

SUP20-300
SUP to allow for an RV resort



PLANNING COMMISSION – JANUARY 5, 2020– 6:00PM

Zoom Meeting

Applicant/Owner: James Ingalls

Address/Location: Approximately 28 acres in the 700 block of N. Walnut Avenue (see exhibit)

PROPOSED SPECIAL USE PERMIT – CASE #SUP20-300

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. ARREDONDO GLORIA & ROBERTO | 22. HANSMANN ROY L ET AL |
| 2. ELIAS JESUS | 23. SYDENSTRICKER DELORES JEAN |
| 3. SODDERS PROPERTIES LLC | 24. CLASSEN WAYNE |
| 4. TRISTAN BRANDON & CLAUDIA | 25. TALCOTT THOMAS L & CATHY C |
| 5. DEAN BARBARA H | 26. SCHRIEWER PROPERTIES LLC |
| 6. THOMAS MARILYN | 27. WALNUT CENTRE LLC |
| 7. PITTMAN JEANETTE | 28. WILLEFORD DWAYNE S |
| 8. WOOLSEY ASHLEY N | 29. NB 24 HOUR CLUB |
| 9. DUNLAP RUTH K | 30. HENRY GARY L & JANA G |
| 10. RENEAU SHAWN M | 31. RIEDEL BRANDON & AMBER H |
| 11. RENEAU NATHAN | 32. 7075PLS LP |
| 12. T G 104 INC | 33. ARC DGNBFTX001 LLC |
| 13. NEWMAN JOEL | 34. SOGGY PESO INVESTMENTS LLC |
| 14. AGARITA PROPERTIES LTD | 35. JLFH INVESTMENTS LLC |
| 15. GATHANY FAMILY LTD PARTNERSHIP | 36. COMAL COUNTY SENIOR CITIZENS FOUNDATION |
| 16. KNEUPER S J & R R LIVING TRUST | 37. HOUSING AUTHORITY OF CITY OF N B |
| 17. NEW BRAUNFELS CITY OF | 38. RECTOR ROBERT J & SARAH |
| 18. BEDFORD DONALD B ET AL | 39. JENNY COX III LP |
| 19. MORRISON RON & CAROLYN C | 40. CINOTTO DAVID J & CHRISTINA M |
| 20. PUREBRAUN LLC | 41. CRUZ J REFUGIO |
| 21. STAR PARTNERSHIP | 42. WOOLSEY JULIE R |
| | 43. PFEFFER SHANE D & SHEILA M |

SEE MAP

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP20-300 hm

Name: Roberto & Gloria Arredondo

Address: 627 Creek Drive, NB, TX

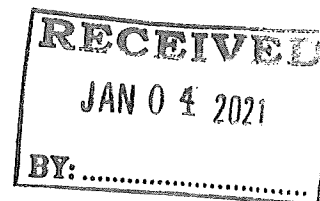
Property number on map: 1

I favor: ✓✓

I object: _____ (State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: Roberto Arredondo
Gloria Arredondo



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP20-300 hm

Name: WAYNE CLASSEN

Address: Roth Loop

Property number on map: 21

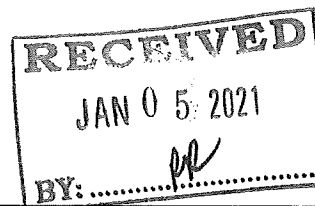
24 on sheet

I favor: X

I object: _____ (State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: Wayne Classen



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP20-300 hm

Name: Tom Hovestadt

Address: 710 N. Walnut

Property number on map: 24

I favor: ✓

I object: _____ (State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: MT Hovestadt

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP20-300 hm

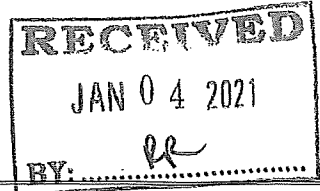
Name: Thomas & Cathy Talcott I favor: ☒

Address: 1122 Eikel + 1174 Eikel? I object: _____ (State reason for objection)

Property number on map: 25 Comments: (Use additional sheets if necessary)

This will be a 1st class low density business, which is much preferred over high-density rooftops.

Signature: *Cathy Talcott*



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP20-300 hm

Name: GARY HENRY

I favor: ☒

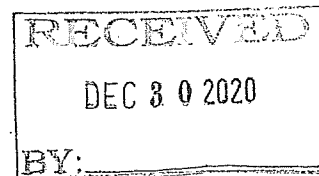
Address: 600 N. HICKORY, NB

I object: _____ (State reason for objection)

Property number on map: 27

Comments: (Use additional sheets if necessary)

Signature: *G. Henry*



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP20-300 hm

Name: FRANK HAMPEL, MB I favor: ☒

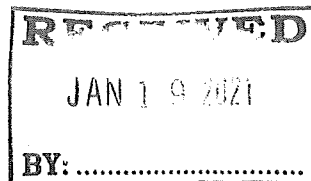
Address: 705-LANDA

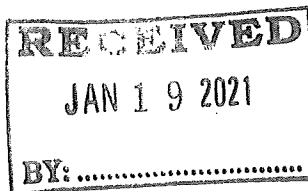
I object: _____ (State reason for objection)

Property number on map: 32

Comments: (Use additional sheets if necessary)

Signature: *F. Hampel*





I am surprised at the short notice given to property owners to object to this devastating change. The timing could NOT have been worse. I received notice about this proposal two days before Christmas! I was NOT contacted about the December 17th presentation by mail or by phone.

I object to the proposed zoning change because:

My property value will go DOWN.

The land in the proposal is in the flood plane. Rain water or flood water cannot be absorbed into concrete. The runoff could be considerable.

No thru traffic access.

No utilities.

This will lead to massive construction to a neighborhood not designed for massive destruction.

I have NOT spent 30 years paying for a property to have it devalued for an RV Park.

The creek is NOT a recreational creek. The creek water is stagnant water possibly containing chemical waste and at least one water moccasin. The water is brown and has a foamy surface.

To my knowledge, the owners of this land are NOT in residence in New Braunfels. They have no way of knowing how the property will be managed or maintained.

This is a residential neighborhood with small children and pets. Dump trucks and construction equipment should NOT be a part of this neighborhood.

This is an area abundant in wildlife. Of course, they are NEVER considered, but deer and other wildlife were here FIRST.

An RV Park should be on the highway NOT in a residential neighborhood.

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP20-300 hm

Name: Marilyn Thomas

Address: 633 Creek Drive

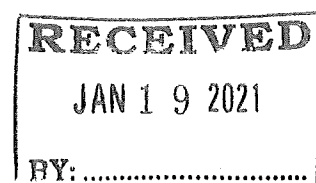
Property number on map: 6

I favor: _____

I object: ☒ (State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: Marilyn Thomas



YOUR OPINION MATTERS - DETACH AND RETURN

JAN 19 2021

Case: #SUP20-299 hm

Name: CATHY VALDERRAMAAddress: 10014 TOLMAN ST.Property number on map: #9

I favor: _____

BY: _____

I object: ☒ (State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: _____

270 E. NACOGDOCHES

I object to this type of property because it is not beneficial to the neighborhood. I am having some construction done on my house in the near future, for this to become once again my homestead. I really as an older adult don't need people

coming and going at all hours with this kind of property. Over the years, this house has been a constant nuisance with people of all kinds inhabiting the house. If it is not used as a homestead, it would certainly be better as a business than a short term rental. In the summer now the traffic is bad, and parking now has backed up to my house because, at least now there is restricted parking towards the river. I know that short term rental AB+B's are the latest fad, but as a born and raised New Braunfels person I think, just because it may good for city taxes, it is bad for quality of life.

Thanks for at least reading this. I could not attend on Jan 5 because I was in the hospital.

Cathy Valderama