



PLANNING COMMISSION – August, 1, 2023 – 6:00PM

City Hall Council Chambers

Applicant: Killen, Griffin & Farrimond PLLC

Owner: Matthew T. Goles

Address/Location: 605 S Santa Clara Ave

PROPOSED SPECIAL USE PERMIT – CASE #SUP23-265

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. BALL LAURI G | 14. PORTERFIELD PICKETT & JULIANNA F |
| 2. MONTI LISA M & LOUIS | 15. KRAFT CARMEN |
| 3. DUARTE JOHAN G SR | 16. DOYLE FRANCIS W & MARGARET J RVCBL
LVNG TRST |
| 4. GUTHRIE ANDREW C | 17. ZERCHER DONALD W & STACIE ZERCHER |
| 5. MANES DAN | 18. JAINSONS PROPERTIES LLC |
| 6. DEAN PAUL & VANESSA | 19. NB BUTCHER LLC |
| 7. VILLALOBOS ROSA | 20. GARCIA MICHAEL ETAL |
| 8. RODRIGUEZ ARMANDO & ROSA | 21. ESQUEDA DANNY |
| 9. ADAM STEPHEN C JR & SYLVIA D | 22. SEALS FAMILY PROPERTIES LLC |
| 10. PFANNSTIEL HOPE HAZEL | 23. JIMMERSON TERESA & MICHAEL DAHLMAN |
| 11. RECTOR LAUREN A & JAMES M | 24. JOHNSON SHEILA & MOELLER HANS-
BERNARD |
| 12. DIAZ ARMANDO & ROSA MARIE | 25. WILLIAMS MICHAEL J & STEPHANIE A |
| 13. MCWHIRTER RYAN S | |

SEE MAP

Amanda Mushinski

From: Adam Bruchas <adamedward84@yahoo.com>
Sent: Tuesday, August 1, 2023 9:20 AM
To: Amanda Mushinski
Subject: SUP-23-265

Not within 200 ft notification area

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.

Amanda,

I am the owner at 695 S Santa Clara Ave and I am writing to express my opposition to the special use permit SUP23-265.

Thanks,

ADAM

Amanda Mushinski

From: William Word <will.c.word@gmail.com>
Sent: Friday, July 21, 2023 1:45 PM
To: Amanda Mushinski
Cc: Timothy Word
Subject: SUP23-265 - 605 S Santa Clara Ave

Property # 6

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 Amanda,

My name is Will Word, my brother (copied on this email) and I recently purchased 631 S Santa Clara Ave. I was informed there is a zone change request on the property next to our house and that the public is able to vote on the issue.

We would like to submit the vote of **OPPOSE** for the zone change.

Let me know if you have any questions!

Thanks,
Will W.
(830) 237-2430

H
JOHNSON SHEILA & MOELLER HANS-BERNARD

393 S SYCAMORE AVE

NEW BRAUNFELS TX 78130

Property #: 24

SUP23-265

Case Manager: AM

FAVOR ☐

OPPOSE ☒

COMMENTS

Honorable Council Members:

We strongly oppose the proposed zone change.
This is not the proper neighborhood for the R-31
with a SUP for Multifamily.

- 1) Santa Clara is not an uninterrupted through street. Building multifamily houses would sharply increase the risk of traffic accidents where Butcher intersects Santa Clara and Santa Clara intersects Eliot Knox Blvd.
- 2) Along Santa Clara and between Butcher and Eliot Knox Blvd. there are numerous newly renovated small family homes in the area which owners renovated with a view of living in a quiet neighborhood with stable property prices. The proposed zone change would put their values in question.

Sheila Johnson H B Moeller

ADAM STEPHEN C JR & SYLVIA D

PO BOX 311631

NEW BRAUNFELS TX 78131

Property #: 9

SUP23-265

Case Manager: AM

COMMENTS

FAVOR ☐

OPPOSE ☒

RODRIGUEZ ARMANDO & ROSA

640 S GUENTHER AVE

NEW BRAUNFELS TX 78130

Property #: 8

SUP23-265

Case Manager: AM

COMMENTS

FAVOR ☒

OPPOSE ☐

NO ↑

WILLIAMS MICHAEL J & STEPHANIE A
606 S SANTA CLARA AVE
NEW BRAUNFELS TX 78130
Property #: 25
SUP23-265
Case Manager: AM

FAVOR ☐

OPPOSE ☒

COMMENTS

- AS REFERENCED BY THE DUPLEX BEHIND US, AMOUNT OF CARS IN AREA CREATES MULTIPLE PARKING ISSUES INCLUDING DANGEROUS SITUATIONS WITH THE AMOUNT OF STREET PARKING
- THE INTERSECTION OF SANTA CLARA AVE & BUCKNER ST IS ALREADY VERY BUSY, THIS WOULD MAKE THE SITUATION WORSE
- DUPLEX DOES NOT FIT IN WITH VINTAGE HOMES IN THE AREA.

ZERCHER DONALD W & STACIE ZERCHER
588 S GUENTHER AVE
NEW BRAUNFELS TX 78130
Property #: 17
SUP23-265
Case Manager: AM

FAVOR ☐

OPPOSE ☒

COMMENTS

- We have lived in this house for over 50 years. We want to maintain the single family zoning.
- Infrastructure cannot handle it. Specifically water
 - Street is not wide enough to park on it so parking will be a problem

Steve & Zuhra

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

From: Stacie <szzercher@yahoo.com>

Sent: Wednesday, July 26, 2023 2:03 PM

To: acanpos@newbraunfels.gov

Cc: Robert Camareno <RCamareno@newbraunfels.gov>

Subject: 605 S Santa Clara

Property #17

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.

Mr Campos,

My name is Stacie Zercher. We live at 588 S Guenther. We have lived here for over 40 years.

We love our "Special Neighborhood District ". We are very concerned with the recent request for a zoning change. This request is coming from the owners of 605 S Santa Clara.

The property in question is seeking to be turned into an eight plex. The property is not large enough (by code) to sustain this. Parking is an issue. (Butcher) is the border street, as the property is on a corner. It is not wide enough for vehicles to get through if anyone is parked on the street. It's a mess right now and will be even worse if this project is approved. Also the water lines in this neighborhood have main breaks very often. There was a huge one last week in front of said property.

We walked the neighborhood last weekend and polled everyone who was home. We found no one in favor of this zoning change.

Please vote NO to this request. Please feel free to contact me.

Sincerely,

Stacie Zercher

588 S Guenther ave

(830)660-1482

Sent from my iPhone

MCWHIRTER RYAN S

740 BUTHER ST

NEW BRAUNFELS TX 78130

Property #: 13

SUP23-265

Case Manager: AM

FAVOR ☐

OPPOSE ☒

COMMENTS

THIS IS A TERRIBLE POSSIBILITY,
AND THE ABSOLUTE WORST
USE OF THE PROPERTY. THERE
ARE ALREADY EXISTING PARKING
ISSUES, AND BUTCHER ST. IS
A NARROW STREET TO BEGIN WITH.
ENTIRE NEIGHBORHOOD IS OPPOSED.
IT WILL LOWER PROPERTY VALUES,
AND OVER-TAX THE EXISTING WATER
INFRASTRUCTURE. STRONGLY OPPOSED!

PORTERFIELD PICKETT & JULIANNA F

775 ROOSEVELT ST

NEW BRAUNFELS TX 78130

Property #: 14

SUP23-265

Case Manager: AM

FAVOR

☐

OPPOSE

☒

COMMENTS

*Strongly opposed to
this type of development
in the neighborhood*

KRAFT CARMEN

755 ROOSEVELT ST

NEW BRAUNFELS TX 78130

Property #: 15

SUP23-265

Case Manager: AM

FAVOR

☐

OPPOSE

☒

COMMENTS

Amanda Mushinski

From: Lauri Ball <ball.l@sbcglobal.net>
Sent: Tuesday, September 26, 2023 3:05 PM
To: Amanda Mushinski
Subject: SUP23-265 Proposed Rezoning of 605 S Santa Clara Avenue

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 Amanda,

I too strongly oppose the proposed rezoning of 605 S Santa Clara Avenue to allow a multi-family dwelling. As others have stated, the infrastructure is aging and not set up for this type of development. The main water lines in this area have already required multiple significant repairs, in particular at that very corner. Also, Butcher and Santa Clara in this area are not set up to handle an exponential increase in traffic and parking. A multifamily dwelling on this one lot would add a (very) significant number of cars to this tight location, not to mention additional parking needs for their visitors. This would have a negative and unfair impact on the value, peace and quality of the neighborhood for surrounding properties.

If proposal is still under consideration, please vote NO to this request.

Sincerely,

Lauri
Property #1