



PLANNING COMMISSION – July 5, 2022 – 6:00PM

City Hall Council Chambers

Applicant/Owner: Yolanda Cuellar

Address/Location: 854 W. Bridge Street

PROPOSED SPECIAL USE PERMIT – CASE #SUP22-216

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. BROWN LEIGH A & NEIL F | 10. WESOLICK JAMES A |
| 2. QUIROZ EDELIA | 11. JOHNSON WILLIAM D III |
| 3. HANZ GINGER MARIE | 12. HILLYER JEFFREY D |
| 4. FORRES DONALD | 13. WYRICK LINDA C |
| 5. PAGE DANIEL J & APRIL M | 14. STANGE KAREN L |
| 6. HILLYER CONSULTING SERVICES INC | 15. AYALA TONY L & BELINDA T |
| 7. BRODTMANN RICHAD H & LYNDIA | 16. HANSMANN RUSTY |
| 8. BRAUNE DARRELL & KARLA | |
| 9. KERNE ROSS J | |

SEE MAP

From: [RJ Kerne](#)
To: [Laure Middleton](#)
Subject: Fwd: 854 W. Bridge St. - Special Use Permit B&B
Date: Tuesday, July 5, 2022 3:16:02 PM

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.

Laure,

Please include my email with the notes for the meeting this evening, 7/5/22. I sent this to the wrong .com email address correct .org address.

My name is Ross Kerne and I live at 826 W Bridge St in New Braunfels, which is right next door to Yolanda Cuellar at the subject address. My wife and 11 year old son live with me. No one lives closer to this address than I do, so I hope that my comments carry the appropriate weight. I am in favor of the continued use of her property on W. Bridge as bed & breakfast (B&B) facility. Yolanda maintains the cleanliness and integrity of her property in a way that raises the quality of the neighborhood. Yolanda has two single family houses on her property, lives on premises, and rents out the other house that she is not living in. Since Yolanda lives on premises she can greet and maintain the quality of her guest. Yolanda communicates her high expectations to her guests and that results in clean and peaceful visitors to our downtown neighborhood. Her guests are quiet, polite, and do not negatively affect my quality of life even though we share a fence. Nothing about Yolanda's operation falls under the typical talking points normally used against bed and breakfasts and short term rentals in residential neighborhoods. Other long term renters in this neighborhood are loud, disruptive, and do not maintain their homes/yards like your typical caring homeowner would. Those long term tenants bring down the neighborhood, not Yolanda's B&B.

Yolanda has operated her B&B with a license from the city and has not received any complaints that should warrant the NB Planning Commission revoking the license that she has.

In short, Yolanda's property with B&B guests are welcomed and more favorable than the long term rentals that are allowed to operate in this area.

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Ross Kerne
826 W. Bridge St.
NB, TX 78130

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Ross Kerne

Not within Notification area

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP22-216 LM

Name: Colette Smith

I favor: _____

Address: 921 W Bridge St

I object: ☒ (State reason for objection)

Property number on map: _____

Comments: (Use additional sheets if necessary)

Please NO! my grandchildren ride their bikes over to see me. I have children living across the street. This is a family neighborhood. we don't need strangers. PLEASE

Signature: Colette Smith

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP22-216 LM

Name: Richard Smith

I favor: _____

Address: 921 W Bridge

I object: ☒ (State reason for objection)

Property number on map: _____

Comments: (Use additional sheets if necessary)

I oppose as a safety concern because of traffic and non-residents that don't have respect of other people's community.

Signature: 

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP22-216 LM

Name:

Holley & Landon Digby

Address:

955 W. Mill

I favor: _____

I object: ☒

(State reason for objection)

Property number on map: _____

Comments: (Use additional sheets if necessary)

We have three children and want it to remain a family neighborhood

Signature:

Holley Digby

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP22-216 LM

Name:

Jonathan Matocha

I favor: _____

Address:

935 W. Bridge St.

I object: ☒

(State reason for objection)

Property number on map: _____

Comments: (Use additional sheets if necessary)

I'm afraid this will cause other rentals on this street to change to B&Bs, causing the whole street to be re-zoned, causing increased property taxes, not to mention increased traffic and noise on this small street.

Signature:

Jon Matocha

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP22-216 LM

Name:

Michelle Matocha

I favor: _____

Address:

938 W. Bridge St.

I object: ☒

(State reason for objection)

Property number on map: _____

Comments: (Use additional sheets if necessary)

This street is a small street and a quiet neighborhood. We have children that play in the street and I'm afraid this would cause an increase in traffic and affect the safety of the children as well as other residents.

Signature:

Michelle Matocha