

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

New Braunfels City Hall Council Chambers

Applicant/Owner: James Graham

Address/Location: 555 S. Union Avenue

PROPOSED SPECIAL USE PERMIT – CASE #SUP19-115

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 LIBERTY PARTNERSHIP LTD | 8 PREUSS E T & ISABAL |
| 2 WHITESIDE RODGIE G | 9 SP ONE PROPERTIES LLC |
| 3 CALHOUN ROBERT | 10 MATHES DOUGLAS W |
| 4 COGGINS CHERYL L | 11 MYER JANTZEN |
| 5 SCHWARZ BRUCE & SHANNON SCHUMANN | 12 MCCLENDON LOIS & RODGER JOHNSON |
| 6 SIMMONS BROOKE & DAX WINSLETT | 13 PREISS ELWOOD J |
| 7 VILLARREAL EDWARD | |

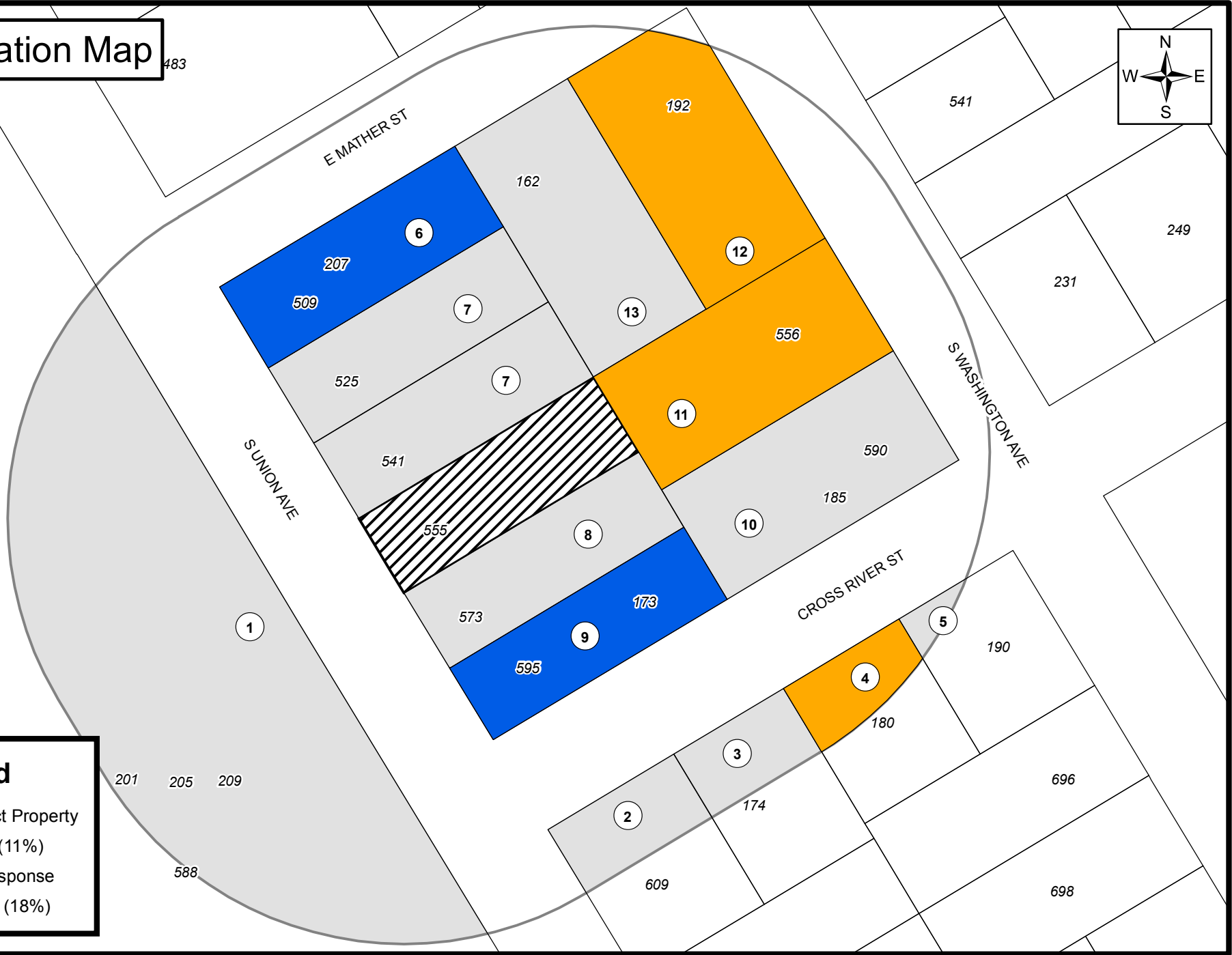
SEE MAP

Notification Map



Legend

- Subject Property
- Favor (11%)
- No Response
- Object (18%)



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP19-115 MG

Name: Brooke Simmons + Dax Winslett

Address: 509 S. Union

Property number on map: 6

Comments: (Use additional sheets if necessary)

I favor: 100% in favor

I object: _____

(State reason for objection)



Signature: Brooke Simmons + Dax Winslett

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP19-115 MG

Name: JOHN SEIDEL

Address: 595 S. UNION

Property number on map: 9

Comments: (Use additional sheets if necessary)

I favor: ✓

I object: _____

(State reason for objection)



Signature: John Seidel

YOUR OPINION MATTERS - DETACH AND RETURN

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JUN 03 2019

Case: #SUP19-115 MG

Name: Cheryl CagginsAddress: 180 Cross River StProperty number on map: 4I favor: BY:I object: X

(State reason for objection)

Comments: (Use additional sheets if necessary)

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JUN 03 2019

BY:

We want to keep this a residential neighborhood. Also, the traffic is already congested here, and commercial establishments will only add to it.

Signature: Cheryl Caggins

YOUR OPINION MATTERS - DETACH AND RETURN

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Case: #SUP19-115 MG

Name: Rodger JohnsonAddress: 192 E Mather StProperty number on map: 12I favor: JUN 03 2019I object: ✓

(State reason for objection)

Comments: (Use additional sheets if necessary)

As a resident in this area we have more than enough to deal with when it comes to tourist traffic and the problems that come with it. I am not interested in seeing my neighborhood, or any house in it, ~~become~~ become a revolving door. Someone coming into the neighborhood for a short term rental (bed & breakfast) has no vested interest in what is best for the surrounding families or properties. We have enough strange faces wandering around and making their way onto our properties without inviting them in and making it a standard practice.

Signature: Rodger Johnson

I object because I appreciate & value my neighborhood & those who live in it & I would like to keep it that way.

Matt Greene

From: Jantzen Myer <jmyer@nbutexas.com>
Sent: Friday, May 31, 2019 1:53 PM
To: Matt Greene
Subject: Case#SUP19-115
Attachments: NB B&B Request.pdf



Good afternoon Mr. Greene,

My name is Jantzen Myer, I'm the taxpayer at 556 S. Washington Ave.

I strongly oppose the use of 555 S. Union Ave as a bed and breakfast. My property shares a backyard fence with this property, I want to keep our beautiful area as a residential area only. This home is my primary residence.

Please see attached form objecting the use of a special use permit at 555 S. Union Ave.

Thanks,



Jantzen Myer
PDM Technician
P.O. Box 310289
New Braunfels, TX 78131-0289
jmyer@nbutexas.com | 830-624-6552

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP19-115 MG

Name: Jantzen L. Myer
Address: 556 S. Washington Ave.
Property number on map: 11

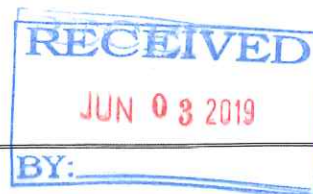
I favor: _____

I object: X
(State reason for objection)

Comments: (Use additional sheets if necessary)

My primary residence backs up to this property. I purchased my home in a residential area, I don't want an hotel behind my house. Please deny the use of a bed & breakfast at 555 S. Union Ave.

Signature: [Signature]



I ALSO RESIDE @ 441 SOUTH UNION AVE, OWNED BY MY
MOTHER, BETTY B. FREER. I / WE STRONGLY OBJECT, CONTINUALLY
AS THIS, OR ANY OTHER PROPERTY ALLOWED TO BE USED ^{FOR} ~~ANY~~
OTHER PURPOSE, BUSINESS, OF ANY TYPE, FORM, OR MANNER
CONTAMINATES THE INTEGRITY OF THIS RESIDENTIAL NEIGHBORHOOD
AND WILL ALWAYS ALLOW FOR CREEP, AND FURTHER OPEN THE DOOR
TO MANY OTHER "BUSINESS" OF ALL TYPES, THERE ISN'T ADEQUATE
PARKING, AND TRAFFIC IS ALWAYS EXTREMELY CONGESTED AS IT IS
NOW. THANK YOU SO VERY MUCH, AGAIN. (PATRICIA FREER)

(Signature: Patricia Freer)

2 PROPERTIES:

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP19-115 MG

① - Name: Betty Freer Betty B Freer
Address: 647 S. Washington Ave

Property number on map:

② - 441 SOUTH UNION AVE *(Signature: Patricia Freer)*
Comments: (Use additional sheets if necessary)

Totally appraised -

WE TOTALLY OPPOSE, ALWAYS, 0 PARKING SPACES, TOO MUCH
TRAFFIC, TOTALLY BAD FOR OUR NEIGHBORHOOD

Signature

(Signature: Patricia Freer)

- and -

441 S. Union

TURN OVER

I favor:

(initials)
I object:

(State reason for objection)

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BY:

(Signature: [illegible])
COMMENT

(initials)
SEE
BACK

STATE BACK

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP19-115 MG

Name:

Kathleen Krueger

Address:

298 E. Lincoln NB, TX. 78130

Property number on map:

Comments: (Use additional sheets if necessary)

I favor:

I object:

(State reason for objection)

Protect integrity of
long-standing family
neighborhood.

Signature:

Kathleen T. Krueger

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BY:

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP19-115 MG

Name:

BRACEJANE SEALE

Address:

231 Cronk St

Property number on map:

Comments: (Use additional sheets if necessary)

Want signifying homes only

I favor:

I object:

(State reason for objection)

Signature:

Signature: Braceyane Seale

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BY:

YOUR OPINION MATTERS - DETACH AND RETURN

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Case: #SUP19-115 MG

Outside 200'
Notification Area

Name:

Esther G. Whitney

I favor:

BY:

Address:

430 S. Washington Ave.

Property number on map:

I object:

(State reason for objection)

Comments: (Use additional sheets if necessary)

I know my neighbors and I feel safe
the way it is, Don't need any
strangers coming around our Neighborhood.

Signature:

Esther G. Whitney
Victor G. Whitney

YOUR OPINION MATTERS - DETACH AND RETURN

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JUN 03 2019

Case: #SUP19-115 MG

Outside 200'
Notification Area

Name:

Mathews Wilkinson

I favor:

BY:

Address:

455 S Washington Ave

Property number on map:

I object:

(State reason for objection)

Comments: (Use additional sheets if necessary)

I live in neighborhood and constantly concerned about
traffic and theft.

Signature

Mathews Wilkinson

Case: #SUP19-115 MG

Name:

leslie Prather-Forbis

Address:

314 E. Lincoln

Property number on map:

Comments: (Use additional sheets if necessary)

Signature:

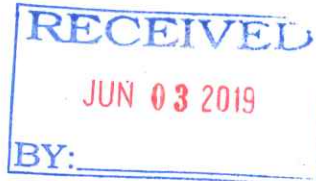
leslie Prather-Forbis

outside 200'
Notification Area

I favor: _____

I object: ☒

(State reason for objection)



Case: #SUP19-115 MG

Name:

Sydney Sharp

Address:

291 E. Lincoln

Property number on map:

Comments: (Use additional sheets if necessary)

Signature:

Sydney Sharp

outside 200'
Notification Area

I favor: _____

I object: ☒

(State reason for objection)



YOUR OPINION MATTERS - DETACH AND RETURN

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JUN 03 2019

Case: #SUP19-115 MG

Name: GORDON SCHOTT

I favor: _____

BY: _____

Address: 323 S. WASHINGTON AVE.

Property number on map: _____

I object: ☒

(State reason for objection)

Comments: (Use additional sheets if necessary)

- Homes should be for single family dwelling
- One business would just lead to more
- Young families are moving and residing in this area and a Bed & Breakfast would not be good for this area. Thank You

Signature: Gordon A Schott

YOUR OPINION MATTERS - DETACH AND RETURN

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JUN 03 2019

Case: #SUP19-115 MG

Name: Violet Tanneberger

I favor: _____

BY: _____

Address: 111 E LINCOLN

Property number on map: _____

I object: ☒

(State reason for objection)

Comments: (Use additional sheets if necessary)

My husband and I feel we need to keep this area residential. This neighborhood, the beginning of New Braunfels residents here want to keep it the way it is now. Not more traffic, business, drugs & party functions.

Keep it safe

Signature: Violet Tanneberger

YOUR OPINION MATTERS - DETACH AND RETURN

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JUN 03 2019

Case: #SUP19-115 MG

Outside 200'
Notification AreaName: Alma MartinezI favor: BY:Address: 187 Basel StreetProperty number on map: Not on mapI object: ✓

(State reason for objection)

Comments: (Use additional sheets if necessary)

Need to keep it residential. Too many going in and out of house. Safety & security is a very big concern. Lots of kids in this neighborhood. We do not need a business in a residential neighborhood nor does it belong in one.

Signature:

Alma Martinez

YOUR OPINION MATTERS - DETACH AND RETURN

Outside 200'
Notification Area

Case: #SUP19-115 MG

Name: Neil Rose KraftI favor: AreaAddress: 4275 WashingtonProperty number on map: NB TexI object: ✗

(State reason for objection)

Comments: (Use additional sheets if necessary)

Keep the neighbor hood the same as it is

Signature:

Neil Rose Kraft

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BY:

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP19-115.MG

Name: MARILYN McDONALD

Address: 165 E. LINCOLN

Property number on map: _____

I favor: _____

I object: ☒ _____

(State reason for objection)

Comments: (Use additional sheets if necessary)

*this neighborhood doesn't want
tourists/drunks/etc. to disturb our
children & normal home life*

Signature:

Marilyn McDonald

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BY: _____

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP19-115 MG

Name: Penny Cooper Doug Cooper

Address: 246 E. LINCOLN, New Braunfels, TX

Property number on map: _____

I favor: _____

I object: ☒ _____

(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature:

(Signature area with a large arrow pointing to the left)

*Outside 200'
Notification
Area*

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BY: _____

YOUR OPINION MATTERS - DETACH AND RETURN

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Case: #SUP19-115 MG

Name: Isabel GarzaAddress: 541 S Washington Ave

Property number on map: _____

Comments: (Use additional sheets if necessary)

outside 200'
Notification
AreaI favor: BY:I object: ✓

(State reason for objection)

I want to keep
our neighborhood
residential. No overnights
or bed + breakfast, they
bring strangers and it
causes safety concerns.

Signature:

Signature Isabel Garza

YOUR OPINION MATTERS - DETACH AND RETURN

outside 200'

Notification
Area

Case: #SUP19-115 MG

Name: MARTI KOCIANAddress: 347 S. Washington

Property number on map: _____

Comments: (Use additional sheets if necessary)

I favor: _____

I object: X

(State reason for objection)

residential
only NOCINE needed

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BY: _____

Signature Marti Kocian

YOUR OPINION MATTERS - DETACH AND RETURN

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Case: #SUP19-115 MG

Outside 200'
Notification
AreaName: Charla Flores

I favor: _____

BY: _____

Address: 305 S. Washington

Property number on map: _____

I object: X

(State reason for objection)

Comments: (Use additional sheets if necessary)

We own a property on S. Washington where there are several families and children nearby. We feel this would hinder the safety of the kids in the neighborhood. Please vote against.

Signature: [Signature]

YOUR OPINION MATTERS - DETACH AND RETURN

Outside 200'
Notification
Area

Case: #SUP19-115 MG

Name: Dora Medina

I favor: _____

Address: 450 S. Washington St

Property number on map: _____

I object: X

(State reason for objection)

Comments: (Use additional sheets if necessary)

Safety,
for ~~safety~~ No strangers
in neighborhood

Signature: Dora Medina

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JUN 03 2019

BY: _____

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP19-115 MG

Name:

FABIAN Gonzalez

Address:

441 S. Washington AVE

Property number on map:

Not on map

Comments: (Use additional sheets if necessary)

Residential for family life only.
Let's keep it that way.

Signature:



Outside 200'
Notification
Area

I favor:



I object:

(State reason for objection)

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP19-115 MG

Name:

John Grimsby

Address:

424 S. Washington Ave

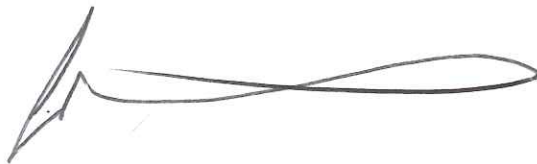
Property number on map:

Not on map

Comments: (Use additional sheets if necessary)

Residential for family life only,
once it starts it will never end.

Signature:



Outside 200'
Notification
Area

I favor:

I object:

(State reason for objection)



YOUR OPINION MATTERS - DETACH AND RETURN

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JUN 03 2019

Case: #SUP19-115 MG

Outside 200'
Notification
Area

Name:

Mike Martin

I favor:

BY:

Address:

344 S. Washington Ave.

Property number on map:

I object:

X

(State reason for objection)

Comments: (Use additional sheets if necessary)

I object to Rentals or Bed and Breakfasts,
I have A family here. We want our
area to stay Residential. We want to know our
neighbors not a Revolving Door. We are
concerned for the safety of
our 3 young kids.
We moved here for small-town
life and love the history in neighborhood.

Signature:

Mike Martin

Mike Martin