

**PLANNING COMMISSION – AUGUST 3, 2021 – 6:00PM**

Zoom & City Hall Council Chambers

**Applicant/Owner:** Seals Family Properties LLC (Geoffrey Bley), owner

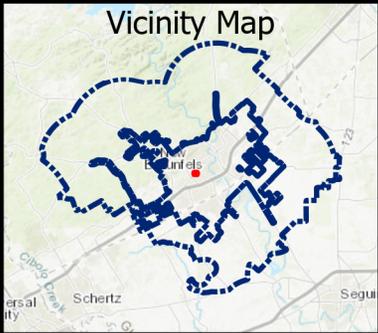
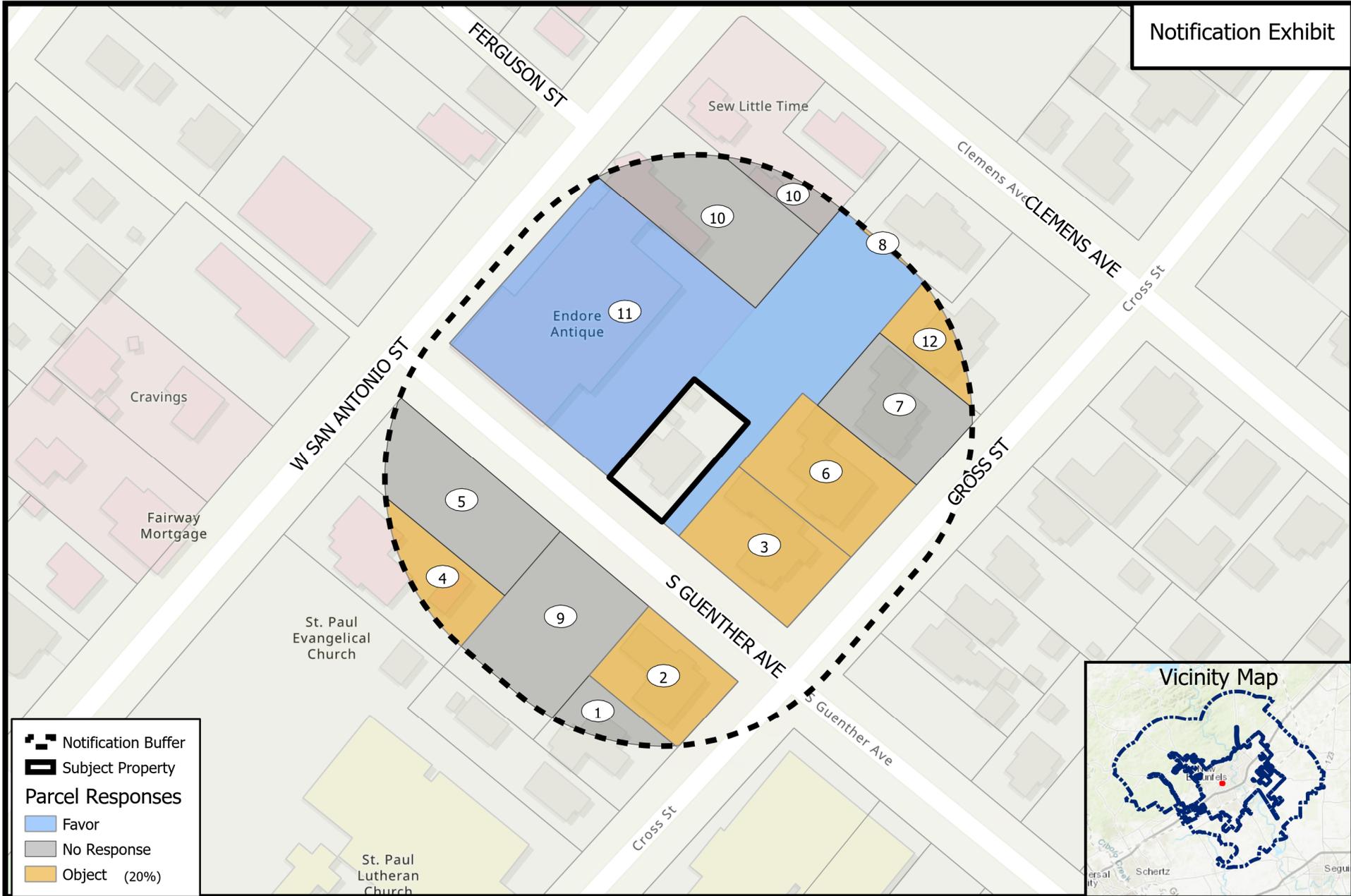
**Address/Location:** Approximately 0.167 acres located at 157 S Guenther Ave

**PROPOSED ZONE CHANGE – CASE #PZ21-0233**

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. ST PAULS EVANGELICAL LUTHERAN CONGREGATION OF NEW BRAUNFELS
2. PETERMAN ROBERT H & CINDY S
3. MCGURK GARY L & SUE
4. RANGEL NORMA & RANGEL RENE
5. ST PAUL LUTHERAN CHURCH
6. TURNER JEFFERY S & MARIA G
7. RABE RICHARD
8. EQUITY TRUST COMPANY
9. ST PAULS EVANGELICAL
10. PROVENANCE GROUP LLC
11. SEALS FAMILY PROPERTIES LLC
12. PROPERTY OWNER

**SEE MAP**



**PZ21-0233**  
**SND-1 to C-2A**



#2

YOUR OPINION MATTERS - DETACH AND RETURN

RECEIVED  
AUG 30 2021  
BY: [Signature]

Case: #PZ21-0233 ms

Name: ROBERT H. PETERMAN

I favor: \_\_\_\_\_

Address: 714 CROSS ST.

I object:  (State reason for objection) \_\_\_\_\_

Property number on map: 2

Comments: (Use additional sheets if necessary)

*CANGING THE ZONING OF THIS PROPERTY FROM A SPECIAL NEIGHBORHOOD TO A PART OF THE CENTRAL BUSINESS DISTRICT IS A MOVE IN THE WRONG DIRECTION. BECAUSE IT IS ALREADY SURROUNDED BY C2-A PROPERTIES IS NO JUSTIFICATION AND IS A THREAT TO OUR VERY SPECIAL NEIGHBORHOOD!*

Signature: [Signature]

#3

YOUR OPINION MATTERS - DETACH AND RETURN

RECEIVED  
AUG 30 2021  
BY: [Signature]

Case: #PZ21-0233 ms

Name: Sue McLeod

I favor: \_\_\_\_\_

Address: 686 Cross St

I object:  (State reason for objection) \_\_\_\_\_

Property number on map: 3

Comments: (Use additional sheets if necessary)

*I am concerned about parking as 50 units and possibly gas per occupant, not enough parking. Then with a restaurant and multiple businesses located on lower level, if Vicki's has a event I will lose →*

Signature: [Signature]

*even parking in front of my house. This plan was not thought out very well and I really wish it would be reconsidered back to a business of some sort.*

*Shards*

*Sue McLeod*

*686 Cross St  
NB TX 78130*

#4

YOUR OPINION MATTERS - DETACH AND RETURN

RECEIVED

Case: #PZ21-0233 ms

Name: Norma Rangel

I favor: \_\_\_\_\_

AUG 31 2021

Address: 719 W. San Antonio

I object:  (State reason for objection)

Property number on map: 4

Comments: (Use additional sheets if necessary) Initial: \_\_\_\_\_

Signature: 

#6

YOUR OPINION MATTERS - DETACH AND RETURN

RECEIVED

Case: #PZ21-0233 ms

Name: Maria Turner

I favor: \_\_\_\_\_

AUG 31 2021

Address: 672 Cross St.

I object:  (State reason for objection)

Property number on map: #6

Comments: (Use additional sheets if necessary) Initial: \_\_\_\_\_

Signature: Maria Turner

# 9

From: Larry Hensley  
To: Matthew W. Simmont  
Subject: Zoning Change 157 Guenther Ave  
Date: Tuesday, August 24, 2021 6:44:29 PM  
Attachments: zoning changeDocument\_2021-08-24\_183513.pdf

**Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Mr. Simmont, attached you will find my response to the zoning change notification. I am not in favor of this change.

Houses near downtown are in short supply and this change effectively will reduce affordable housing in the area.

From the plans I saw parking is woefully inadequate for the proposed building which means residential streets will be affected.

Please let me know anything else I can do to prevent this change.

Larry Hensley  
830-387-4478

# 8

YOUR OPINION MATTERS - DETACH AND RETURN

RECEIVED

Case: #PZ21-0233 ms

Name: Larry Hensley (Equity Trust HHO Larry Hensley)

I favor: \_\_\_\_\_

AUG 24 2021

Address: 427 Guada Loma

I object:  (State reason for objection)

Property number on map: 8

Comments: (Use additional sheets if necessary)

Another case of commercial property displacing affordable housing.

Signature: Larry Hensley

166 Clematis

# 11

Seals Family Properties, LLC

Matthew W. Simmont, AICP  
Planning and Development Services  
550 Landa St.  
New Braunfels, TX 78130

RECEIVED

AUG 31 2021

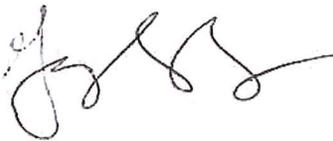
Initial: \_\_\_\_\_

**RE: PROPOSED ZONE CHANGE – CASE #PZ21-0233**

Dear Matthew,

I am writing on behalf of Seals Family Properties, LLC, the owner of 699 W. San Antonio St, New Braunfels, TX 78130. I **support** the Proposed Zone Change.

Sincerely,



Gary Seals  
Manager

**From:** [Brad Worley](#)  
**To:** [James Blakey](#); [Justin Meadows](#); [Matthew W. Simmont](#)  
**Subject:** Change of zoning Case# PZ21-0233 ms  
**Date:** Sunday, August 22, 2021 3:58:17 PM

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# 12

**Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear sir,

I am Brad Worley. My family and I live at 622 Cross Street NBTX (property #12 on the zoning notification map). **We oppose** the zoning change for the property located at 157 S. Guenther Ave. The property owners, Seals Family properties LLC, want this change as this property will be the same as the property they own around it. (Encore Antiques). A public hearing on this matter is scheduled for Monday August 23, 2021 at 6:00PM in the council chambers.

The Seals Family Properties have shared with a few of the neighboring property owners that they intend to build a 4 story building with mixed use Retail and Apartments.

Many residents in and around the Carl Schurz Elementary neighborhood have voiced their concerns that they do not want this type of structure in our neighborhood. Other concerns voiced would be that additional nearby properties would also seek to have the zoning changed for potential expansion of this project.

I want to keep our neighborhood as is and **DO NOT support this zoning change request**

**The following responses are from owners of property outside of the Notification Area**

**From:** [Barron Casteel](#)  
**To:** [Matthew W. Simmont](#)  
**Subject:** PZ21-0233 South Guenther  
**Date:** Friday, August 27, 2021 1:19:10 PM

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**Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

I am the owner of 128 Ferguson, and 144 Ferguson and in favor.

Barron Casteel  
Casteel & Casteel, P.L.L.C.  
Attorneys and Counselors at Law  
254 East Mill Street  
New Braunfels, Texas 78130  
Tel: (830) 608-1611  
Fax: (830) 608-0449  
[barron@casteellaw.com](mailto:barron@casteellaw.com)



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**From:** [Christopher J. Looney](#)  
**To:** [Rusty Brockman](#); [Robert Camareno](#); [Jordan Matney](#); [Jeff Jewell](#); [Matthew W. Simmont](#)  
**Cc:** [Jean Drew](#); [Stacy Snell](#)  
**Subject:** RE: Zoning change 21-775 (Guenther St)  
**Date:** Tuesday, August 24, 2021 3:06:05 PM

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Thanks Mayor.  
Matthew, please see below and include in the case file.  
Thanks, Chris

Christopher J. Looney, AICP  
Planning and Development Services Director | Planning and Development Services  
550 Landa St | New Braunfels, TX 78130  
830-221-4055 | [CLooney@nbtexas.org](mailto:CLooney@nbtexas.org)  
#OneCityOneTeam

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**From:** Rusty Brockman <[rbrockman@nbtexas.org](mailto:rbrockman@nbtexas.org)>  
**Sent:** Tuesday, August 24, 2021 3:03 PM  
**To:** Robert Camareno <[RCamareno@nbtexas.org](mailto:RCamareno@nbtexas.org)>; Jordan Matney <[JMatney@nbtexas.org](mailto:JMatney@nbtexas.org)>; Jeff Jewell <[jjewell@nbtexas.org](mailto:jjewell@nbtexas.org)>; Christopher J. Looney <[CLooney@nbtexas.org](mailto:CLooney@nbtexas.org)>  
**Subject:** Fwd: Zoning change 21-775 (Guenther St)

FYI

Sent from my iPhone

Rusty Brockman  
Mayor | City Council  
550 Landa St | New Braunfels, TX 78130  
| [rbrockman@nbtexas.org](mailto:rbrockman@nbtexas.org)  
#OneCityOneTeam

Begin forwarded message:

**From:** Scott Walker <[walkstx@gmail.com](mailto:walkstx@gmail.com)>  
**Date:** August 24, 2021 at 2:56:59 PM CDT  
**To:** Rusty Brockman <[rbrockman@nbtexas.org](mailto:rbrockman@nbtexas.org)>  
**Subject: Zoning change 21-775 (Guenther St)**

**Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Mr. Brockman,

Regarding the zoning change 21-775, from SND-1 to C-2A, I am writing to you in opposition.

While I support mixed use, infill development, and multi-family housing, I believe this zoning change paves the path for a four-story building that is inconsistent with the neighborhood and the Central Business District in terms of both form and style, that is, the planned development does not “fit” into this area of town.

Specifically, the zoning change...

- Opens the area to a hotel should the developer’s funding for their current project fall through.
- C-2A zoning is supposed to support the *Workforce Housing Study* for new types of housing such as “small lots, duplexes, and townhomes.” NOT a monolithic 4-story apartment building that is out of character with the historic nature of our neighborhood.
- C-2A zoning is intended to support vertical growth, however, common sense prevailing it would not be 4-stories tall in what is essentially the edge of a neighborhood.
- Contrary to staff recommendations, the change in zoning opens the way for development that is NOT consistent with “ongoing development in the area.” I fail to see how a 4-story building is consistent with any development in the CBD or our neighborhood.
- Contrary to staff recommendations, the change in zoning is NOT supported by the *Workforce Housing Study* that specifically reads development of alternative housing such as small lots, duplexes, and townhomes, not 4-story apartments.

Therefore, I ask that you not vote in favor of this zoning change upon second reading.

Regards,

Scott Walker, EdD  
397 Willow Avenue  
New Braunfels  
512 665-1681