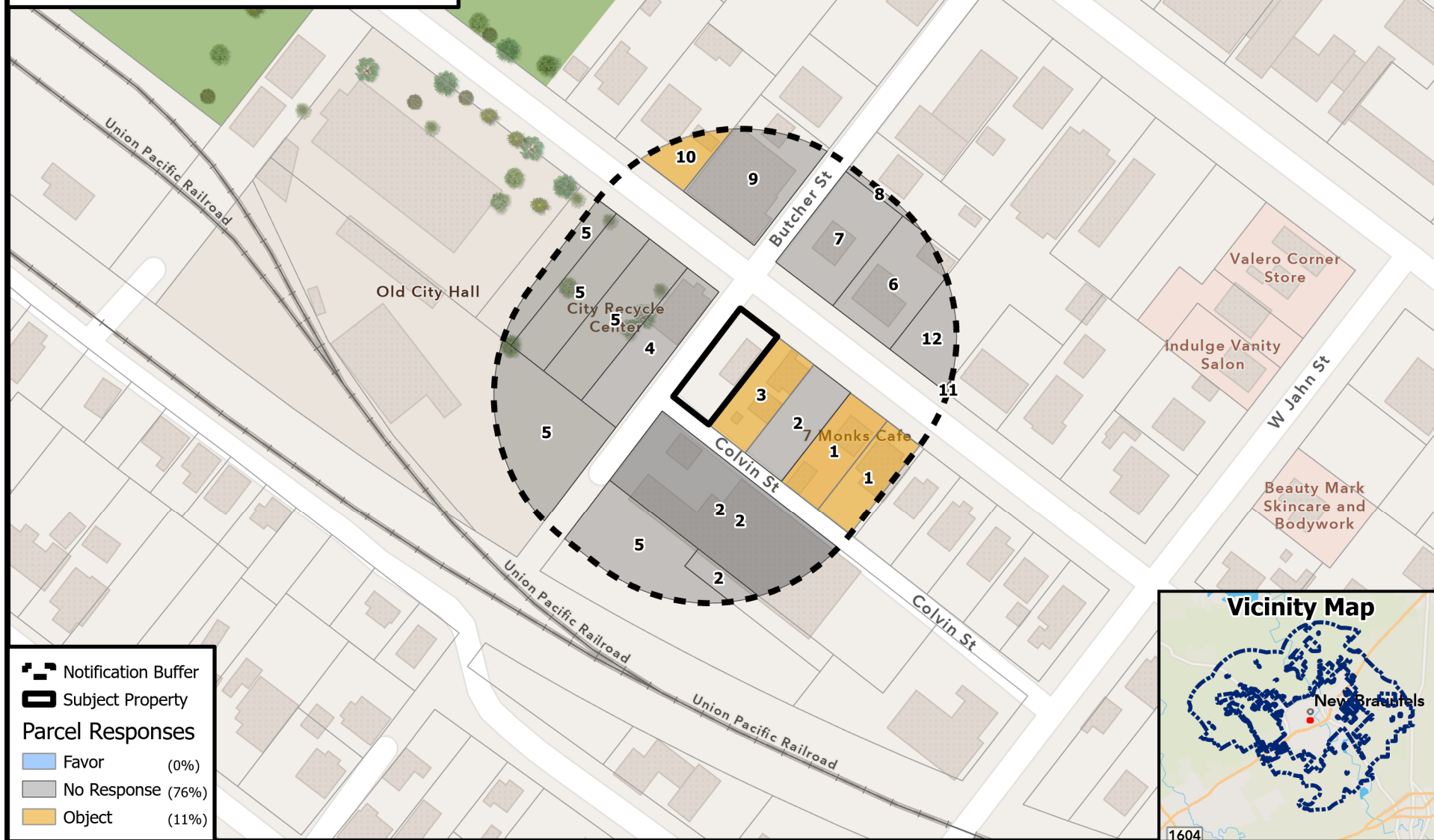


1

Property Owner - Refer to Property Number on Postcard. Numbers may shift due to real estate transactions from the initial notification.



PLANNING COMMISSION – December 3, 2024 – 6:00PM

City Hall Council Chambers

Applicant: Vincent Gerard & Associates

Address/Location: 514 S CASTELL AVE

PROPOSED Special Use Permit – CASE # SUP24-354

The 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. WITTING FRANK K | 8. RODRIGUEZ ANTONIA |
| 2. DANCING BEAR INVESTMENTS LLC | 9. HINTON VANCE J |
| 3. SILVA OFELIA & JUAN M | 10. A R V INDUSTRIAL ELECTRIC COMPANY |
| 4. CAMPOS ATANACIO | 11. RIVER CITY STORAGE INC |
| 5. NEW BRAUNFELS CITY OF | 12. HARPER DANN DEV CORP |
| 6. MARTINEZ AMELIA | |
| 7. COUNCIL BLAYNE L & VICKI A FELGER | |

SEE MAP

WITTING FRANK K

546 S CASTELL AVE

NEW BRAUNFELS TX 78130

Property #: 1

SUP24-354

Case Manager: AM

FAVOR ☐

OPPOSE ☒

COMMENTS

i also own property
at 540 S. Castell Ave
and I did not get a
notice

A R V INDUSTRIAL ELECTRIC COMPANY

1306 FIELDCREST

NEW BRAUNFELS TX 78130

Property #: 10

SUP24-354

Case Manager: AM

COMMENTS

FAVOR ☐

OPPOSE ☒

SILVA OFELIA & JUAN M
522 S CASTELL AVE
NEW BRAUNFELS TX 78130

Property #: 3

SUP24-354

Case Manager: AM

FAVOR ☐

COMMENTS ATTACHED OPPOSE ☒

Juan M. Silva
Ofelia L. Silva

11-30-24

Property #3

11/30/24

My name is Juan M. Silva & my wife Fay & I reside at 522 S. Castell Ave. We have been here for 31 years. We have seen some good change & some not so good change to our nice neighborhood in this time. We have 3 bars on our block that disrupt things. Now we may get a communication antenna as well. The fun never stops! Here is why we OPPOSE this bad rezoning idea.

1. Lot in question is way too small. This will put this antenna just about 15 feet from my property line. We will be living under it. My grandchildren play in this area.
2. The bar on Jahn St. has been using Colvin St. (which is only about 15ft wide as a racetrack. They regularly do 35/40 MPH on this tiny street. At all hours of day & night. The fence at lot in question has been hit twice that I am aware of. The "No Parking Sign" on Butcher St. has been replaced numerous times because of people running it over. Our biggest fear is a car running through the fence & hit the tower. This area is very small & congested.
3. This antenna that is proposed will also be an ugly addition, an unhealthy addition, an eyesore for future development, and a tragedy just waiting to happen. Probably devalue property for the whole neighborhood. Right now, the antenna is located in

Property #3

a perfect, SAFE area in a parking lot down the street..... away from street traffic and people. In closing, we are not against the development of Castell St. in any way. We welcome any future change to our area. We just want safe homes to live in.

THANKS