

PLANNING COMMISSION – April 4, 2023 – 6:00PM

City Hall Council Chambers

Applicant: Lisa Cabrera

Address/Location: 149 N Peach Ave

PROPOSED SPECIAL USE PERMIT – CASE #SUP23-091

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. URRUTIA MARY Y | 12. GOMEZ MARIA A |
| 2. CURTIS EXA JO | 13. LAGUNAS DAVID & GLORIA L QUINTERO |
| 3. GARZA ROBERT G & MARY LOU | 14. TAMAYO EUGENIA G |
| 4. ZAVALA LEROY | 15. GOMEZ HECTOR L ET AL |
| 5. MOLINA CARLOS | 16. HARRISON RAYANN |
| 6. GUTIERREZ CLEMENTE & MARTINA | 17. CRUZ EDWARD V & JOANNE E |
| 7. BROWN PHYLLIS K | 18. PACHECO DANA LEE CUSTODIAN |
| 8. DIAZ JESUS & CAROLYN | 19. CROSBY TERESA & OSCAR ORTIZ |
| 9. PANIAGUA MARY C | 20. CABALLERO JUAN P T & MARIFE I |
| 10. RICHARDSON JESSICA | RODRIGUEZ |
| 11. GOMEZ HECTOR L | 21. FERNANDEZ ABDALI & YOLANDA |

SEE MAP

CURTIS EXA JO

RECEIVED

2027 W SAN ANTONIO ST

APR 5 2023

NEW BRAUNFELS TX 78130

BY: CB

Property #: 2

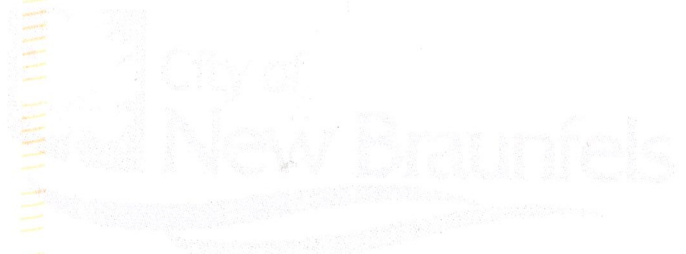
SUP23-091

Case Manager: CB

FAVOR ☒

OPPOSE ☐

COMMENTS



PANIAGUA MARY C

5231 S INTERSTATE 35

NEW BRAUNFELS TX 78132

Property #: 9

SUP23-091

Case Manager: CB

RECEIVED

MAR 29 2023

BY: CB

FAVOR ☐

OPPOSE ☒

COMMENTS

We don't need
to make this
town bigger
ND

GOMEZ HECTOR L

1996 W SAN ANTONIO ST

NEW BRAUNFELS TX 78130

Property #: 11

SUP23-091

Case Manager: CB

RECEIVED

APR 5 2023

BY: CB

FAVOR ☐

OPPOSE ☒

COMMENTS

We love our
neighborhood we
have great family
neigh bors. Dont
want or need 30
Renters. Coming
and going.

Gomez

GOMEZ MARIA A

146 N PEACH AVE

NEW BRAUNFELS TX 78130

Property #: 12

SUP23-091

Case Manager: CB

RECEIVED

MAR 27 2023

BY: CA

FAVOR ☐

OPPOSE ☒

COMMENTS

My concerns would be
would there be section 8
approvals or could it
be torn down to be
made into a
multi-unit in the
future. It would change
the dynamics of our
family neighborhood.

GOMEZ HECTOR L ET AL

RECEIVED

1952 W SAN ANTONIO ST

NEW BRAUNFELS TX 78130

APR 5 2023

Property #: 15

BY: CB

SUP23-091

Case Manager: CB

FAVOR ☐

OPPOSE ☒

COMMENTS

We love our neighborhood.
the way it is this now. We
Don't need 30 days
renters in and out.
day after day coming
and going
Gomez

Regarding: Short Term Occupancy at Peach Avenue

Dear Planning Commission:

It is my understanding that we have a homeowner that would like to deem their residence as an Airbnb. I oppose. I am not in favor of dealing with momentary habitants. I am very involved and aware of the happenings in my neighborhood, and it would ultimately become all the neighbors' burden to put up with any unruly behaviors of any offending occupant. I live directly beside the prospective Airbnb.

I am a native New Braunfels resident and furthermore, I am a proud native west end resident. I have lived on the west end side for 40+ years. I have seen my neighborhood go through many changes throughout the years. Most recently, they have been positive. The beautification of our sidewalks and curbs has invited the neighborhood to start walking, jogging, and biking. It has been a joy to see. Our neighborhood had a reputation for high crimes, low community and neighborhood involvement, and poor community acknowledgements. It was deemed unsafe and impoverished for quite some time and today it remains an old part of New Braunfels, but not the most unsafe anymore. We take care of each other and maintain civility.

I have seen a huge difference in my neighborhood, and I am confident it has been because of a closer relationship among the neighbors and the relationships between the city and the neighborhood. Collectively, we have strived to keep it as safe and comfortable as possible. Our neighborhood is one that we can drive through and name the families living there and reminisce on old playing streets. It is predominately Hispanic and rich in culture. On a warm day, if you walk the barrio, you can catch the smell of fresh tortillas baking, coming from a cracked window, or hear grandma yelling at her grandkids to "Go outside and play!" We don't really care that our property values are rising or falling, only that we may one day be able to hand our home down to our children. We don't care if our home could potentially be used as a temporary rental, we want to preserve our culture and be assured that our families will continue to grow up together. We cut each other's lawns, when necessary, lend helping hands, swap recipes, look out for our pets and children and the list goes on. We're family. We want to preserve that quality.

It has been my experience that neighborhoods are built on trust and rapport with one another. There would be no value to us to have occupants that have no investments in our current bonds or our neighborhood. We have seen our fair share of nuisances. I recently testified on my neighbor's behalf on a horrific disturbance case that included threats to her life. This is what we do, we protect and stand up for one another. The temporary status of an occupant poses many potential problems and we do not need anymore.

New Braunfels is notorious for its rivers and parks and having lived here my entire life, I know that when a group of people want to have a good time, the party doesn't normally end after the recreation experience; it is typically carried into wee hours of the night at their rented spot. Vacationers are doing just that, vacationing. They are not concerned with time restraints, cleaning, or courtesy. Airbnb clients are a tossup, but at the neighbor's expense.

I have a small child in my home, I would have no control over who occupies the Airbnb. The child I care for is under CPS care and I have a higher responsibility to keep them safe. I would have no assurance that any *thorough* background checks will be done on applicants. This is the only chance we have that will allow us to speak out and be heard. Recently, the homeowner had occupants that were utilizing and selling narcotics and abusing two small children. To my knowledge, the children were removed. This furthers my hesitation and solidifies my suspicion that the homeowner is only interested in gaining financially over rapport and respect. I am very concerned with potential sex offenders and more drug users. Texas registered sex offenders are required to report to their probation officers and get permission to leave their perspective counties. In this case, there is a small chance that we would get notified that a sex offender would be staying next to us, now in the case that the sex offender is from out of state there is even *less* of a chance that the report would happen.

I hope my concerns have been voiced properly and that I can depend on my planning commission to consider my opposition. Thank you for your time and attention.

Respectfully,

Joanne Cruz

2008 W. San Antonio St.

From: [J Cruz](#)
To: [Colton Barker](#)
Subject: Short Term Occupancy/Peach Ave.
Date: Monday, March 27, 2023 2:37:49 PM
Attachments: [Airbnb.docx](#)

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.

Hello Mr. Barker:

Attached are my comments. I will send in my card today. If you would, please provide me with the committee's names and email addresses?

Thank you,

Joanne Cruz

CRUZ EDWARD V & JOANNE E

2008 W SAN ANTONIO ST

NEW BRAUNFELS TX 78130

Property #: 17

SUP23-091

Case Manager: CB

FAVOR ☐

OPPOSE ☒

COMMENTS

Sent to
Charles via
email