CG

FAVOR

☐

OPPOSE

☒

COMMENTS

- Concern
 - Cross thru traffic in our neighborhood by renters if access is given onto Clear Springs. (Safety)
 - 2 story build w/

DORNIER DANIEL FRANCIS & EMILY MARIE

1419 GARDEN LAUREL

NEW BRAUNFELS TX 78130

Property #: 23

PZ23-0183

Case Manager: CG

FAVOR

☐

OPPOSE

☒

COMMENTS

City of

New Braunfels

FLIPSE MARK J
1370 GARDEN LAUREL
NEW BRAUNFELS TX 78130
Property #: 31
PZ23-0183
Case Manager: CG

COMMENTS

FAVOR ☐

OPPOSE ☒

There is already apartments
by our neighborhood we
don't need more rentals.
rentals will decrease our
home values.

LOPEZ LARRY & ELIZA
1426 GARDEN LAUREL
NEW BRAUNFELS TX 78130
Property #: 40
PZ23-0183
Case Manager: CG

COMMENTS

FAVOR ☐

OPPOSE ☒

Should the
community be built
anyway, have single (1 tier)
home against of fence line
to continue to preserve our
privacy into our backyards.
& switch the 2 story homes
to the opposite side of where
you are planning on building
them.

We would prefer no rentals
but rather "for sale units"

JORDAN JILL
1418 GARDEN LAUREL
NEW BRAUNFELS TX 78130
Property #: 19
PZ23-0183
Case Manager: CG

COMMENTS

FAVOR ☐

OPPOSE ☒

Do not want rentals
so close to Garden Laurel.
and the Clear Springs
neighborhood.

BARNETT ALFRED D & SHARON A
1435 GARDEN LAUREL
NEW BRAUNFELS TX 78130
Property #: 44
PZ23-0183
Case Manager: CG

COMMENTS

FAVOR ☐

OPPOSE ☒

Village at Clear Springs is a small community

- Homes were purchased in this closed neighborhood with the understanding that the community would cap at 117 homes and a small park. The majority of the community members oppose ANY construction that annexes or diminishes our independence.

Rental Units

- Studies have shown that rental units put more demands on city services than they generate in taxes.
- Tenants are not as accountable and responsible to the locality since there is no ownership.
- New research examining how rent control affects tenants and housing markets offers insight into how rent control affects markets. While rent control appears to help current tenants in the short run, in the long run it decreases affordability, fuels gentrification, and creates negative spillovers on the surrounding neighborhood.

Community / City Services

- Overcrowded and illegal rentals do cause problems for communities, according to General Code, a company that assists city governments with code-enforcement issues. Among the problems are excessive traffic, parking shortages and increased garbage and sewage.
- Increased demand for EMT and Police services. Population growth in New Braunfels requires a growth in EMT and Police personnel.

Traffic Congestion

- State Route 46 between Seguin and New Braunfels Loop 337 is already saturated. Drive times from here to Walgreens (1210 North Business 35) can double/triple depending on time of day.
- TXDOT has a project in the planning stage for expansion, however, no actual construction start date is set with for this project that has reference traffic volumes of 2048.

TRAUGOTT ELIZABETH & DAVID

1407 GARDEN LAUREL

NEW BRAUNFELS TX 78130

Property #: 18

PZ23-0183

Case Manager: CG

COMMENTS

FAVOR ☐

OPPOSE ☒

HEREDIA MARIA BARBARA

1434 GARDEN LAUREL

NEW BRAUNFELS TX 78130

Property #: 43

PZ23-0183

Case Manager: CG

COMMENTS

FAVOR ☐

OPPOSE ☒

Bad idea for the ecosystem!

MALONE JEFFREY H & MELANIE A

1383 GARDEN LAUREL

NEW BRAUNFELS TX 78130

Property #: 12

PZ23-0183

Case Manager: CG

COMMENTS

FAVOR ☐

OPPOSE ☒

GATEWOOD JEFFREY T & TAMI L

1362 GARDEN LAUREL

NEW BRAUNFELS TX 78130

Property #: 30

PZ23-0183

Case Manager: CG

COMMENTS

FAVOR ☐

OPPOSE ☒

We strongly oppose this proposition. Our neighborhood has experienced numerous car burglaries over the past few years and adding this type of housing next to our homes will increase the crime in our area. The safety of our children, homes and neighborhood ~~are~~ at stake. We will attend the public hearing along with our neighbors to strongly oppose.

When the apartments in front of our neighborhood were being built- our house vibrated/shook & we experienced cracks in our home. These rental homes are much closer & will have the potential to cause more damage to our property including dirt & debris in our back yards. Not to mention devaluation of our property & more traffic on 46.

MEINKE JAMES ARTHUR & JANICE

1406 GARDEN LAUREL

NEW BRAUNFELS TX 78130

Property #: 15

PZ23-0183

Case Manager: CG

COMMENTS

FAVOR

☐

OPPOSE

☒

MCCLURE JEREME P & BROOKE

1423 GARDEN LAUREL

NEW BRAUNFELS TX 78130

Property #: 24

PZ23-0183

Case Manager: CG

COMMENTS

FAVOR

☐

OPPOSE

☒

We strongly oppose opening up
access to this new neighborhood.
Crime will rise, we can barely
handle all the vehicles that
drive thru currently. Our
home values will decrease.
They will have their own access to
their own neighborhood, don't need
to drive thru ours!

PARTIDA ARTURO JR & CAROLYN

1403 GARDEN LAUREL

NEW BRAUNFELS TX 78130

Property #: 39

PZ23-0183

Case Manager: CG

COMMENTS

FAVOR

☐

OPPOSE

☒

We have enough
hustle & bustle on
Hwy 46... it's way
out of control, traffic
that is!!

Make NB peaceful
Again!