



Department of Planning and Development Services

NOTICE OF PUBLIC HEARING

View details here:

nbtexas.org/PublicNotice

The New Braunfels Planning Commission will hold a public hearing at the request of **Patricia Yang** to consider a recommendation to City Council on the following Special Use Permit:

Property: 730 S. Mesquite.

Request: A Special Use Permit to allow the short term rental of a single-family dwelling in the "C-3" Commercial District. Additional information can be found at the following website: nbtexas.org/PublicNotice

Because your property is located within 200 feet of the request, State law requires that we notify you of the public hearing. **However, the zoning of your property will not be changed.** The public hearing process allows an opportunity for you to provide comments on the request. This aids the Commission in making a recommendation to City Council.

A public hearing for this request is scheduled before the Planning Commission on **Tuesday, June 7, 2022** at 6:00 p.m. in Council Chambers of City Hall, 550 Landa Street. Information on how to join the meeting is included with this notice. The Planning Commission's recommendation will be considered by City Council in another public hearing, tentatively scheduled **Monday, June 27, 2022**, also at 6:00 p.m. in Council Chambers. Both meetings are open to the public. All interested persons are invited to join these meetings.

If you wish to submit written comment, please complete ALL of the information below and return to:

Mail: City of New Braunfels
Planning Commission
550 Landa Street
New Braunfels, TX 78130

Case manager email: MOKelley@nbtexas.org
(If emailing, simply include below information)

If you have questions, please call Maddison O'Kelley at (830) 221-4056

Maddison O'Kelley

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP22-170 (MO)

Name: _____

I favor: _____

Address: _____

I object: _____ (State reason for objection)

Property number on map: _____

Comments: (Use additional sheets if necessary)

Signature: _____

PLEASE NOTE:

Typical procedure for discussion during public hearings is as follows:

1. Order of Speakers: First - Applicant or representative of applicant
 Second - Persons favoring the request
 Third - Persons opposing the request
2. The Commission Chair may set a time limit for speakers.
3. Speakers should be brief and to the point. Avoid repetition and redundancy.
4. The Commission, through the Chair, may suspend, interrupt, or alter the proceedings.

The Planning Commission makes a recommendation to the City Council.

It is the City Council that actually approves or denies a requested change in use or zoning.

Special Use Permits

When considering applications for a special use permit, the Planning Commission and the City Council evaluate the impact of the special use on, and the compatibility of the use with, surrounding properties and neighborhoods to ensure the appropriateness at the particular location. The Commission and the City Council shall specifically consider the extent to which:

- (a) *Comprehensive plan consistency.* The proposed use at the specified location is consistent with the goals, objectives and policies contained in the adopted Comprehensive Plan;
 - (b) *Zoning district consistency.* The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
 - (c) *Supplemental Standards.* The proposed use meets all supplemental standards specifically applicable to the use as set forth in this Chapter;
 - (d) *Character and integrity.* The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods, as required by the particular circumstances.
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According to Sec. 2.1-3 (b) of the Zoning Ordinance, if written protest against a proposed zoning change has been filed with the Planning Department, signed and acknowledged, by the owners of 20% or more of either the area of the land included in the proposed change or of property within 200 feet of it, the zoning change will require a three-fourths (3/4) vote of all the members of the City Council to become effective. In computing the percentage of land area, the area of streets and alleys shall be included.

Please contact Development Planning for more information
(830) 221-4050 or planning@nbtexas.org

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

