

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

New Braunfels Municipal Building, Council Chambers

**Applicant:** Justin Alcorn

**Property:** Lots 8 and 9, Seidels Subdivision, addressed at 1133 S. Hwy 46

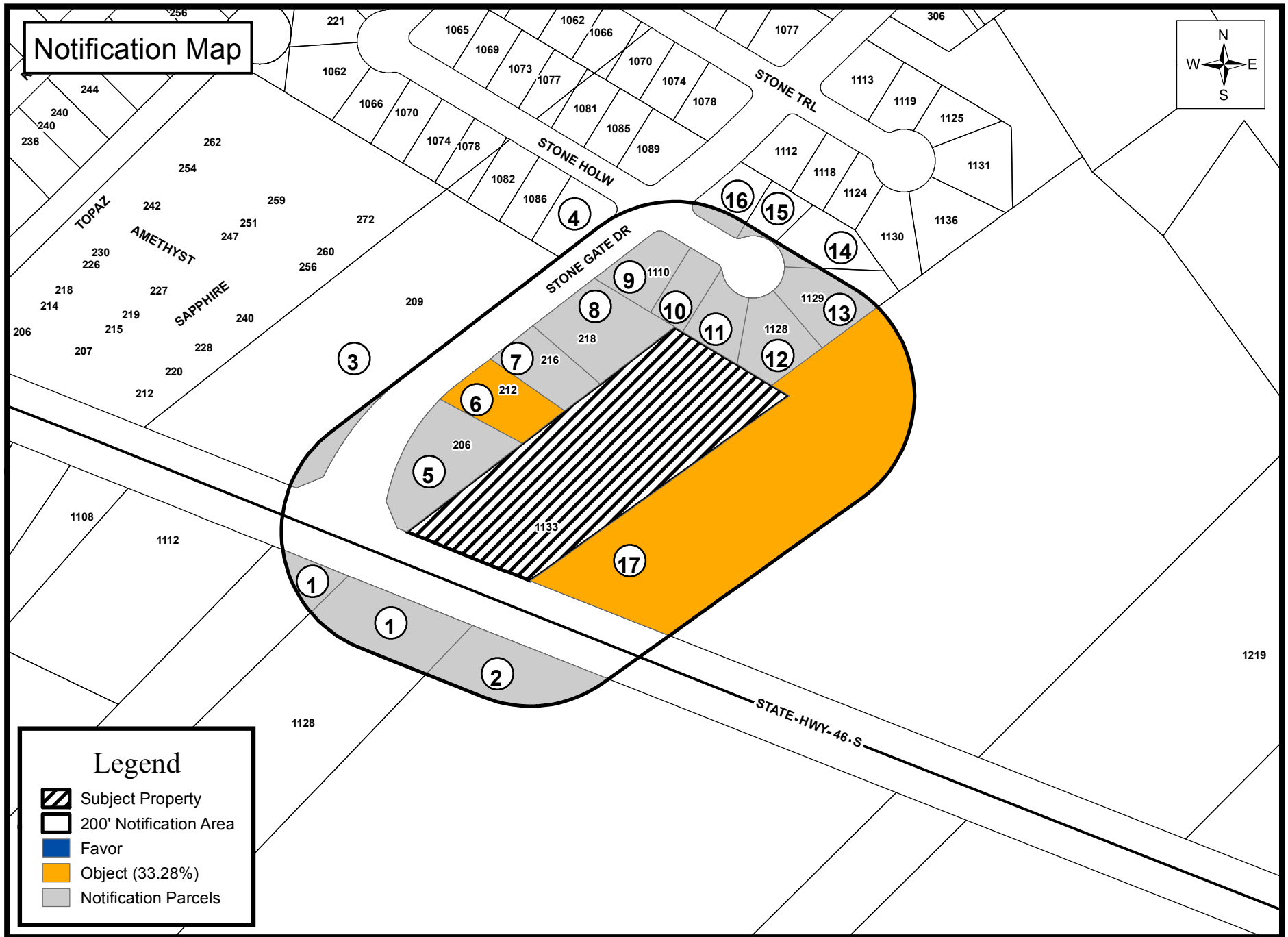
**PROPOSED REZONING AND SPECIAL USE PERMIT – CASE #PZ-17-039**

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. Wind River valley Ltd.
2. Guadalupe River Ranch LP
3. City of New Braunfels
4. Vera, Marisoline
5. CDSN Enterprises LLC
6. Wolfe-Freed, Linda Sue & F William Freed & Sarah Elizabeth Freed
7. Mundt, Ian
8. Dirt Dealers X
9. Orona, Orlando
10. Balouch, Brock
11. Alvizo, Manuel & Norma
12. Ruiz, Jose & Veronica Parra
13. Gray, Robert & Elena
14. De Alba, Jorge Garcia & Anna Ruth Garcia
15. Scandale Properties, LLC
16. Garcia, Donald & Carmela
17. Gillette Holdings, Ltd.

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**SEE MAP**



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ17-039 (Alcorn) MG)

Date Sent: 9/15/17

Name: James Stewart, agent for Gillette Holdings, Ltd.

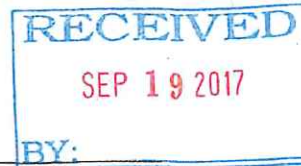
Address: 10010 San Pedro Ave, Suite 105 San Antonio, TX 78216

Property number on map: 17

Comments: (Use additional sheets if necessary)

We plan to develop a multi-family site on our tract. A construction yard would negatively impact our development since it would be adjacent. That said, if a <sup>new</sup> solid fence (not chain link) were to be built by Applicant that would screen their yard from our development, we would consider removing objection.

Signature: [Signature]



I favor: BY:

I object: X  
(State reason for objection)

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ17-039 (Alcorn) MG)

Date Sent: 9/15/17

Name: Linda S Wolfe-Freed

Address: 614-C S Business IH35, NRB

Property number on map: 6 <sup>TX</sup> 78130

Comments: (Use additional sheets if necessary)

Signature: [Signature] (626) 274-  
274-4070  
(830) 500-3314



I favor: \_\_\_\_\_

I object: X  
(State reason for objection)

Justin Alcorn  
1133 State Hwy 46  
New Braunfels, Texas 78130  
210-319-8205  
[Justinra73@gmail.com](mailto:Justinra73@gmail.com)  
[Mark@MarkStuartArchitect.Com](mailto:Mark@MarkStuartArchitect.Com)

Date: 12 December, 2017

**SUBJECT: Zoning and SUP Request for 1133 State Highway 46 – Request to Remove Objection**

James Stewart  
Agent for Gillette Holdings, LTD.  
10010 San Pedro Ave, Suite 105  
San Antonio, Texas 78216

Linda Wolfe Freed  
614-C Business IH 35  
New Braunfels, Texas 78130  
Phone: 626-274-4076 / 830-500-3314

*Business*  
*(614-C S. IH 35)*

Hello Neighbors,

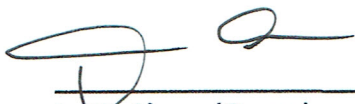
To Address your concerns on the subject Zoning and SUP request, if you remove your objections, I am agreeing to perform the stipulations stated herein and shown on the attached site plan exhibit.

1. Perform Site Improvements to address storm drainage from the West side of the site (and in particular the West Side Adjacent Duplex Lots) in compliance with the city's development standards and as required and set forth by the approved civil engineer's drainage study and engineered civil site improvements.
2. Repair Existing Sections of wood fence of the West Side Duplex Lots- damaged as a result of Site Improvements.
3. Extend the Perimeter Masonry Fence to run also along the East Side of the Site as shown on the attached Proposed Site Plan.

If you agree, please indicate your removal of your objections so that I can proceed with the Zoning Request accordingly, and email and/or mail this letter signed to my address above.

Thank you so much for your support. If you have any questions feel free to call me at my number above or my architect, Mark Stuart at 830-557-4444. We are looking to have this matter resolved prior to the January 8, 2018 City Council meeting.

Parties agree to stipulations and to remove objections:

  
\_\_\_\_\_  
**Justin Alcorn (Owner)**  
1133 State Highway 46  
New Braunfels, Texas 78130

\_\_\_\_\_  
**James Stewart**  
Agent for Gillette Holdings, LTD.  
10010 San Pedro Ave, Suite 105  
San Antonio, Texas 78216

\_\_\_\_\_  
**Linda Wolfe Freed**  
614-C Business IH 35  
New Braunfels, Texas 78130

**2 Attachments**

- 1-Objections
- 2-Existing and Proposed Site Plan





13300 Old Blanco Rd #201  
San Antonio, TX 78216  
(210)369-9509

Borrower/Owner: JUSTIN ALCORN  
Address: 1133 TX 46  
NEW BRAUNFELS, TX 78130  
GF No. 115002630

This survey is hereby accepted with all encroachments,  
overlaps, conflicts, and discrepancies in improvements,  
boundary lines, and/or land area.

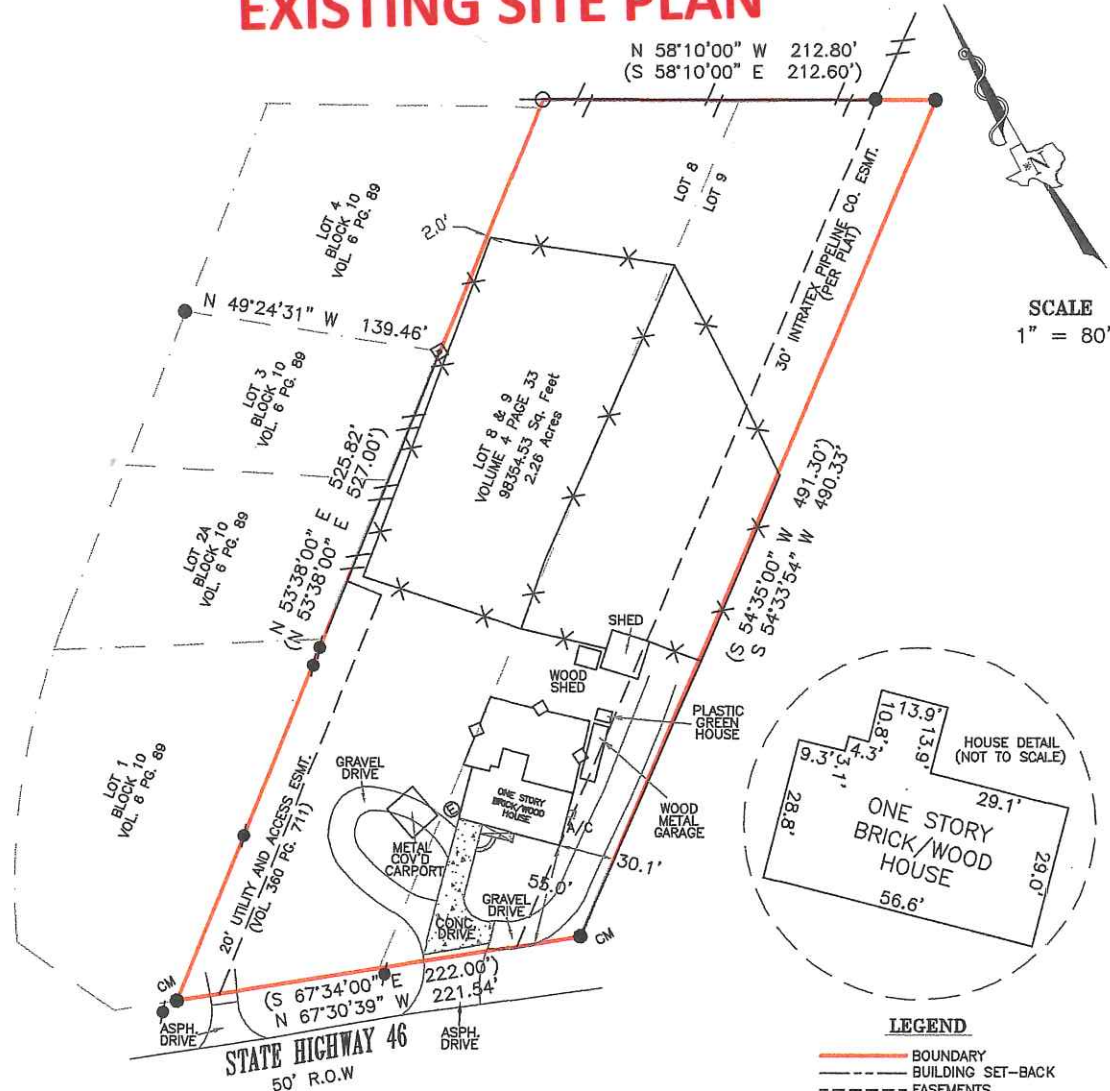
X  
X



#### LEGAL DESCRIPTION

Being Lots 8 and 9, of SEIDEL'S SUBDIVISION, an addition to Comal/Guadalupe County, Texas, according to the map or plat thereof recorded in Volume 4, Page 33, of the Plat Records of Comal County, Texas and in Volume 4, Page 9, of the Plat Records of Guadalupe County, Texas.

## EXISTING SITE PLAN



SCALE  
1" = 80'

#### NOTES

1. BEARINGS AND DISTANCES IN ( ) BASED ON RECORD PLAT VOLUME 4, PAGE ,  
PLAT RECORDS COMAL COUNTY, TEXAS.

Item No. 1, Schedule B, has been deleted in its entirety.

10a) 30 foot Easement along the easterly property line of Lot 9, as shown on  
plat and as granted to Intratex Gas Company, a Texas corporation recorded in  
Volume 429, Page 115, Deed Records of Guadalupe County, Texas.

10b) A 20.0 foot Utility and access easement out of your Lot (8) Eight of the  
Seidel Subdivision and conveyed to Lawrence W. Bundwick and wife Joyce  
Bundwick as recorded in Vol. 557 Pg. 751 of the Guadalupe County, Texas.

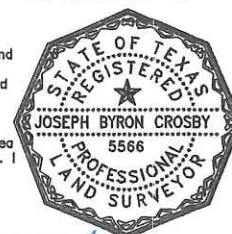
I Joseph Byron Crosby, a Registered Professional Land  
Surveyor do hereby certify that the above plat  
represents an actual on the ground survey performed  
under my direct supervision and is true and correct  
to the best of my knowledge and belief and that  
there are no visible encroachments, overlapping of  
improvements and no discrepancies, shortages of area  
and conflicts in the boundary lines except as shown. I  
further certify that this survey meets the minimum  
standards established by the Texas Board of  
Professional Land Surveying.

- LEGEND**
- BOUNDARY
  - - - BUILDING SET-BACK
  - - - EASEMENTS
  - - - MISC-CONCRETE
  - - - ADJOINER
  - CHAINLINK FENCE
  - WOOD FENCE
  - WIRE FENCE
  - CM CONTROL MONUMENT
  - CALCULATED POINT
  - FOUND IRON ROD
  - FENCE POST
  - ⚡ PP ( POWER POLE )
  - Ⓜ EM ( ELECTRIC METER )

SURVEY: A.S.	DATE	03/31/17
DRAWN	E.P.T.	
CHECKED	AR	
APP'D	JBC	
SCALE	1"=80'	PAGE 1 OF 1
JOB NO.	170302154	
TEXAS FIRM #10194244		

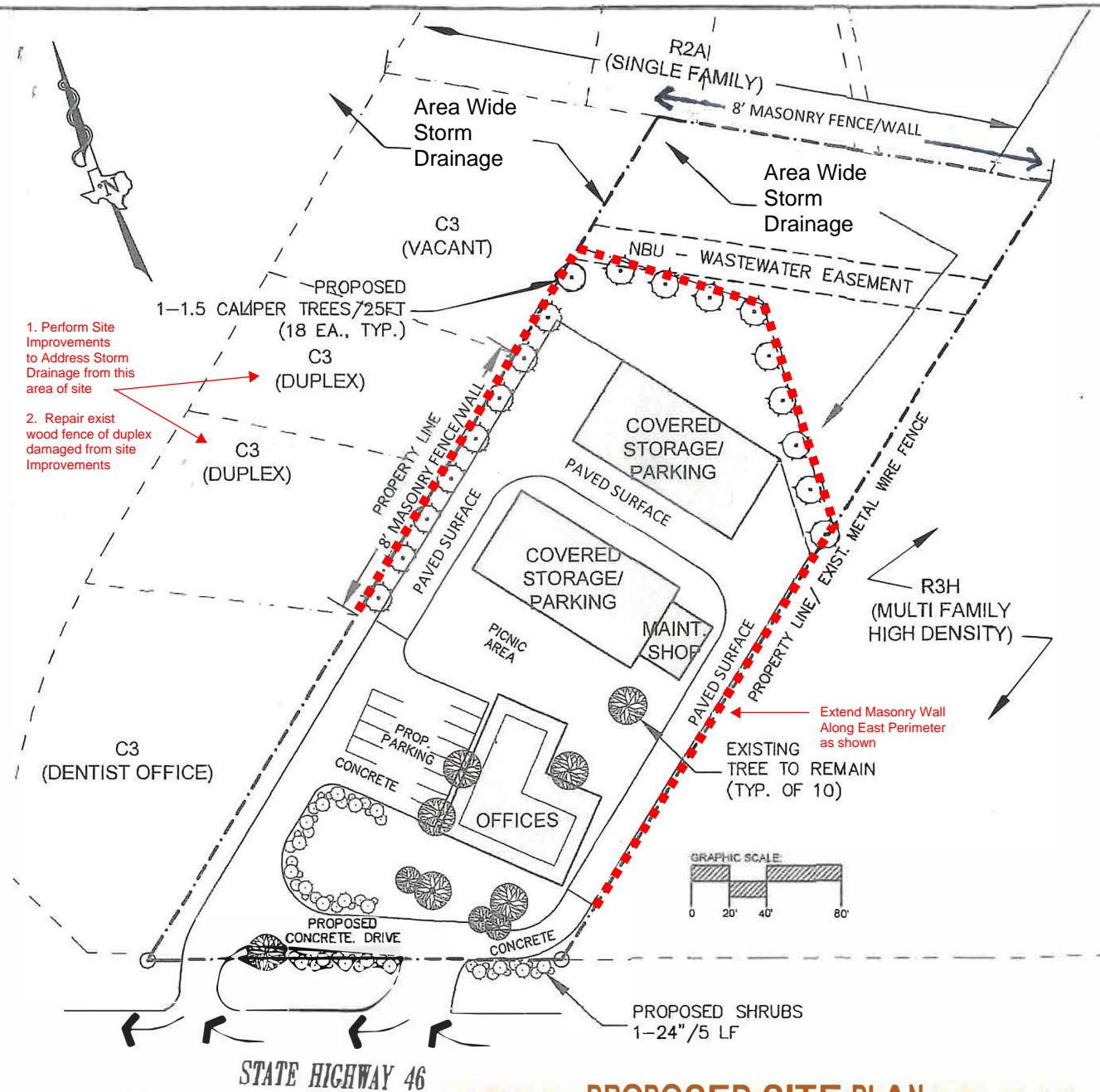
ACCORDING TO FEMA MAP NO.48091C0455F  
WITH AN EFFECTIVE DATE OF SEPTEMBER 02, 2009,  
THIS PROPERTY LIES WITHIN ZONE X AND  
IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.  
THIS INFORMATION IS SUBJECT TO CHANGE  
AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.

JOSEPH BYRON CROSBY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5566



## SUP AGREED STIPULATIONS

1. Build Masonry Wall on all Three Sides of the site as shown.
2. Perform Drainage Report and Implement Storm Drainage Improvements per Civil Engineer.
3. Repair Section of Duplex Fence Damaged as a result of site improvements



## PROPOSED SITE PLAN

24/7 DESIGN



ARCHITECTURE & PLANNING

1133 HIGHWAY 46  
NEW BRAUNFELS, TEXAS

ARCHITECT:  
**MARK A. STUART**  
605 Ridgcliff Drive, New Braunfels, Texas 78132, USA  
Tel: (830) 557-4444

SITE PLAN  
PROPOSED IMPROVEMENTS

DATE:  
08/22/2017

DRAWN BY:  
AS

CHECKED BY:  
MS

CHECKED BY:

REV.:

REV. DATE:

SHEET:

SCALE:  
1"=80'-0"

NOTES: PLAT AMENDMENT REQUIRED TO COMBINE  
2 LOTS INTO 1.

**A1**



YOUR OPINION MATTERS - DETACH AND RETURN

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