

PLANNING COMMISSION – Wenesday, October 4, 2017 – 6:00PM

New Braunfels Municipal Building, Council Chambers

Applicant: Jeramie Hernandez

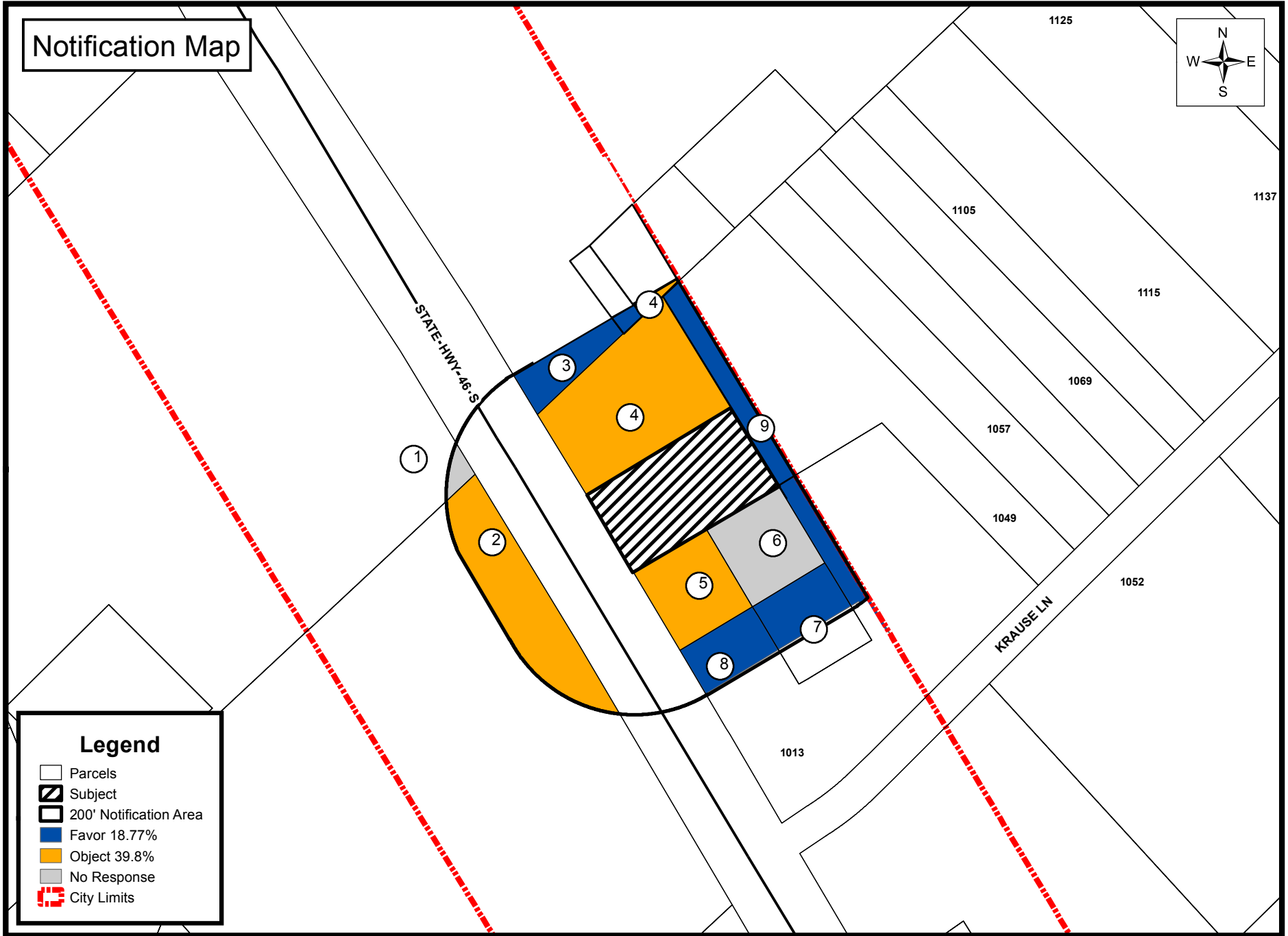
Property: 0.716 acres out of subdivision No. 101 of the A.M. Esnaurizar Eleven League Grant, Abstract No. 20, Guadalupe County, Texas addressed at 2635 S. Hwy 46

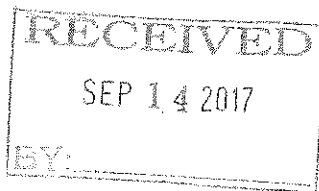
PROPOSED SPECIAL USE PERMIT – CASE #PZ-17-032

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”.

1. Erben, William Anthony
2. Aque, Charles
3. Friesenhahn, Clarence Indv & Friesenhahn Credit Trust
4. Rangel, Rosita Maria
5. Partida, Arthur & Cruz
6. Partida, Arturo Jr. & Carolyn
7. Herrera, Serapio S & A
8. Herrera, Serapio S
9. Jeramie Hernandez

SEE MAP



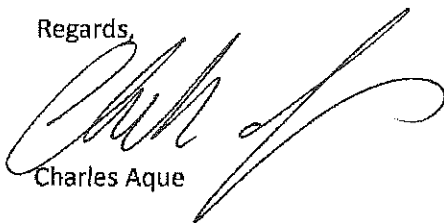


City of New Braunfels
Planning Commission
550 Landa Street
New Braunfels, TX 78130

To Whom It May Concern:

I'm the owner of 2624 S. Hwy 46 and I object to the rezoning of the properties, as it will adversely impact the value of my property, as well as adjacent properties. Should you have any further questions or concerns, please feel free to give me a call at (732) 829-4374.

Regards,

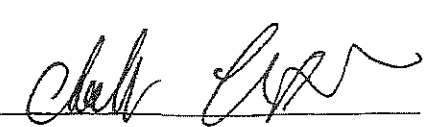

Charles Aque

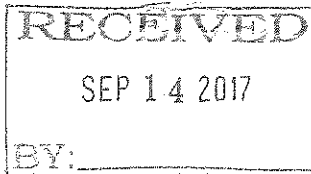
YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ17-032 (Hernandez) MG)
Date Sent: 8/24/17

Name: Charles Aque
Address: 2624 S. Hwy 46 - New Braunfels, TX
Property number on map: 2

Comments: (Use additional sheets if necessary)

Signature: 



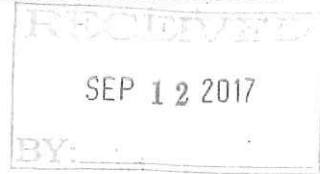
I favor: _____

I object: ✓
(State reason for objection)

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ17-032 (Hernandez) MG)

Date Sent: 8/24/17



Name: Rene Rangel

I favor: _____

Address: 719 W San Antonio

Property number on map: 4

I object: ☒
(State reason for objection)

Comments: (Use additional sheets if necessary)

Did not Receive accurate
Information / property owner / Part of 3 on map

Signature: [Signature]

property ID # 133440 part # 3

Opposed For VSF

Because of Families and children
~~next~~ to the Fence on All sides

SEP 12 2017

- Looks like a junk yard
Fence / Salvage yard
- Safety of my Family
- In and Out At all Hours
Noise
- and they Have another
Location / Dont keep it
up / looks trashy / w Tire in Front
Side
- Dont Have a office
- Dont Follow guide lines
Made by the city
- Dont Have Septic OR
- Water on property

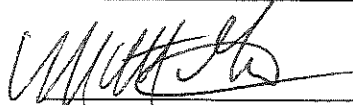
~ ~~Being~~

(The City needs to Regulate
These VSF and guide lines)

I Object For the request of
deviations From City's development
STANDARDS

- ① IF The City's development STANDARDS
ASK FOR 6' TO 8' TALL MASONRY wall
be CONSTRUCTED AND TO plant 1 shade
Tree per linear Feet adjacent to the
Common property line of the adjacent
Residential properties it should be done
- ② IF The City's development STANDARDS
ASK FOR PAVING The parking and
vehicle storage AREA with concrete
Asphaltic concrete or ASPHALT it
should be done
- ③ And whats going to happen
with the water Run off with
Battery Acid, Oil + Transmission
Fluids Leaking from vehicles stored
There

If you have questions, please call Matt Greene at (830) 221-4053



Matt Greene, CFM

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YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ17-032 (Hernandez) MG)

Date Sent: 9/15/17

Name: _____

Arthur Partida

Address: _____

2647 Hwy 46 S

Property number on map: _____

5

I favor: _____

I object: _____

(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: _____



STATE OF TEXAS §
 §
COUNTY OF COMAL §

OCT 7 3 2017

AFFIDAVIT

Before me, the undersigned notary, on this day personally appeared C. L. FRIESENHANN, the affiant, a person whose identity is known to me. After I administered an oath to affiant, affiant testified:

"My name is C. L. Friezenhann I am over 18 years of age, of sound mind, and capable of making this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.

It is my understanding that Jeramie Hernandez is applying with the City of New Braunfels for a change of use of his property located at 2635 S. Hwy 46, New Braunfels, Texas. He would like to operate a Vehicle Storage Facility on his property.

I am a neighbor of his with property located at: 2539 State Hwy 46 S.

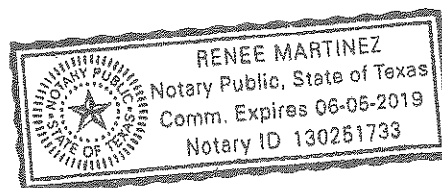
I have no objection to the change of use of the property to that of a Vehicle Storage Facility.

C. L. Friezenhann
Affiant

SUBSCRIBED AND SWORN to before me by _____ on this the 2 day of October, 2017, to certify which witness my hand and seal of office.

Renee Martinez
Notary Public in and for the State of Texas

#3



If you have questions, please call Matt Greene at (830) 221-4053



Matt Greene, CFM

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ17-032 (Hernandez) MG)

Date Sent: 9/15/17

Name: SERAPIO HERRERA

Address: 2655 S. STATE HWY 46

Property number on map: 7

Comments: (Use additional sheets if necessary)

I favor: Yes

I object: _____
(State reason for objection)

RECEIVED
OCT 03 2017

Signature: [Handwritten Signature] / Alicia HERRERA

If you have questions, please call Matt Greene at (830) 221-4053



Matt Greene, CFM

.....
YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ17-032 (Hernandez) MG)

Date Sent: 9/15/17

Name: SERAPIO HERPERA

Address: 2655 S. STATE HWY 46

Property number on map: # 8

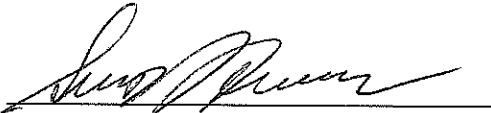
Comments: (Use additional sheets if necessary)

I favor: Yes

I object: _____
(State reason for objection)

RECEIVED

OCT 03 2017

Signature: 

STATE OF TEXAS
COUNTY OF COMAL

§
§
§

Outside 200'
Notification Area

AFFIDAVIT

Before me, the undersigned notary, on this day personally appeared Nick Lockstedt, the affiant, a person whose identity is known to me. After I administered an oath to affiant, affiant testified:

"My name is Nick Lockstedt. I am over 18 years of age, of sound mind, and capable of making this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.

It is my understanding that Jeramie Hernandez is applying with the City of New Braunfels for a change of use of his property located at 2635 S. Hwy 46, New Braunfels, Texas. He would like to operate a Vehicle Storage Facility on his property.

I am a neighbor of his with property located at: 2624 S State Hwy 46.

I have no objection to the change of use of the property to that of a Vehicle Storage Facility.

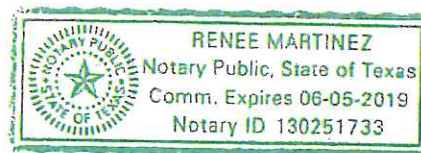
[Signature]

Affiant

SUBSCRIBED AND SWORN to before me by _____ on this the 11th day of August, 2017, to certify which witness my hand and seal of office.

Renee Martinez

Notary Public in and for the State of Texas



Outside 200'
Notification Area

STATE OF TEXAS §
 §
COUNTY OF COMAL §

AFFIDAVIT

Before me, the undersigned notary, on this day personally appeared Steven R. Krause, the affiant, a person whose identity is known to me. After I administered an oath to affiant, affiant testified:

"My name is STEVEN R. KRAUSE. I am over 18 years of age, of sound mind, and capable of making this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.

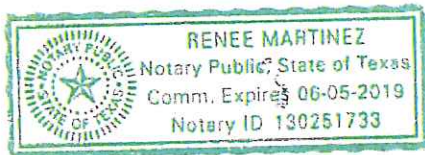
It is my understanding that Jeramie Hernandez is applying with the City of New Braunfels for a change of use of his property located at 2635 S. Hwy 46, New Braunfels, Texas. He would like to operate a Vehicle Storage Facility on his property.

I am a neighbor of his with property located at: 2741 State Hwy 46 South N.B. TX 78130

I have no objection to the change of use of the property to that of a Vehicle Storage Facility.

Steven R. Krause
Affiant

SUBSCRIBED AND SWORN to before me by STEVEN R. KRAUSE on this the 31 day of August, 2017, to certify which witness my hand and seal of office.



Renee Martinez
Notary Public in and for the State of Texas

Outside 200'
Notification Area

STATE OF TEXAS §
 §
COUNTY OF COMAL §

AFFIDAVIT

Before me, the undersigned notary, on this day personally appeared JOSE HERRERA the affiant, a person whose identity is known to me. After I administered an oath to affiant, affiant testified:

"My name is JOSE HERRERA. I am over 18 years of age, of sound mind, and capable of making this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.

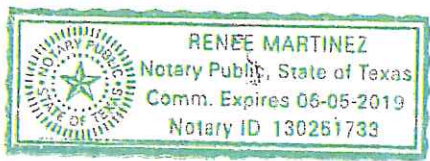
It is my understanding that Jeramie Hernandez is applying with the City of New Braunfels for a change of use of his property located at 2635 S. Hwy 46, New Braunfels, Texas. He would like to operate a Vehicle Storage Facility on his property.

I am a neighbor of his with property located at: 1057 KRAUSE LN, NEW BRAUNFELS,

I have no objection to the change of use of the property to that of a Vehicle Storage Facility.

Jose Herrera
Affiant

SUBSCRIBED AND SWORN to before me by JOSE HERRERA on this the 31 day of August, 2017, to certify which witness my hand and seal of office.



Renee Martinez
Notary Public in and for the State of Texas