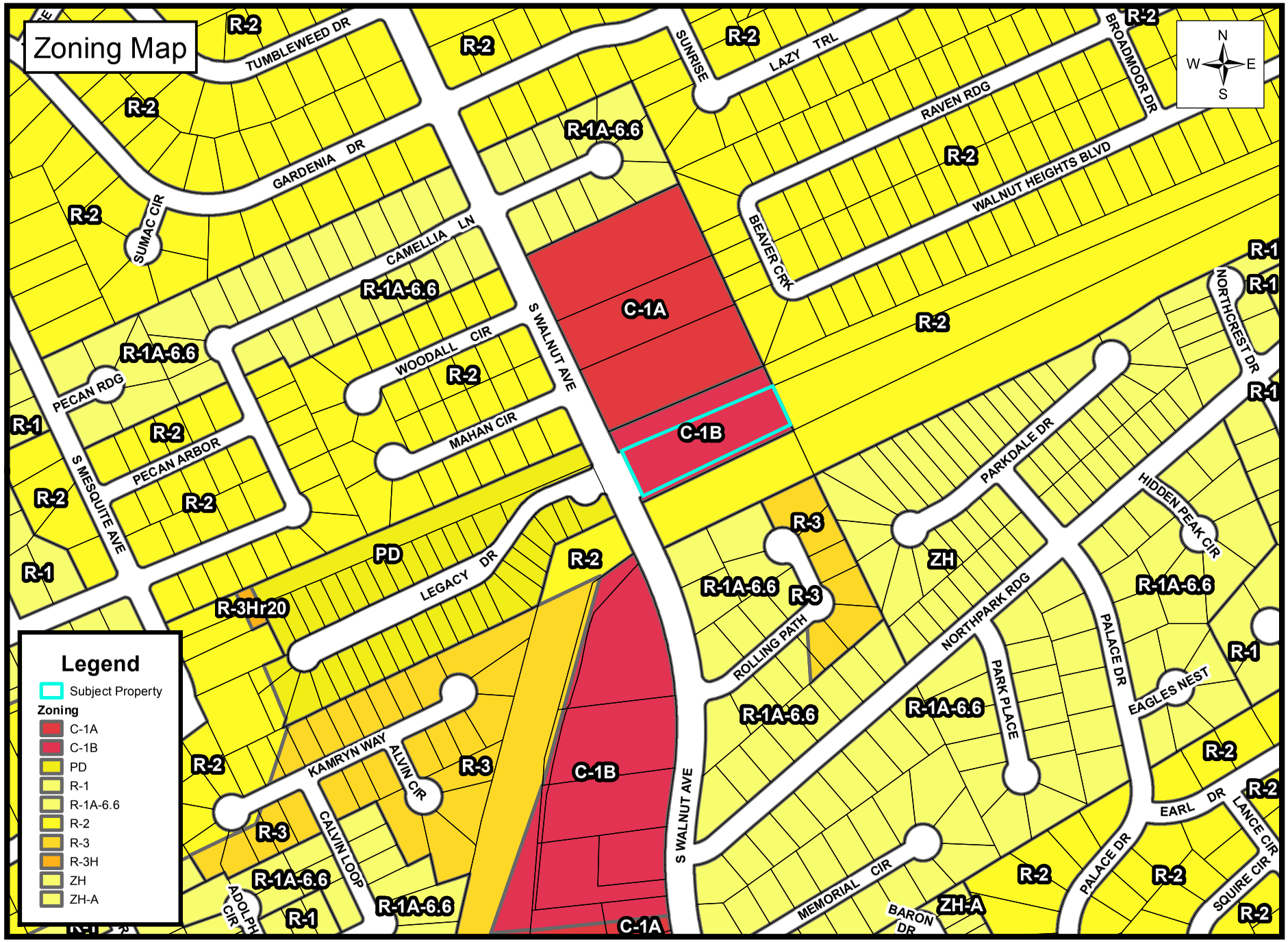
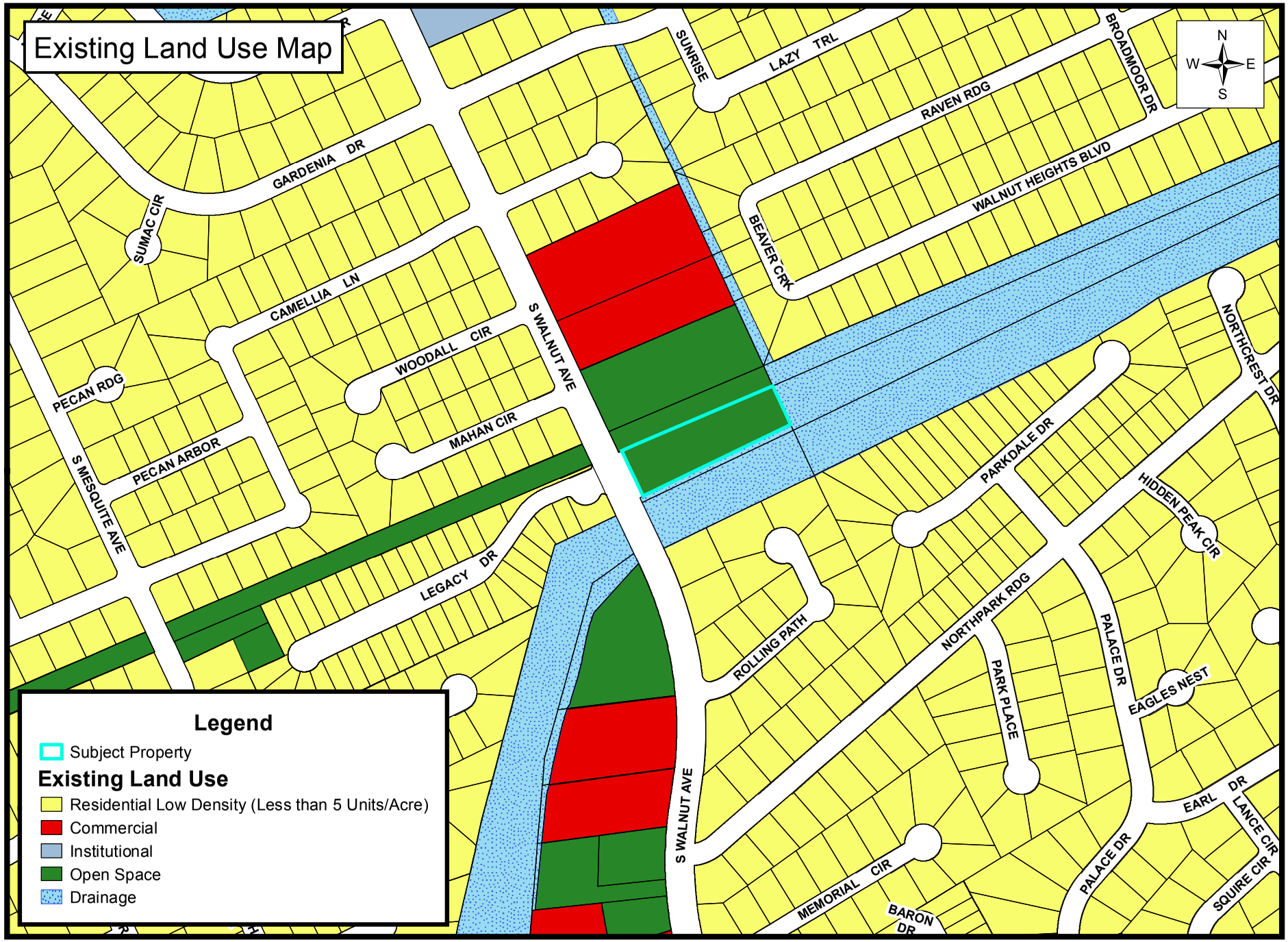


City of New Braunfels

PZ-18-012
1705 S. Walnut Ave.
SUP to allow a mini storage facility w. a caretakers residence on-site & modifications to zoning requirements

Map Created 5/15/18



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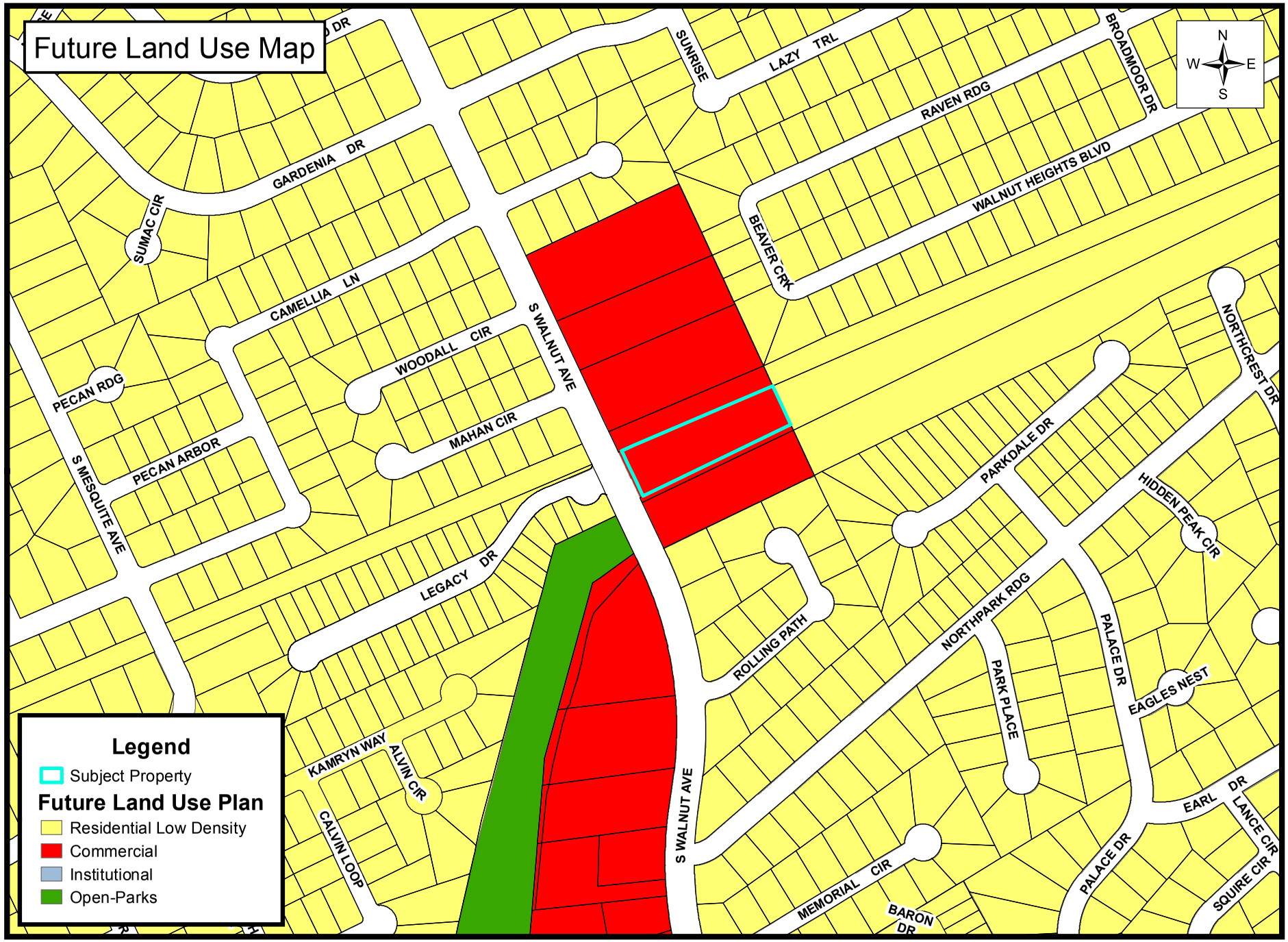


City of New Braunfels

PZ-18-012
1705 S. Walnut Ave.
SUP to allow a mini storage facility w. a caretakers residence on-site & modifications to zoning requirements

Map Created 5/15/18

PLANNING COMMISSION – June 5, 2018 – 6:00PM

New Braunfels City Hall Council Chambers

Applicant/Owner: Shashi Patel

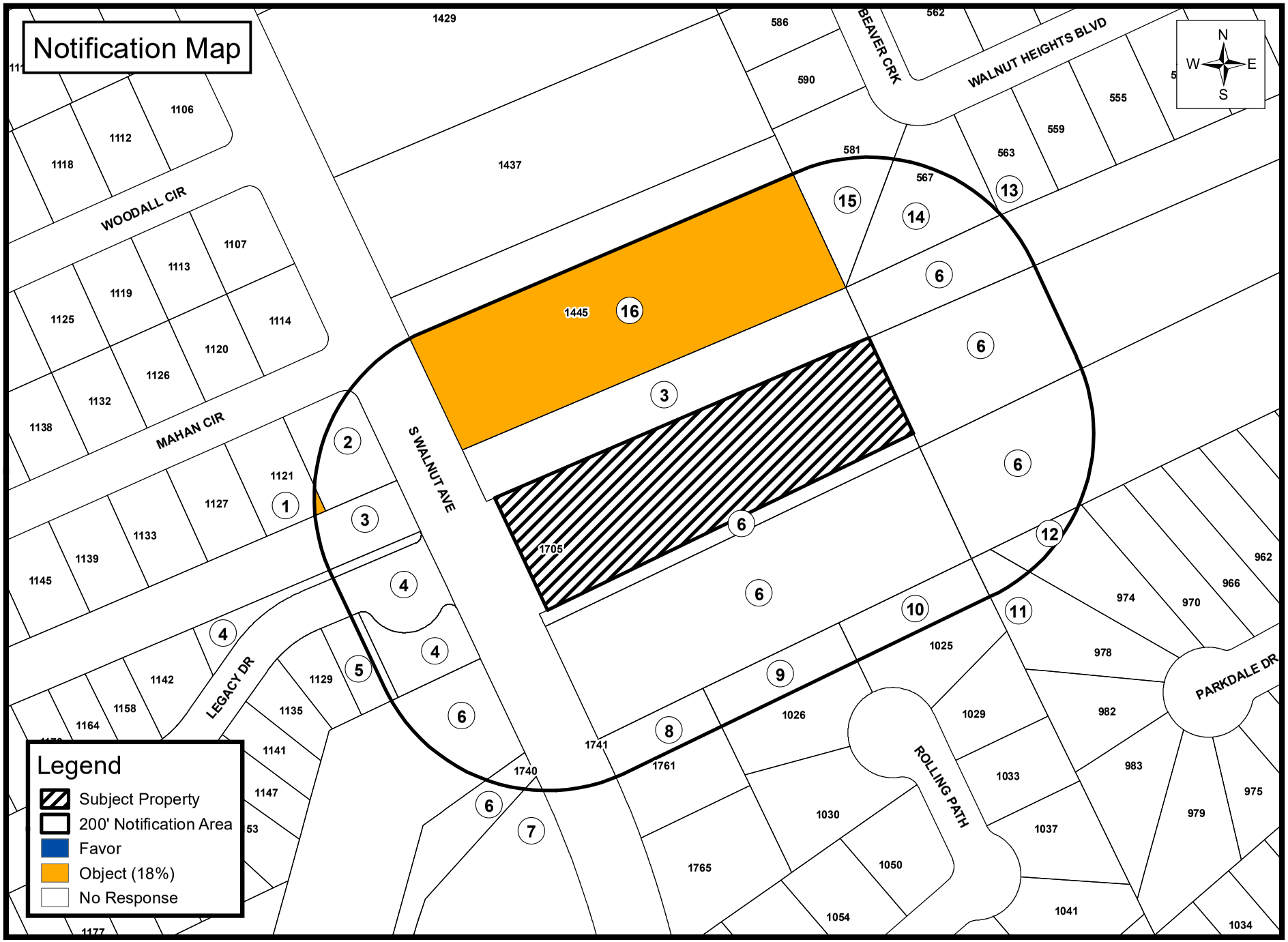
Address/Location: 1705 S. Walnut Ave.

PROPOSED SPECIAL USE PERMIT – CASE #PZ-18-012

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 Property Owner
2 Olvera Antonio G & Dora
3 Enterprise Texas Pipeline LP
4 NB Providence Place HOA Inc
5 Stanberg LLC
6 City of New Braunfels
7 First Presbyterian Church of New Braunfels
8 Dillon Sherrie Denise
9 Gonzales Gilbert R & Mary E
10 Peters Gerhart J & Rozella
11 Houston Gary N
12 Bode Amanda R & Jonathan D
13 Baum Mark S & Frances Humphrey
14 Arcos Hector V Jr & Carolyn J
15 Gorden Bryan K & Pamela A
16 Ebet Enterprises LLC

SEE MAP



City of New Braunfels

PZ-18-012
1705 S. Walnut Avenue
Special Use Permit

Map Created 5/17/18

YOUR OPINION MATTERS - DETACH AND RETURN

RECEIVED
JUN 4 2018

Case: #PZ-18-012 ms

Name: MICHAEL HAMMES I favor: _____

Address: 1121 MAHAN CIR NB, TX 78130

Property number on map: 1 I object: ✓

(State reason for objection)

Comments: (Use additional sheets if necessary) TRAFFIC IS ALREADY TOO HEAVY ON WALNUT. ANOTHER BUSINESS HERE JUST WORSENS THAT PROBLEM. SOMETIMES IT TAKES AS LONG AS 8 MINUTES TO GET OUT ON WALNUT FROM MY STREET. THIS CITY HAS VERY POOR TRAFFIC CONTROL PATTERNS!!

Signature: M Hammes

Matthew W. Simmont

From: Michael Hammes <mmh7779@gmail.com>
Sent: Tuesday, June 5, 2018 11:32 AM
To: Matthew W. Simmont
Subject: Save Our Neighborhood

My name Is Michael Hammes and I reside at 1121 Mahan Cir. I strongly protest and am against allowing the development of a mini storage facility next to J & R Gymnastics on Walnut.
The traffic in this area is already horrendous and it can sometimes take as long as 8 minutes to enter Walnut from any of the nearby cross streets. Also the aesthetics of the area is already blighted
by "some" of the area businesses. This is a residential area of the city and we don't need more businesses.....especially those that generate more traffic.
I vote NO NO NO to allowing this business to procede.

Thank you.

Sent from Mail for Windows 10

YOUR OPINION MATTERS - DETACH AND RETURN

RECEIVED
JUN 4 2018
BY:

Case: #PZ-18-012 ms

Name: Elizabeth Fowler In favor: _____

Address: 1445 S. Walnut

Property number on map: 16 I object: ✓

(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: [signature]

I am in opposition to the special use permit for 1705 S. Walnut Ave.

1. Request to remove masonry wall requirement.
    a. My residential neighbors had asked that this request be removed from my property. My wall is now in place as a single unit butted up to an older wooden fence. This requirement is standard throughout our city. I think for continuity of improved building codes and aesthetics in the area this code should remain in place.
2. Request to modify building finish materials requirements.
    a. The city has put codes in place to improve the overall appearance of commercial buildings in our town. I believe this unit should also have to follow those codes.
        i. Mini storage has a reputation of reducing property values of its neighbors
            1. By holding to a higher standard of building code hopefully we can preserve our property values
            2. My property sits adjacent to this and I do not want the sides facing my business to be allowed to have a lower standard of materials than I used.

The following responses/information was provided to the Planning Division from residents outside of the notification area.

YOUR OPINION MATTERS - DETACH AND RETURN

RECEIVED
JUN 11 2018
BY:

Case: #PZ-18-012 ms

Name: MARTIN CHRISTENSEN

Address: 1219 LEGACY DR

Property number on map: 5

I favor: _____

I object: X

(State reason for objection)

Comments: (Use additional sheets if necessary)

THE PROPOSED USE ADDS NOTHING DISTINCT (WE'VE GOT MORE STORAGE DOWN THE BLOCK). IT WOULD INCREASE TRAFFIC AND CREATE AN ATTRACTIVE NUISANCE FOR THIEVES.

Signature: [signature]

YOUR OPINION MATTERS - DETACH AND RETURN

RECEIVED
JUN 11 2018
BY:

Case: #PZ-18-012 ms

Name: LINDA CASE

Address: 1219 LEGACY DRIVE

Property number on map: #5

I favor: _____

object: ✓

(State reason for objection)

Comments (Use additional sheets if necessary)

See Patel property (ATTACHED)

Is not compatible with and does not preserve the character of the neighborhood.

Signature: Linda J. Case

RECEIVED
JUN 11 2018
T:

June 7, 2018

Susan Gray
1132 Mahan Circle
N. B., Tx 78130

To: P & Z Commission
REF: Special Permit PZ-18-012

I am submitting my objection to the granting of Special Permit PZ-18-012 requested by Mr. Patel to construct a mini storage/residence on S. Walnut due to the negative impact it will have on our neighborhood.

Please register my objection during your consideration process.

Respectfully,
Susan Gray

Save Our Neighborhood
P.O. Box 311273
New Braunfels, TX 78131

Homeowner

New Braunfels, TX)

STOP this development on S. Walnut, next to J&R Gymnastics. Sashi Patel has applied to the N.B. Planning and Zoning Commission for a SPECIAL USE PERMIT, PZ-18-012 to develop this tiny 1.36 acre tract into a mini storage with an onsite residence. Look at his track record of what he has developed in New Braunfels. The Texas Tobacco, 275 Landa Street is a typical building for Mr. Patel. Is this the way we want our neighborhood to look!

Mr. Patel also built a self storage at 705 N Highway 123 Bypass in Seguin. Imagine that nightmare here on our Walnut Street.

Contact Planning and Zoning Commission today and express your opinion to the them at 830-221-4058, email at msimmont@nbtexas.org and ATTEND THE MEETING AND SPEAK YOUR MIND, Tuesday June 5 and Tuesday June 25 at the City Council meeting. Both are located at 550 Landa Street and start at 6pm

This will ONLY be stopped if you and our neigh bors step up to the plate. Please help save our precious neighborhood.

CALL TODAY

EMAIL TODAY

CONTACT ALL YOUR NEIGHBORS AND FRIENDS

SHOW UP AND SPEEK UP JUNE 5 & JUNE 25.

Sashi Patel built building, 27 5 Landa Street, New Braunfels

Sashi Patel build mini storage , 705 N Highway123 Bypass, Seguin

Matthew W. Simmont

From: Gary Shipp <gwshipp@yahoo.com>
Sent: Saturday, June 9, 2018 4:46 PM
To: Matthew W. Simmont
Subject: STOP SPECIAL USE PERMIT PZ-18-012

STOP SPECIAL USE PERMIT PZ-18-012

I am a homeowner in Providence Place, a gated community of 39 upscale homes in the near - $300,000 value range, which is located directly across S. Walnut St. from this proposed mini storage facility planned by Sashi Patel. Mr. Patel has also built the "Texas Tobacco" located at 275 Landa Street which I understand is a typical building for Mr. Patel. He has also built a self storage at 705 N. Highway 123 Bypass in Seguin.

This is not the way I want my neighborhood to look! Furthermore, this would increase traffic in an already congested area. It is often difficult to get out of Providence Place due to the traffic! Nor do I want the decreased home value likely due to this proposed development. And, what do you think the reduced Comal and New Braunfels tax valuations would be for 39 upscale homes, as compared to the tax income from one mini storage facility?

This is a no-brainer. Please stop this proposed development!

Sincerely,

Gary Shipp
1213 Legacy Dr.
New Braunfels, TX 78130

Matthew W. Simmont

From: Laurel Currie <saraider@gmail.com>
Sent: Saturday, June 16, 2018 6:24 PM
To: Matthew W. Simmont
Subject: Strongly against special use permit PZ-18-012

Please refuse the application for the Special Use Permit PZ-18-012! We are very, very against the development of a mini storage unit on S. Walnut. This would be right across the street from our houses - it would increase traffic and be a horrible eyesore. It would very negatively lower our property values.

Thanks,
Laurel Currie
1135 Legacy Drive
New Braunfels

Matthew W. Simmont

From: Dainett Swan <swan0130psa@live.com>
Sent: Monday, June 18, 2018 3:23 PM
To: Matthew W. Simmont
Cc: hughswan7@gmail.com
Subject: Re: Special Use Permit, PZ-18-012

To Whom It May Concern:

PLEASE DO NOT RE-ZONE!

We enjoy our community walks. The development Mr. Patel is proposing sits near the cross walk on Walnut, right after the stop light for traffic from the cross walk. Within two blocks then there is another three-way stop, this will quickly become a traffic nightmare once school and dance, etc. is in full swing during the school year. Not to mention the fact, Walnut is a well traveled road to begin with.

Thus it is simply the fact, for my husband and I, we do not want/need any more businesses along this beautiful thorough fare to be causing more traffic. Simply because there are numerous other opportunities, with like-minded businesses (e.g. in strip malls off of I-35 frontage roads, various strip malls off of County Line Road, by where the old Police Station used to be; etc.).

An argument could be made, Mr. Patel could well find another piece of property that could adequately meet both his financial and residential needs without it costing the City of New Braunfels a dime.

As any business owner knows well. When you are in the business of making money, in a community, it behooves one "to listen well what [the community] is saying . . .for thereby does one prosper . . ."

Hugh and Dainett Swan
1042 Northpark Ridge
New Braunfels, TX 78130
208 403 9191
208 589 0588

Sent from Mail for Windows 10