

PLANNING COMMISSION – June 5, 2018
City Hall Council Chambers, 550 Landa Street

Address/Location: 509 W. Mill Street – SUP for three residential units on one lot

Applicant: Leslie Lammers & Tom Tumlinson

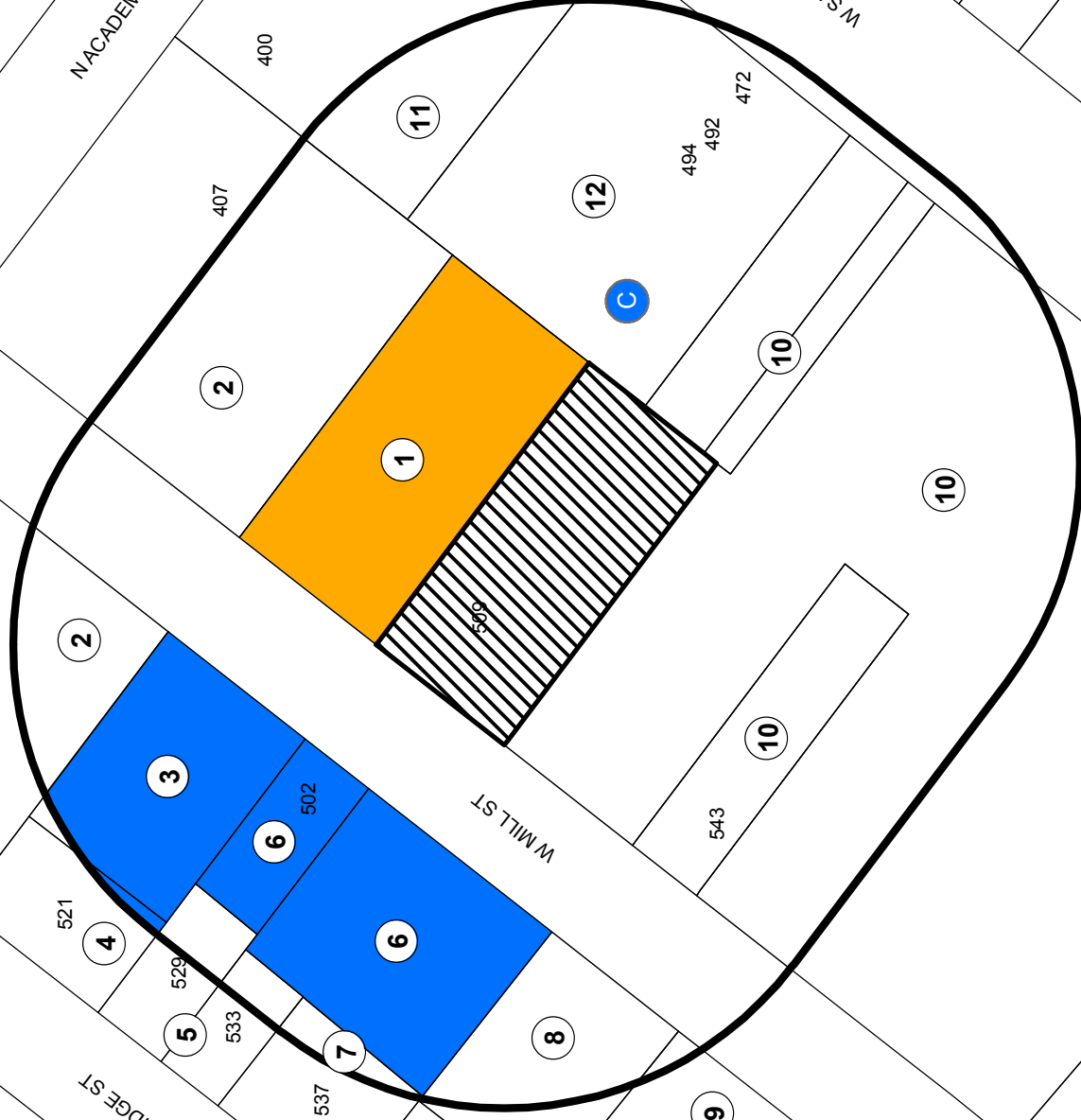
Case #: Z-18-013

The circled numbers on the map correspond to the property owners listed below. All information is from the Comal Appraisal District Records. The property under consideration is marked "Subject."

1. Allen Neil T & Debbe Jo
 2. New Braunfels I S D
 3. Lammers Leslie & Thomas Tumlinson
 4. Lanham Cindy D
 5. Forres Donald E & Lynn S
 6. Giambernardi Marvin L & Ann C
 7. Sanchez Alicia Aleman
 8. Ortiz Maria
 9. Owner
 10. First United Methodist Church New Braunfels
 11. Lebenschoen LLC
 12.
 - a. Landmark Property Holdings LLC
 - b. Mooney Ern & Elizabeth
 - c. Butler Patricia & Billy
 - d. Walker Nicci
 - e. Thompson John & Kathryn
 - f. Henry Elizabeth
 - g. Vestal Katherine
 - h. Pfoest Properties LLC
-

SEE NOTIFICATION MAP

Notification Map



Legend

- Subject
- 200' Notification Area
- Favor
- Object
- No Response

PZ-18-013
509 W. Mill Street
Special Use Permit



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-18-013 hm

Name:

Leslie Lammers

I favor:

✓

Address:

480 W Mill St.

Property number on map:

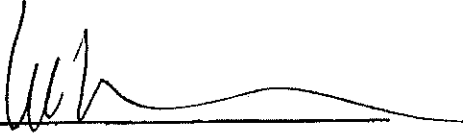
2

I object:

(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature:



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-18-013 hm

Name:

Patricia Butler

I favor:

✓

Address:

474 W. San Antonio St.

Property number on map:

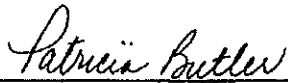
12 C

I object:

(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature:



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-18-013 hm

Name:

Cindy Lanham

Address:

521 W Bridge St

Property number on map:

4

I favor:

CL

I object:

(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature:

Cindy Lanham

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-18-013 hm

Name:

Maria + Alex Giambardino

Address:

528 W. 10th St.

Property number on map:

6

I favor:

✓

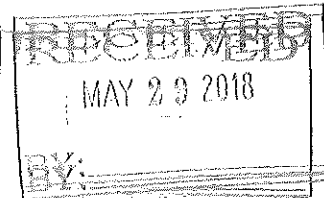
I object:

(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature:

Alex Giambardino



Case: #PZ-18-013 hm

Name:

NOEL ALLEN

Address:

477 W. 11th STREET

Property number on map:

#1

I favor:

I object:

X

(State reason for objection)

Comments: (Use additional sheets if necessary)

SEE ATTACHED SHEET

Signature:

Noel Allen

Neil & Debbe Jo Allen
477 W. Mill St
New Braunfels, TX 78730

1 Jun 2018

To Holly Mullins, New Braunfels Planning & Community Development,

Thank you for the opportunity to respond to Special Use Permit (SUP) proposal #PZ-18-013. My wife, Debbe Jo Allen, and I purchased the property at 477 West Mill Street, New Braunfels, Texas in May 2016 and intend to retire to our new home in the next few years. Our property is next door to the subject property of this SUP proposal and is the only residential property that is directly adjacent to it.

In preparing our response to the proposal, Debbe and I carefully weighed several considerations. First, we want to promote a spirit of fairness and understanding with the proposal's sponsors, Leslie Lammers and Tom Tumlinson, as well as other future neighbors near our new home and around New Braunfels. Second, we considered the purpose and evaluation criteria outlined in New Braunfels Zoning Ordinance, Chapter 144, Zoning, Section 1, General Provisions, Purpose and Definitions, as well as the considerations for evaluating Special Use Permits, as outlined in the Notice of Public Hearing for SUP PZ-18-013, postmarked 18 May 2018. Finally, we want to do our part to protect the historic significance of our home at 477 West Mill Street.

An important consideration for us is being good neighbors. During my twenty-seven years in the military, Debbe and I moved our family of five fourteen times to locations around the world. We always did our best to fit in and contribute to our new communities. New Braunfels is of course no different. We certainly appreciate Tom and Leslie's investment goals at 509 W. Mill St and understand well from years of first hand experience the challenges of achieving such goals in real estate. We sincerely hope that our response is received as intended from grateful new members of the New Braunfels community.

Our second consideration includes the evaluation criteria for this and similar proposals. New Braunfels Zoning Ordinance, Chapter 144, Section 1 states:

The purpose of this Chapter is to zone the entire area of the city limits of the City of New Braunfels and the districts in accordance with a comprehensive plan for the purpose of promoting health, safety, and the general welfare of the public. The regulations and districts herein have been established in accordance with Chapter 211 of the Texas Local Government Code and have been designed to lessen congestion in the streets; to provide safety from fire, panic, and other dangers; to provide adequate light and air, to prevent the overcrowding of land, to avoid undue concentration of population, and to provide and facilitate adequate provisions for transportation, water, sewerage, schools, parks and other public requirements. Said districts have been established with reasonable consideration for the character of the district and its peculiar suitability for the particular uses, and with the view of conserving the

value of buildings and encouraging the most appropriate use of land throughout the community.

Additionally, the Planning Commission and City Council evaluation criteria for Special Use Permits include four areas consistency with and adherence to: 1) Comprehensive plan consistency, 2) Zoning district, 3) Supplemental Standards; and 4) Character and integrity.

Considering the above purpose and evaluation criteria, it is our position that allowing three residential units on one lot in the "R-2" Single and Two-family District—which is also in the New Braunfels Historic District—will:

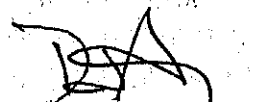
- 1. Likely increase congestion on the streets,**
- 2. Not enhance safety related to fire, panic, and other dangers,**
- 3. Likely contribute to overcrowding of land due to undue concentration of population,**
- 4. Likely contribute to undue stress on provisions such as transportation, water, sewerage, schools, parks and other public requirements,**
- 5. Not conserve the value of buildings and encourage the most appropriate use of land throughout the community,**
- 6. Not be consistent with the goals, objectives and policies contained in the Comprehensive Plan,**
- 7. Not be consistent with the general purpose and intent of the applicable zoning district regulations, and;**
- 8. Not preserve the character and integrity of adjacent development and neighborhoods.**

Our third consideration includes our significant financial and personal investment in the Historic Home at 477 West Mill. As stated, Debbe Jo and I are humbled to have the opportunity to own and care for the home that generations from our New Braunfels community called the Henne House. When we purchased the home, we did so with a profound appreciation for the history of the home and the sincere intent to care for it in a responsible manner. Our appreciation for our home includes others that are designated by the Historic District as well. West Mill Street includes a dense concentration of such homes and we feel strongly about doing our part to preserve the district. Agreeing to a Special Use Permit that does not abide by established Planning and Development regulations runs contrary to our desire to protect the history and integrity of the New Braunfels Historic District, including our home at 477 West Mill Street.

Thank you for the opportunity to present our response. We respectfully object to SUP PZ-18-013 on the grounds presented herein.

Sincerely,


Neil Thomas Allen


Debbe Jo Allen