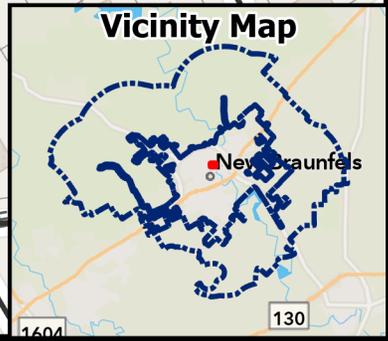
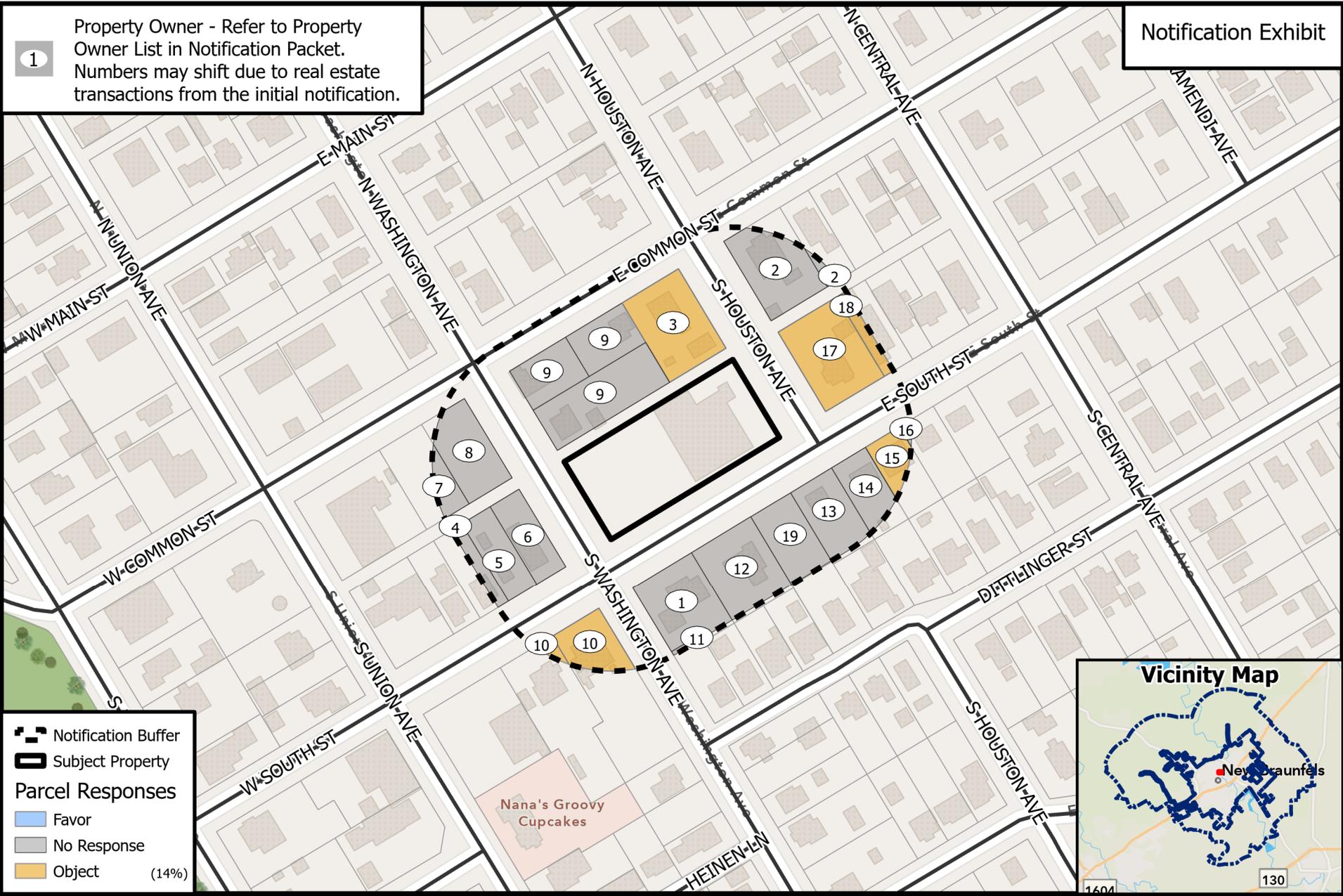
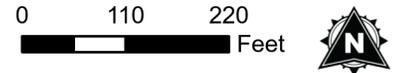


Notification Exhibit

1 Property Owner - Refer to Property Owner List in Notification Packet. Numbers may shift due to real estate transactions from the initial notification.



PZ22-0324
Rezone R-2 to C-1A



PLANNING COMMISSION – September 7, 2022 – 6:00PM

City Hall Council Chambers

Applicant: Matthew Hoyt

Address/Location: 257 E South St

PROPOSED ZONE CHANGE PERMIT – CASE #PZ22-0324

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. SANDOVAL HORACIO M & MARIA R | 12. MORALES RUBEN |
| 2. SOLUS CHRISTUS LTD | 13. FLYNN MARIA |
| 3. GUERRERO DANIEL A & JOAN S GATPAYAT | 14. DEWAR JAMES |
| 4. TREJO MARIA A | 15. NAUGLE KAREN |
| 5. JOHNSON HANNAH F | 16. ORTIZ REYNALDO JR |
| 6. ORTIZ JESSE S JR & MARY G | 17. MORALES ANDREW |
| 7. KTS COMMERCIAL LTD | 18. HUNTER CHAD H & TAYLOR R |
| 8. LEE PATRICK TOLAND ET AL | 19. OLEARY JAMES D & EMLY F |
| 9. DRURY CHARLOTTE | |
| 10. HAAS MILTON ALWIN & BETHEL | |
| 11. MORALES DANIEL | |

SEE MAP

From: [Laure Middleton](#)
To: [Colton Barker](#)
Subject: FW: Objection to case #PZ22-0324LM
Date: Wednesday, September 7, 2022 4:57:47 PM

PO # 3

>

Laure Middleton
Planner | Planning and Development Services
550 Landa St | New Braunfels, TX 78130
830-221-4054 | lmiddleton@newbraunfels.gov
One City, One Team

-----Original Message-----

> From: Joan <joan_gatpayat@yahoo.com>
> Sent: Wednesday, September 7, 2022 2:51 PM
> To: Laure Middleton <lmiddleton@newbraunfels.gov>
> Subject: Objection to case #PZ22-0324LM

>

>

>

> 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 Ms. Middleton,

> I am writing in to object the proposal for case #PZ22-0324LM for property
> 257 E South Street . I object because having something commercial right next
> to our home (282 East Common street) is worrisome our fencing is right next
> to eagles hall and would increase traffic and possible problems with the
> establishment. Please do not hesitate to contact me if you have any
> questions or need more information. Thank you for taking the time to
> consider our objections. Sincerely -Joan Guerrero (Gatpayat is my maiden
> name)

>

> Sent from my iPhone



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ22-0324 LM

Name: Bethel Haas

I favor: _____

Address: 188 + 164 East South

I object: X (State reason for objection)

Property number on map: #10

like it as is

Comments: (Use additional sheets if necessary)

Signature: Bethel Haas

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ22-0324 LM

Name: KAREN NAUGLE

I favor: _____
I object: X (State reason for objection)

Address: 310 E. South Street

Property number on map: 15

Comments: (Use additional sheets if necessary)

increased noise, traffic congestion
littering in the middle of a
single family home neighborhood

Signature: [Handwritten Signature]

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ22-0324 LM

Name: Andrew Morales

I favor: _____

Address: 313 E. South Street

I object: X (State reason for objection)

Property number on map: 17

Comments: (Use additional sheets if necessary)

① street is already to busy
+ not safe for residents
neighborhood would not benefit
from a multiplex
② conflict of interest
Matt Ho married to
Comal County tax assessor Kristen Hoyt
who is also on board of Directors Appraisal Dist.

Signature: [Handwritten Signature]

PO #18

August 31, 2022

Via Electronic Mail Lmiddleton@NewBraunfels.gov

City of New Braunfels
Planning Commission
550 Landa Street
New Braunfels, TX 78130
Attn: Laure Middleton

RE: #PZ22-0324 LM -- Rezoning of 257 E. South St. (Weichold Hall/Fraternal Order of Eagles est. 1870)
Rezoning Rejection

Ms. Middleton,

Please accept this letter as written notice of rejection for the rezoning of the property located at 257 E. South St for the above-referenced case number.

The requested considerations for the New Braunfels City Council to rezone the property in question from "R-2" Single-family and Two-family District to "C1-A" Neighborhood Business District will directly impact the surrounding communities/families in this densely populated residential area. In addition to the residential impacts, I am concerned if this property is rezoned, it will allow the developer (Cornal River Parking LLC) the ability to demolish and/or replace the current historical building that was constructed in the late 1800's into numerous commercial use properties.

As you are aware, the current structure at this property was first built in 1870 as Weichold Hall and has been in place for over 150 years. This property is an iconic piece of history for not only New Braunfels but the State of Texas. I am concerned that this State Landmark will be comprised through the process of rezoning and the local municipal development reviews. As defined by The Texas Historical Commission ("THC"), State Antiquities Landmarks (SALs) are designated by the THC and receive legal protection under the Antiquities Code of Texas (Texas Natural Resources Code, Chapter 191) and Rules of Practice and Procedure in the Texas Administrative Code, Title 13, Chapter 26. This designation stipulates that a property cannot be removed, altered, damaged, salvaged, or excavated without a permit from the THC. I am requesting the City of New Braunfels Planning Commission engage THC to assist with the development planning efforts and help render judgement in this rezoning consideration.

Thank you,



Chad Hunter

Enclosure:

Cc: Bill Martin – Texas Historical Commission
Jordan Matney – New Braunfels Assistant City Manager
Jenna Vinson – New Braunfels Director of Communications
Christopher Looney – New Braunfels Director of Planning & Development Services

From: [Jim](#)
To: [Laure Middleton](#)
Subject: Re: 274 E. South St. - PZ22-0324 - Zone Change
Date: Friday, September 9, 2022 11:25:51 AM
Attachments: [Email_Logo-Small_c6d86c9f-0062-47bb-89b0-351933562e2d.png](#)
[image001.png](#)

PO # 19

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, Laure.

My wife and I met with the property owner of the Eagle's building and reviewed his plans for the property. Based on our meeting, we would like to remove our objection to the rezoning petition.

Thanks,
Jim

On Aug 24, 2022, at 11:55 AM, Laure Middleton <lmiddleton@newbraunfels.gov> wrote:

Mr. O'Leary, thank you for your response. It will be included in the staff report to the Planning Commission and City Council. If you have any questions, please let me know.

Kind regards,
Laure Middleton

 Laure Middleton
Planner | Planning and Development Services
550 Landa St | New Braunfels, TX 78130
One City, One Team 830-221-4054 | lmiddleton@newbraunfels.gov

We're excited to announce all City employees have a new email address! We have moved from @nbtexas.org to @newbraunfels.gov. Please save this new email address in your address book.

Do you have a question about a permit? Check out the [Citizen Portal](#). We would like to hear from you! [Click here](#) to provide your input on the land development ordinance update.

This email, plus any attachments, may constitute a public record of the City of New Braunfels and may be subject to public disclosure under the [Texas Public Information Act](#).

Please take a moment to complete the City of New Braunfels [Customer Satisfaction Survey](#).

From: James O'Leary <olearyjd1@hotmail.com>
Sent: Wednesday, August 24, 2022 11:46 AM
To: Laure Middleton <lmiddleton@newbraunfels.gov>
Subject: Re: 274 E. South St. - PZ22-0324 - Zone Change

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, Laure.

Thank you again for returning my call regarding the proposed rezoning at 257 E. South Street. My wife and I own the home at 274 E. South Street, which is located directly across the street from 257 E. South Street. As we discussed, I spoke with Mr. Hoyt regarding his rezoning proposal. Although Mr. Hoyt was courteous and answered my questions, my wife and I have reservations regarding the proposed rezoning. Since Mr. Hoyt's purchase of the property, and subsequent use as a tubing parking lot, we are already experiencing increased noise, congestion, traffic, and littering as tubers congregate on the lot. We've even had to assist a tuber who was feeling faint, as no one was on the property to assist paying customers. Our concern is that proposed commercial rezoning of this property in the middle of our neighborhood would broaden the usage of the property, which would likely increase

these current impacts. Although I have no reason to doubt Mr. Hoyt's explanation that the subject property is inextricably linked to his tubing business because of his business' need for additional parking, I am concerned with what may become of the property in the event his plans do not materialize or he sells the subject property. If the subject property is rezoned, the next owner will have the ability to operate any number of commercial businesses, which do not align with neighboring residential property owners' expectation to peacefully enjoy their residential properties. We are also concerned what may come of the historical building currently on the property in the event the property is rezoned. The building has been a fixture of the New Braunfels community since the 1860s and needs to be preserved for future generations. Based on the aforementioned reasons, we are not able to support the proposed rezoning of 257 E. South Street.

Respectfully,
Jim and Emily O'Leary

On Aug 24, 2022, at 10:41 AM, Laure Middleton <lmiddleton@newbraunfels.gov> wrote:

Mr. O'Leary, nice speaking with you today. Attached is the public notice that was mailed to the address in the Comal County records for your property (5204 SW Ridgemont Rd, Bentonville, AR 72713). You are welcome to send your response directly to me in reply to this email so I can include it in my report to the Planning Commission and City Council. Once the staff report is finalized, it will be published on our website for public view here: <https://newbraunfels.legistar.com/Calendar.aspx>

If you have any questions, please let me know.
Kind regards,
Laure Middleton



One City, One Team Laure Middleton
Planner | Planning and Development Services
550 Landa St | New Braunfels, TX 78130
830-221-4054 | lmiddleton@newbraunfels.gov

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