

PLANNING COMMISSION – October 4, 2017 – 6:00PM

New Braunfels Municipal Building, Council Chambers

Applicant: Justin Alcorn

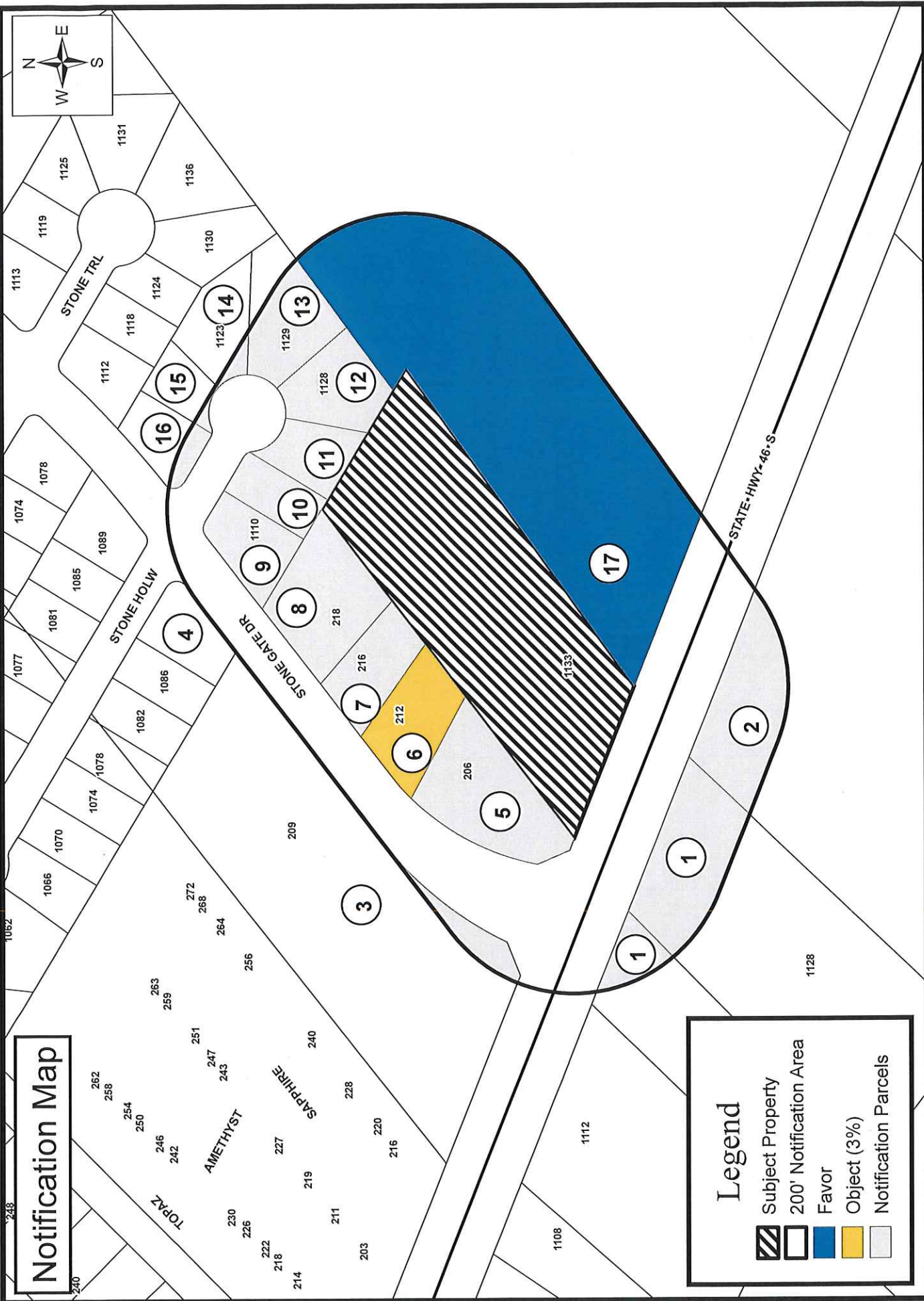
Property: Lots 8 and 9, Seidels Subdivision, addressed at 1133 S. Hwy 46

PROPOSED REZONING AND SPECIAL USE PERMIT – CASE #PZ-17-039

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".






1. Wind River valley Ltd.
2. Guadalupe River Ranch LP
3. City of New Braunfels
4. Vera, Marisoline
5. CDSN Enterprises LLC
6. Wolfe-Freed, Linda Sue & F William Freed & Sarah Elizabeth Freed
7. Mundt, Ian
8. Dirt Dealers X
9. Orona, Orlando
10. Balouch, Brock
11. Alvizo, Manuel & Norma
12. Ruiz, Jose & Veronica Parra
13. Gray, Robert & Elena
14. De Alba, Jorge Garcia & Anna Ruth Garcia
15. Scandale Properties, LLC
16. Garcia, Donald & Carmela
17. Gillette Holdings, Ltd.

SEE MAP



Notification Map

Legend

-  Subject Property
-  200' Notification Area
-  Favor
-  Object (3%)
-  Notification Parcels

PZ-17-039
 1133 S. Hwy 46
 R-2 to C-1A with an SUP



Justin Alcorn
1133 State Hwy 46
New Braunfels, Texas 78130
210-319-8205
Justinra73@gmail.com
Mark@MarkStuartArchitect.Com

Date: 12 December, 2017

SUBJECT: Zoning and SUP Request for 1133 State Highway 46 – Request to Remove Objection

James Stewart
Agent for Gillette Holdings, LTD.
10010 San Pedro Ave, Suite 105
San Antonio, Texas 78216

Linda Wolfe Freed
614-C Business IH 35
New Braunfels, Texas 78130
Phone: 626-274-4076 / 830-500-3314

*BUSINESS
(614-C S. IH 35)*

Hello Neighbors,

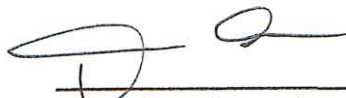
To Address your concerns on the subject Zoning and SUP request, if you remove your objections, I am agreeing to perform the stipulations stated herein and shown on the attached site plan exhibit.

1. Perform Site Improvements to address storm drainage from the West side of the site (and in particular the West Side Adjacent Duplex Lots) in compliance with the city's development standards and as required and set forth by the approved civil engineer's drainage study and engineered civil site improvements.
2. Repair Existing Sections of wood fence of the West Side Duplex Lots- damaged as a result of Site Improvements.
3. Extend the Perimeter Masonry Fence to run also along the East Side of the Site as shown on the attached Proposed Site Plan.

If you agree, please indicate your removal of your objections so that I can proceed with the Zoning Request accordingly, and email and/or mail this letter signed to my address above.

Thank you so much for your support. If you have any questions feel free to call me at my number above or my architect, Mark Stuart at 830-557-4444. We are looking to have this matter resolved prior to the January 8, 2018 City Council meeting.

Parties agree to stipulations and to remove objections:



Justin Alcorn (Owner)
1133 State Highway 46
New Braunfels, Texas 78130

James Stewart
Agent for Gillette Holdings, LTD.
10010 San Pedro Ave, Suite 105
San Antonio, Texas 78216

Linda Wolfe Freed
614-C Business IH 35
New Braunfels, Texas 78130

2 Attachments

- 1-Objections
- 2-Existing and Proposed Site Plan



13300 Old Blanco Rd #301
San Antonio, TX 78216
(210)269-9509

Surveyor/Owner: JUSTIN ALCORN
Address: 1139 TX 46 GP No. 116002830
NEW BRAUNFELS, TX 78130

This survey is hereby accepted with all encroachments, overlaps, conflicts, and discrepancies in improvements, boundary lines, and/or land area.

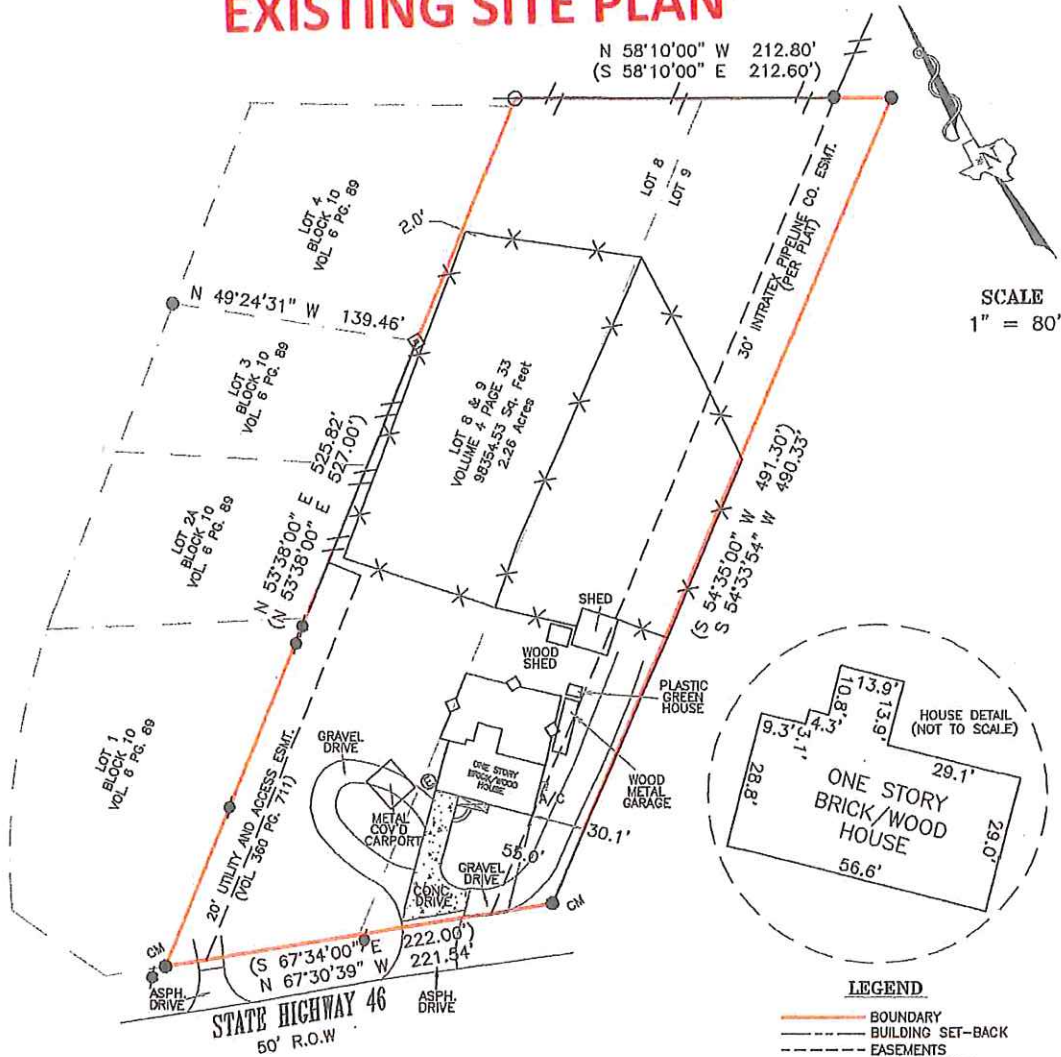
X _____
X _____



LEGAL DESCRIPTION

Being Lots 8 and 9, of SEIDEL'S SUBDIVISION, an addition to Comal/Guadalupe County, Texas, according to the map or plat thereof recorded in Volume 4, Page 89, of the Plat Records of Comal County, Texas and in Volume 4, Page 0, of the Plat Records of Guadalupe County, Texas.

EXISTING SITE PLAN



LEGEND

- BOUNDARY
- - - BUILDING SET-BACK
- - - EASEMENTS
- - - MISC-CONCRETE
- - - ADJOURNER
- - - CHAINLINK FENCE
- - - WOOD FENCE
- - - WIRE FENCE
- CM CONTROL MONUMENT
- CALCULATED POINT
- FOUND IRON ROD
- FENCE POST
- ⊕ PP (POWER POLE)
- ⊖ EM (ELECTRIC METER)

NOTES

1. BEARINGS AND DISTANCES IN () BASED ON RECORD PLAT VOLUME 4, PAGE , PLAT RECORDS COMAL COUNTY, TEXAS.
- Item No. 1, Schedule B, has been deleted in its entirety.
- 10a) 30 foot Easement along the easterly property line of Lot 9, as shown on plat and as granted to Intratex Gas Company, a Texas corporation recorded in Volume 429, Page 115, Deed Records of Guadalupe County, Texas.
- 10b) A 20.0 foot Utility and access easement out of your Lot (8) Eight of the Seidel Subdivision and conveyed to Lawrence W. Bundwick and wife Joyce Bundwick as recorded in Vol. 557 Pg. 751 of the Guadalupe County, Texas.

I Joseph Byron Crosby, a Registered Professional Land Surveyor do hereby certify that the above plat represents an actual on the ground survey performed under my direct supervision and is true and correct to the best of my knowledge and belief and that there are no visible encroachments, overlapping of improvements and no discrepancies, shortages of area and conflicts in the boundary lines except as shown. I further certify that this survey meets the minimum standards established by the Texas Board of Professional Land Surveying.



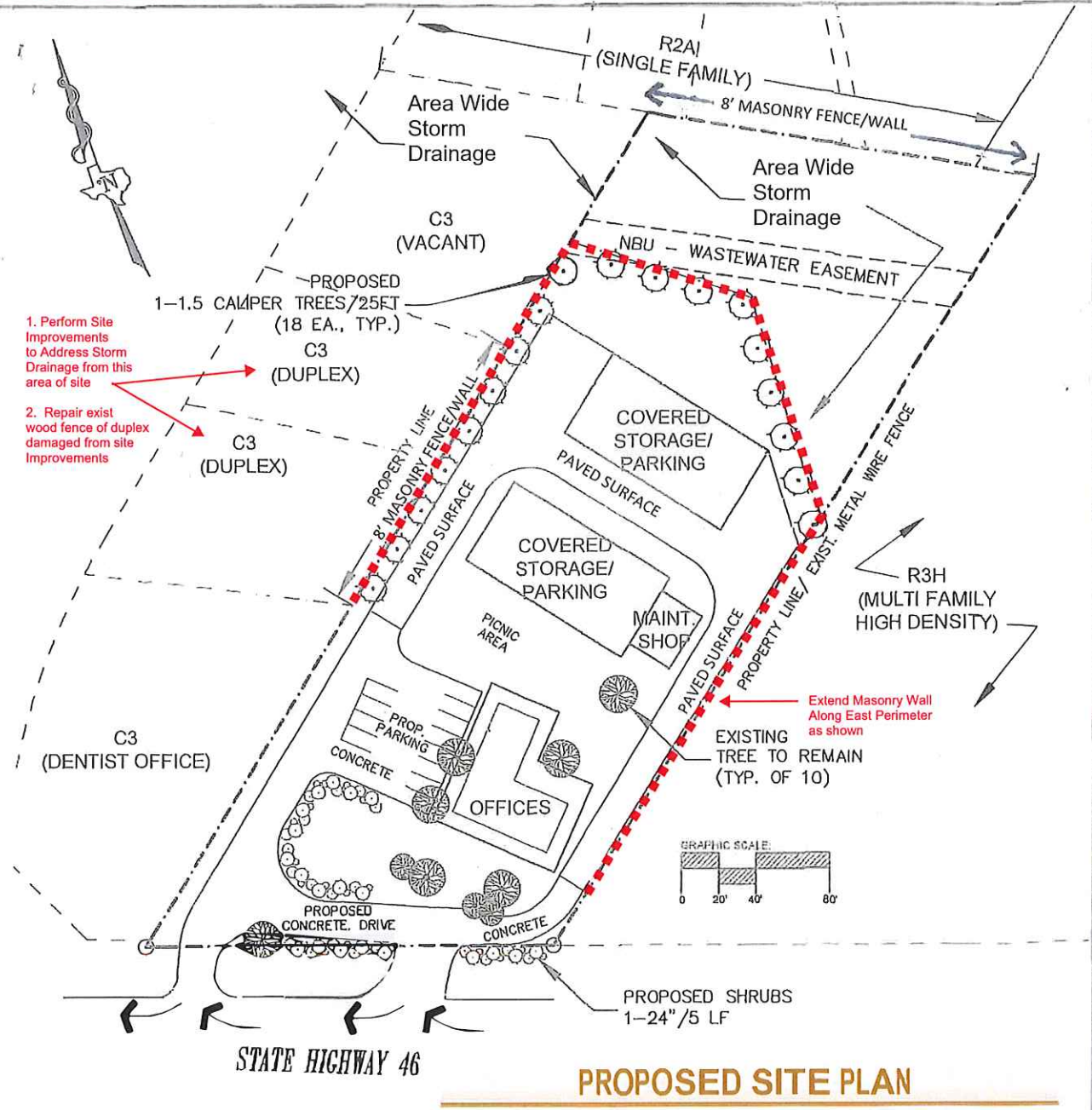
SURVEY: A.S.	DATE	03/31/17
DRAWN	E.P.T.	
CHECKED	AR	
APP'D	JBC	
SCALE	1"=80'	PAGE 1 OF 1
JOB NO.	170302154	
TEXAS FIRN #10194244		

ACCORDING TO FEMA MAP NO.48091C0455F WITH AN EFFECTIVE DATE OF SEPTEMBER 02, 2009, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.

Joe B Crosby
JOSEPH BYRON CROSBY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5566

SUP AGREED STIPULATIONS

1. Build Masonry Wall on all Three Sides of the site as shown.
2. Perform Drainage Report and Implement Storm Drainage Improvements per Civil Engineer.
3. Repair Section of Duplex Fence Damaged as a result of site improvements



PROPOSED SITE PLAN

24/7 DESIGN



ARCHITECTURE & PLANNING

1133 HIGHWAY 46
NEW BRAUNFELS, TEXAS

ARCHITECT:
MARK A. STUART
 605 Ridgcliff Drive, New Braunfels, Texas 78132, USA
 Tel: (830) 557-4444

SITE PLAN
 PROPOSED IMPROVEMENTS

DATE: 08/22/2017	DRAWN BY: AS	CHECKED BY: MS	CHECKED BY:	REV.:	REV. DATE:
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SHEET:

SCALE:
1"=80'-0"

NOTES: PLAT AMENDMENT REQUIRED TO COMBINE
 2 LOTS INTO 1.

A1

Mark Stuart Architect

From: James Stewart <James@brass.us>
Sent: Wednesday, January 3, 2018 1:49 PM
To: Mark Stuart Architect
Cc: 'Justin Alcorn'; Rick Rodriguez; Charles Duffley; Kelly Bishop
Subject: RE: 1133 Hwy 46 - New Braunfels - Zoning Request

Mark

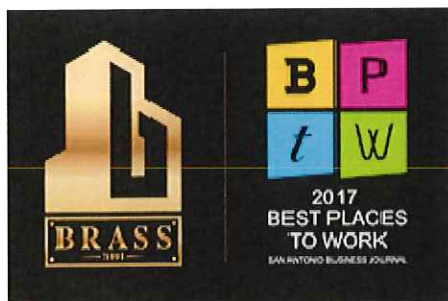
Thank you for our discussion today regarding your proposed development.

Our CEO at Brass is the Managing Member of the partnership, Gillette Holdings, LTD and I am the Asset Manager for all real estate owned and or managed by Brass.

As discussed, I would be in favor of supporting your development adjacent to the West of our tract (the tract owned by Gillette Holdings, LTD), provided there is a City of New Braunfels mandated requirement for you to build an 8' masonry fence to separate your development from our tract of land as shown in the Site Plan Proposed Improvements (Architect Mark Stuart) provided to me, dated 08/22/17.

Should you have any questions, please feel free to reach out to me.

Respectfully,
James Stewart, CCIM CPM
COO/Asset Manager
BRASS
10010 San Pedro, Suite 105
San Antonio, TX 78216
(p): 210-340-5500 ext 106
(f): 210-499-5495
email: james@brass.us



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From: Mark Stuart Architect [mailto:mark@markstuartarchitect.com]
Sent: Wednesday, January 3, 2018 12:03 PM

To: James Stewart <James@brass.us>
Cc: 'Justin Alcorn' <justinra73@gmail.com>
Subject: 1133 Hwy 46 - New Braunfels - Zoning Request

James Stewart
Gillette Holdings. Ltd
210-340-5500

Hello James,

We are requesting that you remove your objection to the Zoning Change Request at the subject property. The Owner of the subject property has agreed to construct a masonry fence along the east perimeter adjacent to your property as you requested. See attached letter and site plan.

Thank You for your consideration,

Mark Stuart
Architect
24/7 Design, PLLC
605 Ridgecliff Drive
New Braunfels, Texas 78130
830-557-4444

Holly Mullins

From: Mark Stuart Architect <mark@markstuartarchitect.com>
Sent: Thursday, January 04, 2018 10:44 AM
To: Holly Mullins
Cc: 'Justin Alcorn'
Subject: RE: Automatic reply: 1133 Hwy 46 - New Braunfels - Zoning Request
Attachments: 1133-Hwy46-Neighbor-Linda-Freed2.pdf

Hi Holly

Attached is the coordination letter with the other neighbor who objected. She stated today she will remove her objection the night of the meeting after we sign this letter.

Mark Sturt
Architect
830-557-4444

From: Mark Stuart Architect [mailto:mark@markstuartarchitect.com]
Sent: Thursday, January 4, 2018 10:08 AM
To: 'Holly Mullins' <HMullins@nbtexas.org>
Cc: 'Justin Alcorn' <justinra73@gmail.com>
Subject: RE: Automatic reply: 1133 Hwy 46 - New Braunfels - Zoning Request

Holly

Attached is the email from Gillette Holdings

Mark Stuart
Architect
830-557-4444

From: Holly Mullins [mailto:HMullins@nbtexas.org]
Sent: Thursday, January 4, 2018 8:20 AM
To: Mark Stuart <mark@markstuartarchitect.com>
Subject: RE: Automatic reply: 1133 Hwy 46 - New Braunfels - Zoning Request

Mark,
Are these two property owners removing their objection? I didn't see that in writing from them.

Please take a moment to complete the City of New Braunfels [Customer Satisfaction Survey](#).



Holly Mullins, AICP
Neighborhood Senior Planner | Planning and Community Development
550 Landa St | New Braunfels, TX 78130
830-221-4054 | HMullins@nbtexas.org | www.nbtexas.org/planning

We encourage you to keep up with the progress on our new comprehensive plan by visiting www.envisionnewbraunfels.org a liking our [facebook page](#).

Justin Alcorn
1133 State Hwy 46
New Braunfels, Texas 78130
210-319-8205

Justinra73@gmail.com
Mark@MarkStuartArchitect.Com

Date: 4 Jan, 2018

SUBJECT: Zoning & SUP Request for 1133 State Highway 46 – Request to Remove Objection -Coordinated.

Linda Wolfe Freed
614-C Business IH 35
New Braunfels, Texas 78130
Phone: 626-274-4076 / 830-500-3314

Hello Linda

To Address your concerns on the subject Zoning and SUP request, if you remove your objections, I am agreeing to perform the stipulations stated herein and shown on the attached site plan exhibit.

1. Perform Site Improvements to address storm drainage from the West side of the site (and in particular the West Side Adjacent Duplex Lots) in compliance with the city's development standards and as required and set forth by the approved civil engineer's drainage study and engineered civil site improvements.
2. Repair Existing Sections of wood fence of the West Side Duplex Lots- damaged as a result of Site Improvements.
3. Replace south side section of fence at duplex lot 210 (adjacent to Dentist Office) with solid fence with concrete post supports/foundation.

If you agree, please indicate your removal of your objections so that I can proceed with the Zoning Request accordingly, and email and/or mail this letter signed to my address above.

Thank you so much for your support. If you have any questions feel free to call me at my number above or my architect, Mark Stuart at 830-557-4444. We are looking to have this matter resolved prior to the January 8, 2018 City Council meeting.

Parties agree to stipulations and to remove objections:


Mark Stuart
Digitally signed by Mark Stuart
DN: c=US,
E=mark247design@gmail.com,
O="247 Design, PLLC",
OU=Architect, CN=Mark Stuart
Reason: I am the author of this
document.
Date: 2018.01.04
10:40:59-06'00'

**Mark Sturt Architect for
Justin Alcorn (Owner)
1133 State Highway 46
New Braunfels, Texas 78130**

**Linda Wolfe Freed
614-C Business IH 35
New Braunfels, Texas 78130**

YOUR OPINION MATTERS - DETACH AND RETURN

RECEIVED
SEP 19 2017
BY:

Case: #PZ17-039 (Alcorn) MG
Date Sent: 9/15/17

Name: James Stewart, agent for Gillette Holdings, Ltd.

I favor: BY:

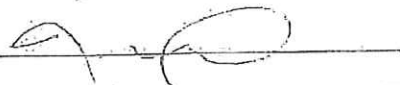
Address: 10010 San Pedro Ave, suite 105 San Antonio, TX 78216

Property number on map: 17

I object: X
(State reason for objection)

Comments: (Use additional sheets if necessary)

We plan to develop a multi family site on our tract. A construction yard would negatively impact our development since it would be adjacent. That said, if a ^{new} solid fence (not chain link) were to be built by Applicant that would screen their yard from our development, we would consider removing objection.

Signature: 

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ17-039 (Alcorn) MG
Date Sent: 9/15/17

Name: Linda S Wolfe Freed

I favor: _____

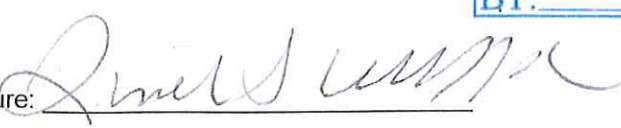
Address: 614-C S Business IH 35, NB

Property number on map: 6 TX 78130

I object: X
(State reason for objection)

Comments: (Use additional sheets if necessary)

RECEIVED
OCT 04 2017
BY:

Signature:  (626) 274-4070
274-4070
(830) 500-3314