

PLANNING COMMISSION – FEBRUARY 5, 2019 – 6:00PM

New Braunfels City Hall Council Chambers

Applicant/Owner: Daniel T. McCutchen

Address/Location: 1290 Rivercrest Drive and 1293 Hillcrest Drive

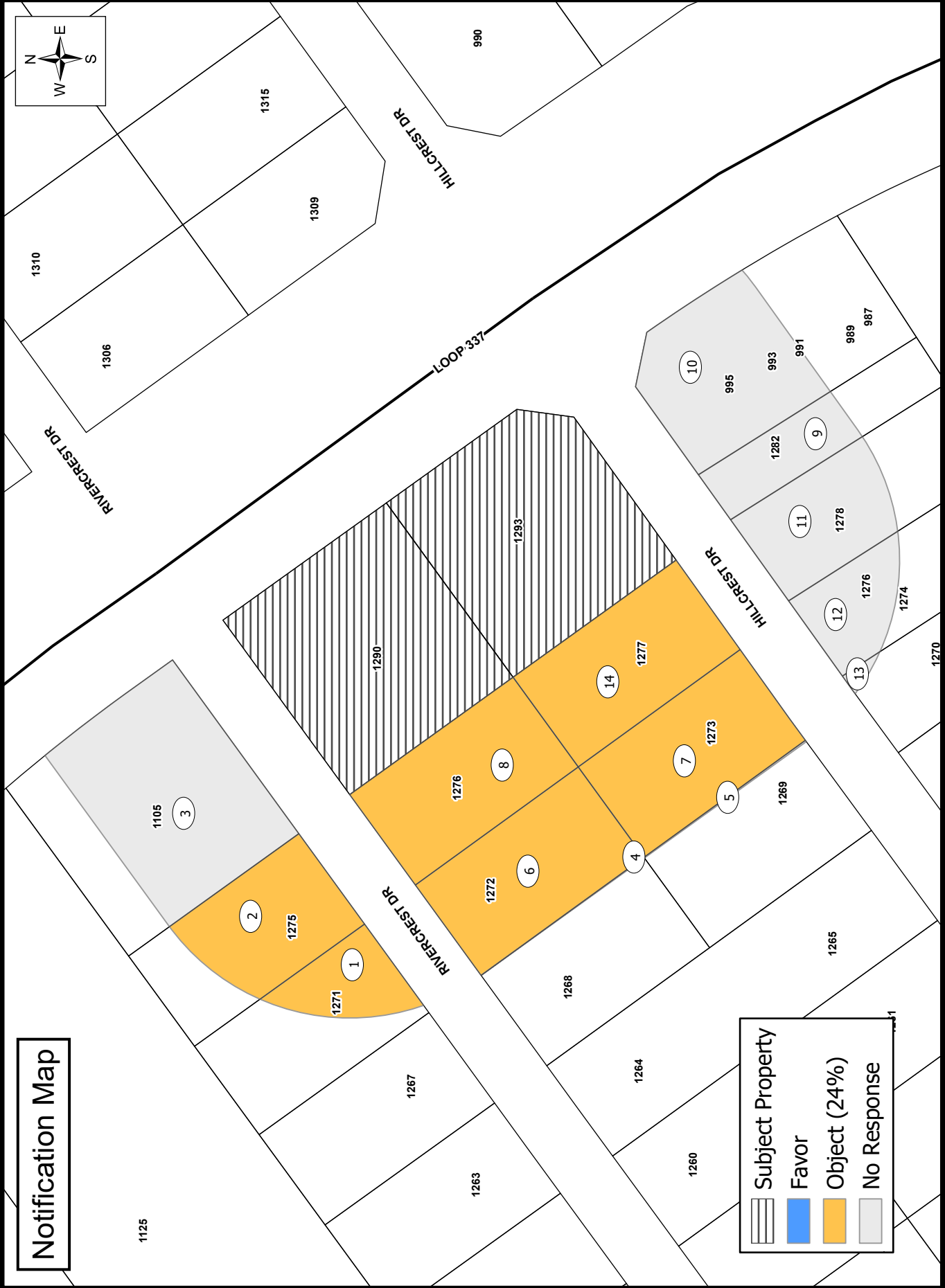
PROPOSED ZONE CHANGE – CASE #PZ-18-048

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 | MURROW PHYLIS | 8 | GARCIA LUCY M |
| 2 | WILDER ALMA | 9 | CAR PROPERTIES LLP |
| 3 | GIRON GUADALUPE M & SANTOS M GIRON | 10 | HITZFELDER BRITTNEY L & CHAPA MICHELLE H |
| 4 | KNEESE MARK E & PHYLLIS A | 11 | VULCAN REALTY GROUP LLC |
| 5 | MATHENY SHANE P | 12 | EVANS ROY E & OPAL R |
| 6 | EFFENBERGER GLENN HENRY | 13 | BRYAN JOHN E & TERESA A |
| 7 | CLIFTON DONALD R & BRENDA | 14 | VITOPIL LOUIS J JR |

SEE MAP

Notification Map



	Subject Property
	Favor
	Object (24%)
	No Response



PZ-18-048 1290 Rivercrest Drive and 1293 Hillcrest Drive SUP to allow a car wash in C-1

Case: #PZ-18-048 (1290 Rivercrest/1293 Hillcrest - MS)

Name: Phyllis Murrow
Address: 1271 Rivercrest
Property number on map: 1

Comments: (Use additional sheets if necessary)

Signature: Phyllis Murrow

RECEIVED
JAN 30 2019
BY:

I favor: _____

I object: _____
(State reason for objection)

RECEIVED
JAN 28 2019
BY:

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-18-048 (1290 Rivercrest/1293 Hillcrest - MS)

Name: Alma Wilder
Address: 1275 Rivercrest Dr.
Property number on map: 1275 (#2)

Comments: (Use additional sheets if necessary)

Signature: Alma Wilder

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FEB 04 2019
BY:

I favor: _____

I object: _____
(State reason for objection)

- size of structures
- noise generated
- additional traffic
- decrease in property values

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-18-048 (1290 Rivercrest/1293 Hillcrest - MS)

Name: MARK KNEESE
Address: 1268 RIVERCREST
Property number on map: 4

Comments: (Use additional sheets if necessary)

1. NOISE LEVELS AND LIGHTS WILL CAUSE PROPERTY VALUE TO DIMINISH.
2. WILL GENERATE EXCESSIVE TRAFFIC IN THE NEIGHBORHOOD
3. WILL AFFECT MY WELL BEING AND PEACE OF MIND. IN MY BACK YARD

Signature: Mark Kneese

I favor: _____

I object: _____
(State reason for objection)

RECEIVED
JAN 30 2019

Reasons for Objections to Case: #PZ-18-048 by Property owner #6
Glenn Effenberger 1272 Rivercrest Dr.

1. The zoning for these properties is already zoned to exclude carwashes for a reason, this is a residential neighborhood. A carwash such as the one being proposed (Big League Carwash) with the tunnel drive through is very loud with the blower dryers and brushes that whirl around continuously. The noise this creates is continuous all day long and can be heard from more than 200 feet away and is very annoying and will disturb the peace and quiet we would like to maintain at the present level in our neighborhood.
2. The carwash that is currently there is already a nuisance due to constant litter migration from the carwash into the yards of the surrounding residence. Also some of the patrons of the carwash play the music on their radios very loudly while the clean and vacuum their cars which is very disturbing to the residents that live nearby. There is no guarantee that a new or different carwash would be any different.
3. These two subject properties on loop 337 where Rivercrest and Hillcrest begin is the entrance to our neighborhood and the streets that our homes are located on. A structure and business such as this being proposed is not what I want as well as most of the other residents want at the entrance of our neighborhood and street where we live and reside due to its unsightly appearance and industrial type use and nature.
4. It is my opinion and most of the others with in the 200 foot boundary that a structure and business of this kind with the noise and extra traffic it will undoubtedly create a around it will certainly have a negative effect on our property values and will mostly likely decrease them in a significant way.
5. This business will most assuredly increase the amount of traffic through the River Acres neighborhood by people that do not even live here that will open the door for more and increased negative activity.

YOUR OPINION MATTERS - DETACH AND RETURN

FEB 01 2019

Case: #PZ-18-048 (1290 Rivercrest/1293 Hillcrest - MS)

BY:

Name: Glenn H. Effenberger

I favor: _____

Address: 1272 Rivercrest Dr.

Property number on map: 6

I object: GE ✓
(State reason for objection)

Comments: (Use additional sheets if necessary)

see attached comments.

Signature: Glenn H. Effenberger

FEB 01 2019
BY:

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JAN 28 2019

Case: #PZ-18-048 (1290 Rivercrest/1293 Hillcrest - MS)

Name: DONALD R / BRENDA CLIFTON

Address: 1273 HILLCREST DR.

Property number on map: 7

I favor: BY:

I object: OBJECT

(State reason for objection)

Comments: (Use additional sheets if necessary)

SEE ATTACHMENT

Signature: Donald R Clifton Brenda A Clifton

"OBJECTIONS"

1) PROPERTY VALUE:

- (A) If this is approved, my property value will be negatively affected (value will drop like a rock).
- (B) If this is approved, this project will cause my property to become A very UNDESIRABLE NEIGHBORHOOD to live in and my property will become very difficult to sell.

2) TRASH/GARBAGE:

- (A) I am currently spending much of my time picking up garbage From the existing carwash. This 2-block carwash would increase This garbage 3/4 times the current level.

3) NOISE:

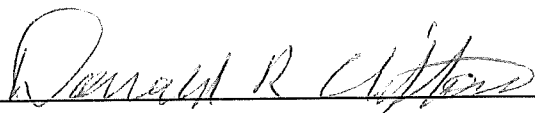
- (A) With the existing carwash in this location, I am having to call the City Police to quiet the location down. Between the Shouting, Loud Vehicles and (so called) Music, it has become almost unbearable. The Police already have more important duties to perform Other than controlling the noise ordinance.
- (B) If this car wash is approved, the City needs to require the Car Wash Company to construct an 10/12 foot SOUND PROOF FENCE AROUND THE PROPERTY so that the neighborhood will be less affected. This fence should be listed in the contract and not a Verbal commitment

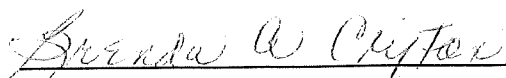
4) TRAFFIC:

- (A) A carwash of this size will cause excessive traffic in the neighborhood, as well as the excessive noise the traffic generates.

5) UNDESIREABLE PEOPLE:

- (A) This type of business tends to attract a large number of undesirable people, i.e. drunks, drug users/dealers/homeless etc. Between the existing car wash/corner store and the alley, I feel Like we (the neighborhood) already have our share of this type of people.

 1/24/19
Signature Donald R. Clifton Date

 1-24-19
Signature Brenda A. Clifton Date

⑦

Case: #PZ-18-048 (1290 Rivercrest/1293 Hillcrest - MS)

Name: Lucy M. Garcia

Address: 1276 Rivercrest Dr.

Property number on map: 8

I favor: _____

I object:

(State reason for objection)

Comments: (Use additional sheets if necessary)

My Property Value will go down
Eye Sore-(from my kitchen window)
Noise - Machinery, loud music, people talking

Trash
Traffic

Signature: Lucy M. Garcia

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FEB 04 2019
BY: _____

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-18-048 (1290 Rivercrest/1293 Hillcrest - MS)

Name: Louis J. Vitopil Jr.

Address: 1277 Hillcrest Dr.

Property number on map: 14

I favor: _____

I object:

(State reason for objection)

Comments: (Use additional sheets if necessary)

1) My property is directly beside the subject property and the noise will be very loud coming from this type of car wash and will negatively effect my peace + tranquility.
2) A car wash of this type will most assuredly reduce my property value (over)

Signature: L. Vitopil

RECEIVED
FEB 01 2019

- 3) I already have a continuous migration of litter from the existing car wash and do not expect it to lessen with one of the proposed type.
- 4) There will undoubtedly be increased traffic through my neighborhood + in front of my house.

PETITION OPPOSING: SPECIAL USE PERMIT TO ALLOW A NEW BIG LEAGUE CAR WASH COVERING LOTS AT 1290 RIVERCREST DR AND 1293 HILLCREST DRIVE

REF: CASE # PZ-18-048

Notice of Public Hearing on Tuesday, Feb 5, 2019, at 6:00 p.m. in the City Council Chambers, 550 Landa St., to provide an opportunity to recommend or oppose this request by Mr. Daniel T. McCutchen .

This property is currently zoned commercial but specifically states that no car wash be built there. Mr. McCutchen is seeking a special permit to change that. The current car wash was there prior to this action and was grandfathered in.

This car wash is huge and would cause increased noise, trash, loud music, and traffic in our neighborhood. It would also mean more damage to our already damaged roads.

Please sign below if you are opposed to this permit and give your address.

OPPOSE PERMIT TO ALLOW NEW CAR WASH

- 1) 1271 Rivercrest Sylvia Storey
- 2) 1267 Rivercrest Juanita Hash
- 3) 1263 Rivercrest John Siddle
- 4) 1260 Rivercrest Brandon Voth
- 5) 1259 Rivercrest Evelyn Biddison
- 6) 1256 Rivercrest Ed Richardson
- 7) 1244 Rivercrest Barbara Rutherson
- 8) 1231 Rivercrest Alicia Castellano
- 9) 1228 Rivercrest Clever Engellhardt
- 10) 1228 Rivercrest Dr. Foster Engellhardt
- 11) 1224 Rivercrest Dr Helen Clayton
- 12) 1220 Rivercrest D. Ed
- 13) 1216 Rivercrest P Confidential
- 14) 1208 RIVERCREST DR. Jimmy Ratis
- 15) 1203 Rivercrest Dr. Jenette Burt
- 16) 1251 Rivercrest Dr. Home owner Joseph Rodriguez Joseph Rodriguez
- 17) 1239 RIVERCREST DR. Renter
- 18) 1219 RIVERCREST S/W Willie Clule
- 19) 1212 RIVERCREST N.B 78130 Wesley Odell OWNER
- 20) 1188 RIVERCREST N.B. 78130 David Jurakinen OWNER
- 21) _____
- 22) _____
- 23) _____
- 24) _____
- 25) _____

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OPPOSE PERMIT TO ALLOW NEW CAR WASH

- 1) Denise Skym 1261 Hillcrest, rent *Denise Skym*
- 2) Carol Schumann 1249 Hillcrest owner *Carol Schumann*
- 3) Joshua Buck 1241 Hillcrest Dr. ~~owner~~ owner *JB*
- 4) Hector Carlos Collazo 1233 Hillcrest owner *Hector Collazo*
- 5) Joshua Cook 1269 Hillcrest owner *J Cook*
- 6) Jack Birkner 1245 Hillcrest owner *Jack Birkner*
- 7) Ken Strats 1237 Hillcrest *Ken Strats*
- 8) Bev Flora 1229 Hillcrest NB *Bev Flora*
- 9) Amber Loper 1225 Hillcrest Dr owner *Amber Loper*
- 10) Jean Henry 1217 Hillcrest Dr owner *Jean Henry*
- 11) Michael Tubbs 1213 Hillcrest Dr. renter *Michael Tubbs*
- 12) Robert Smith 1209 Hillcrest Dr owner *Robert Smith*
- 13) Barbara C. Bero 1244 Hillcrest owner *Barbara C Bero*
- 14) Lori Bragins 722 Woodcrest Circle *Lorraine* rent
- 15) Christopher McNeil 720 Woodcrest Circle owner *Chris McNeil*
- 16) Donald R. Clifton 1273 Hillcrest Dr owner *Donald R. Clifton*
- 17) Katie Rae + Jason Preston 1176 Rivercrest Dr owner *Katie Rae Preston*
- 18) Damon + Jenny Parker 1207 Rivercrest Dr. owner *Damon Parker*
- 19) Charles + Sarah Horner 1174 Woodcrest owner *Charles Horner*
- 20) Nicole Barnett 640 Crest Ln owner *Nicole Barnett*
- 21) Stacey Frank 1139 Rivercrest Dr, owner *Stacey Frank*
- 22) Mark Kneese 1268 Rivercrest Dr owner *Mark Kneese*
- 23) _____
- 24) _____
- 25) _____