

PLANNING COMMISSION – June 5, 2018 – 6:00PM

New Braunfels City Hall Council Chambers

Applicant/Owner: Tony and Judy Dickerson

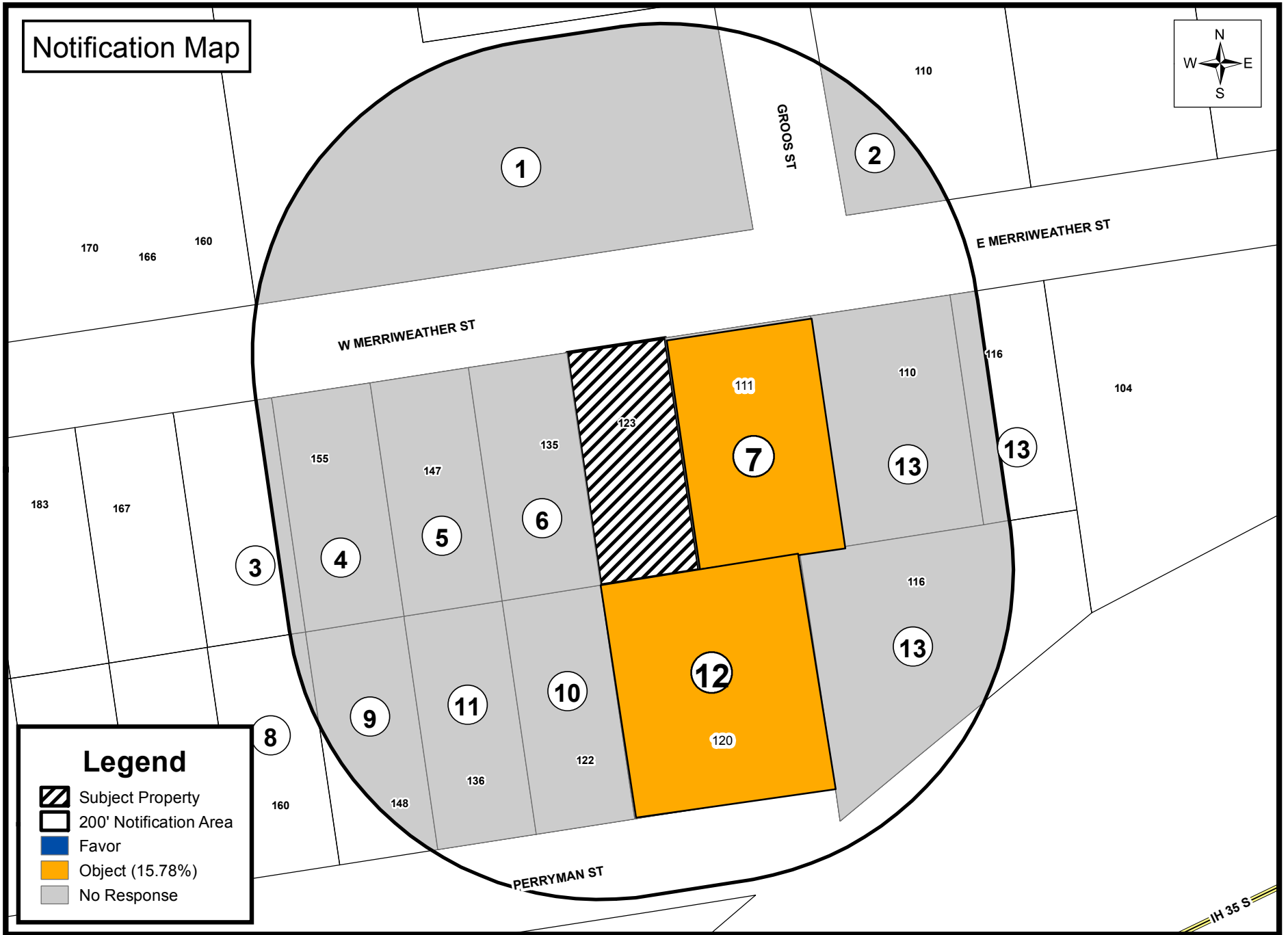
Address/Location: 123 W. Merriweather Street

PROPOSED SPECIAL USE PERMIT – CASE #PZ-18-011

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 Stella NB Investments LLC | 8 Kle Properties LLC |
| 2 Kahlig Enterprises Inc | 9 Hayes, Joe & Ted W Alexander |
| 3 Watson, Larry D Rvcbl Trst | 10 Wunderlich Properties LLC |
| 4 Gomez, Alfonso & Atanacia | 11 Altland Properties LLC |
| 5 Sierra, Victor P & Rebecca | 12 McGrath, Debra Denise |
| 6 Sierra, Juan G & Guadalupe | 13 Long Real Estate Holdings LLC |
| 7 Sierra, Joe D & Raquel | |

SEE MAP



YOUR OPINION MATTERS - DETACH AND RETURN

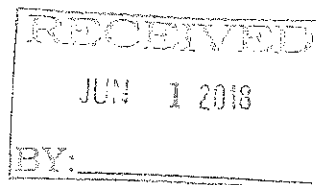
Case: #PZ18-011 (Dickerson) (MG)
Date Sent: 5/18/18

Name: JOSE D. SIERRA
Address: 111 W. MERRIWEATHER
Property number on map: 7

I favor: _____

I object: X
(State reason for objection)

Comments: (Use additional sheets if necessary)

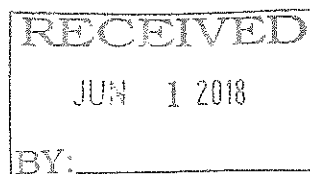


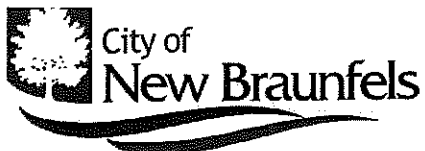
Signature: Jose D. Sierra

29 May 2018

I object to the Special Use Permit for a short term rental at 123 W. MERRIWEATHER. I object because this will create a nuisance in that: (1) It will create a fraternity party atmosphere (2) It will allow for DRUNKNESS (3) It will allow for Loud music and other noise. (4) Individuals renting this property will invite other individuals to spend the night thru word of mouth or thru social media. (5) This mixture will allow for Rude behavior and possibly escalate into violence. (6) This type of Rude behavior will place an extra burden on the New Braunfels Police Department. (7) There are plenty of motels with plenty of rooms for rent. (8) We will have problems with automobile PARKING. (9) This type of permit will not bring progress to New Braunfels.

Thank you
Jose D. Sierra





PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING

The New Braunfels Planning Commission will hold a public hearing at the request of Tony and Judy Dickerson, **owners**, to consider the following rezoning request:

Property: 123 W. Merriweather Street (Lot 8, City Block 1073)

Request: To apply a Special Use Permit in the "C-3" Commercial District to allow the short term rental of a single family dwelling

Your property is located within 200 feet of the property being considered for rezoning; however, **THE ZONING OF YOUR PROPERTY WILL NOT BE AFFECTED**. State law requires you be notified of this proposed change to give you and property owners like you an opportunity to provide your written opinion of the requested zone change. This will also aid the Planning Commission in making a recommendation to the City Council.

The public hearings for this request are scheduled before the Planning Commission on **Tuesday, June 5, 2018**, and tentatively before City Council on **Monday, June 25, 2018**. Both meetings begin at **6:00 p.m. in the New Braunfels City Hall Council Chambers, located at 550 Landa Street**, New Braunfels, Texas, and are open to the public. You are invited to attend these meetings. If you wish to submit written comment, please complete ALL of the information below, including your name, address and signature, and return by September 8th to:

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

By E-mail: mgreene@nbtexas.org

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


Matt Greene, CFM

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ18-011 (Dickerson) (MG)

Date Sent: 5/18/18

Name: Debra Denise McGrath

Address: 120 Perryman St.

Property number on map: 12

Comments: (Use additional sheets if necessary)

I favor: _____

I object: ☒
(State reason for objection)

Signature: Debra McGrath

This is Debra Denise McGrath, owner of 120 Perryman street, property #12 on your map.

We strongly object to the zoning request for short term rental on the on the Merriweather property.

There are plenty of hotels, motels, campgrounds, and places along the river for tourists to stay...

We are adjacent to the back property line of the property in question at 123 W. Merriweather Street in New Braunfels.

My husband, Dr. Michael Quadlander, D.C. and I have owned our property for **27 years, since 1991.**

We have a quiet chiropractic clinic, and full-time residence quarters there.

We strongly object to the zoning request for short term rental on the on the Merriweather property.

All of the neighborhood is generally single family residences. It is a quiet neighborhood of long term residents.

To my knowledge, none of my adjacent neighbors are in favor of short-term rental at this Merriweather property.

Having lived in New Braunfels for almost 30 years at my location, I am aware of the noise and leftover trash that comes with short term renters.

Short term renters do not own the property. They do not take the same pride in ownership as long term renters.

They are generally in town to have a good time, float the river, enjoy the food, see the town, whatever.

It is my experience that they stay up later with the lots of loud music and very often beer cans and beer bottles, liquor, food and utensil items, and other trash has been thrown over my fence and into my property from such short term renters.

I do not want to have an escalating conflict with the new owners at the Merriweather property if this type of trash-dumping and loud noise in the late evening is brought in to our quiet and peaceful neighborhood.

Not just staying for a few days or the weekend, having no concern for neighbors they don't even know, **aware that there is no security officers around, and partying late into the evening.**

And then leaving their mess, all to start over again when the next group comes in...

Long Motors is a used car sales business adjacent to me on my east side.
However they are great neighbors, very clean and quiet.
And they are not open in the late evenings.

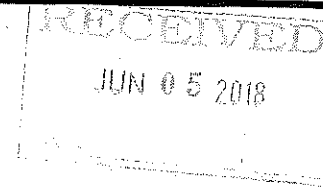
Please don't allow our long-term residential neighborhood to be destroyed by the wrong decision.

Thank you,
Debra Denise McGrath and Dr. Michael Quadlander

Matt Greene

Applicant's Response

From: Judy <judyadickerson@gmail.com>
Sent: Tuesday, June 05, 2018 6:08 AM
To: Matt Greene
Cc: beckyllynn@goformission.com
Subject: Re: Planning Commission Staff Report



Hello Matt, I have work in Houston that will not allow me to attend the meeting in person, however I have a representative that will attend the meeting in my place. I understand that no phones will be allowed during the meeting. Is it possible for my representative to call me and phone me in during the meeting?

I see out of all the letters that went out to my surrounding neighbors we have 1 with concerns. I would like to address this issue personally.

As you can see the letters that went out, 80% went to businesses, so that proves that the majority of the people that the letters went to are all LLC's which means they all have the option to make money, just as long term.

The one opposed neighbors letter is concerning, he apparently doesn't know the rules of Airbnb or other rental sites. You as a rental property must maintain a 3 strike policy, if your renters give negative reviews you are not allowed to rent your property through Airbnb and it works the same way as a renter, I can also give a strike to a renter and once they receive 3 strikes they also would not be able to rent from us again.

I take a lot of pride in my property and intend on maintaining the value of what I own, I intend on keeping it with in guidelines that would be consider it to my neighbors and have a curfew outside noise time.

All this said, would the rental have negative effects, it's not possible to say, but we have no intention on it being a fraternity house, and if there are renters that come in and party with noise issues. I would address this immediately, we rent from Airbnb on a regular basis, and will continue to rent from them as opposed to a hotel, mainly due to the fact we have a full house with a kitchen and can save money by cooking and enjoying our lodging over a hotel room. I have never gone into any rental and acted like a fraternity kid like this 1 property owner mentions in his letter.

Thank you for time on this issue!

Sincerely
Judy Dickerson

Sent from my iPhone

On Jun 4, 2018, at 2:06 PM, Matt Greene <MGreene@nbtexas.org> wrote:

Good afternoon Judy,

Attached is the Planning Commission meeting agenda for the meeting tomorrow and the Staff report for your application. Your request is item 7a. on the agenda. I have also attached a notification response I just received Friday afternoon. Please let me know if you have any questions.

Thank you,

Please take a moment to complete the City of New Braunfels [Customer Satisfaction Survey](#).

Do you have a question about a permit? Check out the [Citizen Portal](#).

<EmailLogo-Small_c6d86cff-0062-47bb-89b0-351933562e2d.png>
<Facebook_small_aac7de18-83ac-45d3-9979-

Matt Greene, CFM
Planner | Planning and Community Development