

**PLANNING COMMISSION – November 7, 2017 – 6:00PM**

New Braunfels Municipal Building, Council Chambers

**Applicant:** Barbara Wrobel for Bavarian Village Inc.

**Property Location:** 9.27 acres out of Lot 1, Block 1, Starlight Terrace, Unit 2, located in the Live Oak Mobile Home Community on Ashbury Avenue

**PROPOSED REZONING – CASE #PZ17-044**

The circled numbers on the map correspond to the property owners listed below. All information is from the Comal Appraisal District Records. The property under consideration is marked as "SUBJECT".

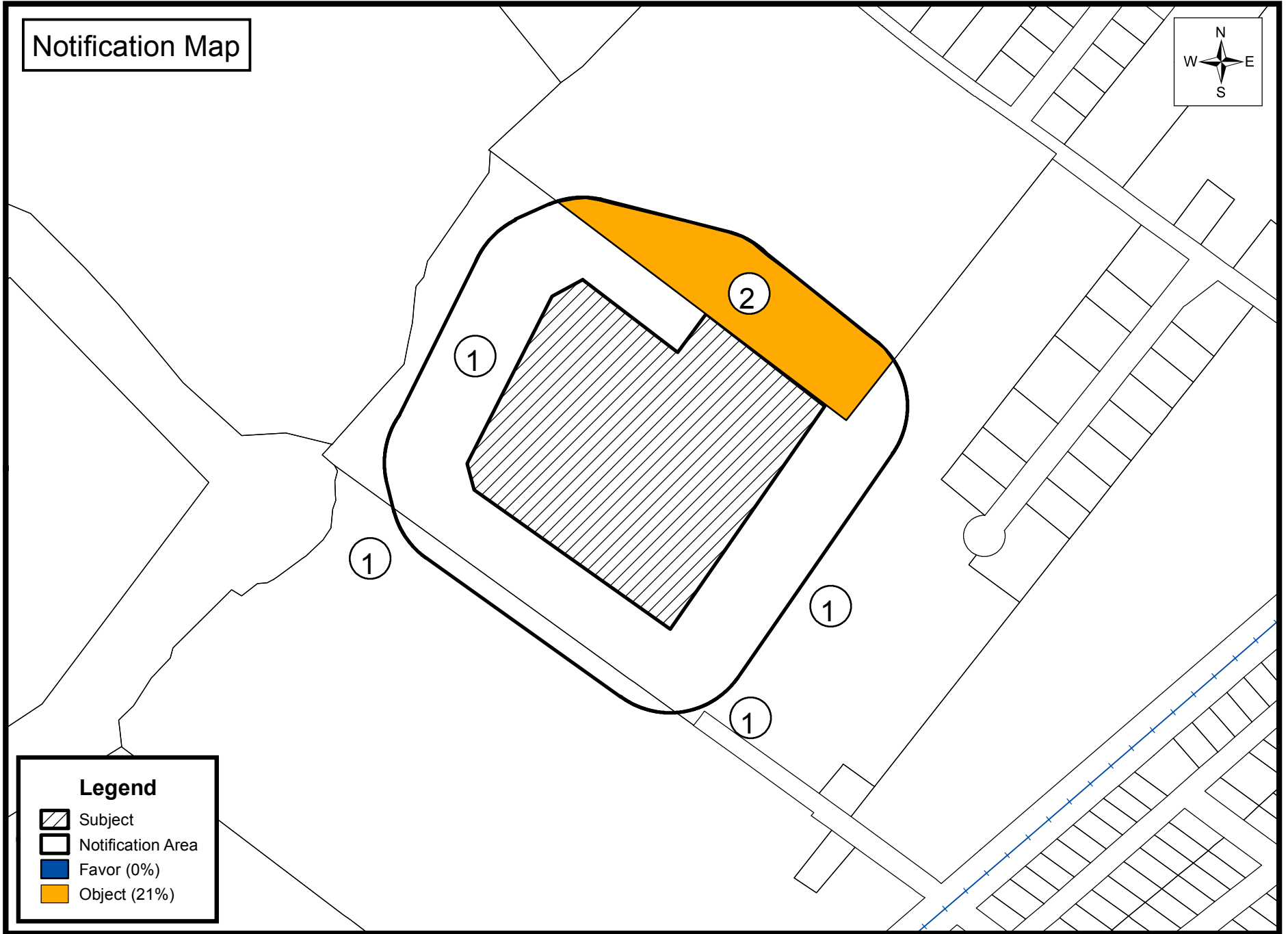
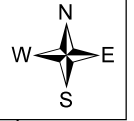
1. Bavarian Village Inc

2. Grist, Joseph & Susan

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**SEE MAP**

# Notification Map



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ17-044 (Wrobel) MG)

Date Sent: 10/23/17

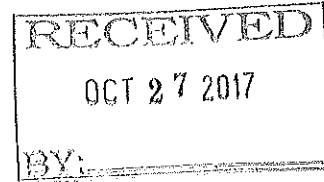
Name: Joseph C Grist / Susan Weber Grist I favor: \_\_\_\_\_

Address: 727 N. LINE OAK AVE

Property number on map: \_\_\_\_\_

I object: /  
(State reason for objection)

Comments: (Use additional sheets if necessary)



Signature: \_\_\_\_\_

*[Handwritten signature]*  
Susan Weber Grist

October 26, 2017

RECEIVED  
OCT 27 2017

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

Ref: Rezoning of property

Dear Planning Commission:

We received your undated letter notifying us of a public hearing at the request of Barbara Wrobel for Bavarian Village Inc., owner of the Live Oak Street manufactured housing community. You have the planned public hearing before the Planning Commission for Tuesday November 7, 2017 and a subsequent public hearing before City Council on Monday November 27, 2017 and provided us with an opportunity to respond to this proposed zone change. According to the map you have provided us, we are the only property owners that will be notified and affected by this zone change. There have been no signs posted as required in the City Code, Sec. 144.2.1; subsection 2.1-2 giving notice of the proposed zone change.

Please accept this response as our protest against the requested change initiated by Barbara Wrobel to expand her trailer park over her requested 9 acres bordering our property. Our property has been in my family since my grandfather; Dr. Carl Wille bought it in 1948. We grew up on N. Live Oak Ave. when it was a dirt road and only 5 houses and have seen not only this city but our tiny street grow into several neighborhoods including Barbara Wrobel's trailer park. We have worked hard to maintain our property and build our home. We have invested a great deal of time and money in sprigging our fields and maintaining a productive harvest of hay. As I recall she bought her current property in the mid to late 1990's, according to her, sight unseen during the time of the savings and loan failures as a resolution trust purchase. Our parents and none of the other neighbors on Live Oak Ave, McGar Street or Seidel Street were ever notified of Barbara and Rueben Wrobel's intentions to build a multi-unit manufactured housing community. No one was ever given an opportunity to express their concerns of having a densely populated development next door.

Her property borders two sides of our property and she has no screening or buffer barrier. We have had many, many issues with her residents in those trailers including trespassing onto our property, throwing trash into our fields, setting one of our hay bales on fire, unacceptable noise level from parties, gun shots being fired and shooting fireworks off into our fields. There have been many times when stray pets are running loose on our property as well as numerous occasions of her cows getting out and trampling down our sprigged hay fields. This usually involves the police in getting the cows off our property. Statistics show that trailer parks are notorious for crime. I have first hand knowledge of

this. My mother who lives across the street from us had her front door kicked in and her house robbed by two thieves living in one of her trailers. The police were able to track down the two thieves in one of her trailers and found much of my mother's stolen property in that trailer. This just gives you a small picture of the trailer park community that she wants to expand. The transient nature of her residents means there are different neighbors every 6 months. Let me just say, we have never trespassed onto her property.

With her wanting to expand with more trailers and more storage buildings, she disrupts traffic on N. Live Oak bringing those trailers in. She or her property manager drive their cars across the street, blocking the street while she maneuvers one of those trailers into her community. I have witnessed this myself being blocked by her while I'm trying to get to work. No police around to supervise any traffic causing everyone to turn around due to her callous disregard of all of us traveling on N. Live Oak Ave. She brings those trailers across the Katy Street tracks ripping out the dividing cones every time. We just spoke with a person who was assessing the damage this last week at the Katy railroad track crossing and told us that Barbara Wrobel does this each time she brings in one of her trailers. Why is she allowed to do that? Aren't those cones there for safety for the rest of us? Since she has never lived in her own trailer park, she told us this herself, she doesn't understand the consequences of her actions and how it effects the people who have lived here for years.

Putting those trailers behind our property allows an opportunity for more crime, more noise, more traffic and takes away what green space is left. Allowing her to construct impervious surfaces for her expansion is only going to add to the flooding problem we already experience. Since we were born and raised in New Braunfels and lived on N. Live Oak Ave. all of our lives, we went through the 1972 flood, the 1998 flood and countless other floods and know first hand that building impervious surfaces upstream floods residents down stream. We are down stream. During our many high water events in the past, that part of her property is subject to dangerous flooding. Our safety could be detrimentally impacted by this increase of impervious surfaces with her building streets, and expanding her trailer park.

After many months and years of planning, we've just settled with the City of New Braunfels in moving forward with the construction of a new bridge, across the low water crossing at the N. Live Oak and the Dry Comal Creek which borders the front of our property. This is part of the Katy Live Oak Ave drainage project. This project is only a few weeks away from starting construction and N. Live Oak Ave. will be closed off not allowing traffic through. We are already being inconvenienced by the closing of the street when trailers are being brought in or out. Not only will Barbara Wrobel be adding more traffic, she will be blocking N. Live Oak to the Katy tracks for the residents on N. Live Oak and all the residents of McGar and Seidel streets as well. We already have a concern with only having one way out in an emergency with the beginning of this project and with a train possibly blocking our exit, she would compromise the safety of all of us.

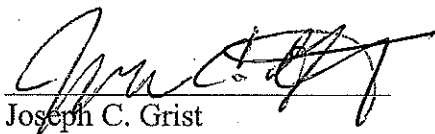
According to the City Ordinance Code (201.33), 8 trailers are allowed on one acre. That means she will be allowed to bring in 72 trailers. That is 72 more trailers, more noise,

and more traffic detrimentally impacting an already overcrowded high traffic tiny street. With the soccer field traffic and people parking in the street during those games there are many times when we are unable to drive on our own street within a reasonable period of time due to the high traffic.

We were not allowed to have an opinion in the 1990's when she constructed the manufactured housing complex nor do we get to have an opinion on how many trailers she keeps putting in her "community". We never receive any notice when she blocks our street for more than an hour bringing her trailers in. We are now speaking out. We have been more than patient and cooperative with Barbara Wrobel. We are vehemently against her bringing more trailers in and building more storage units.

As your letter states, "According to Sec. 2.1-3(b) of the Zoning Ordinance, if a protest against such proposed zoning or zoning change has been filed with the Planning Department, duly signed and acknowledged by the owners of 20% or more, either of the area of the land included in such a proposed change or those owners of property immediately adjacent to the subject property and extending 200 feet therefrom, such zoning change shall not become effective except by a three-fourths (3/4) vote of all the members of the City Council. In computing the percentage of land area, the area of streets and alleys shall be included." This is known as the 20% rule. We are the only property owners adjacent to the subject property. Therefore, we are owners of 100% of the proposed property change and according to this ordinance; the zoning change shall not take place except by vote of City Council.

Sincerely



Joseph C. Grist



Susan Weber Grist