

PLANNING COMMISSION – July 3, 2018 – 6:00PM

New Braunfels City Hall Council Chambers

Applicant/Owner: Mrs. Gerald M. Boyd

Address/Location: 731 N. Walnut Ave.

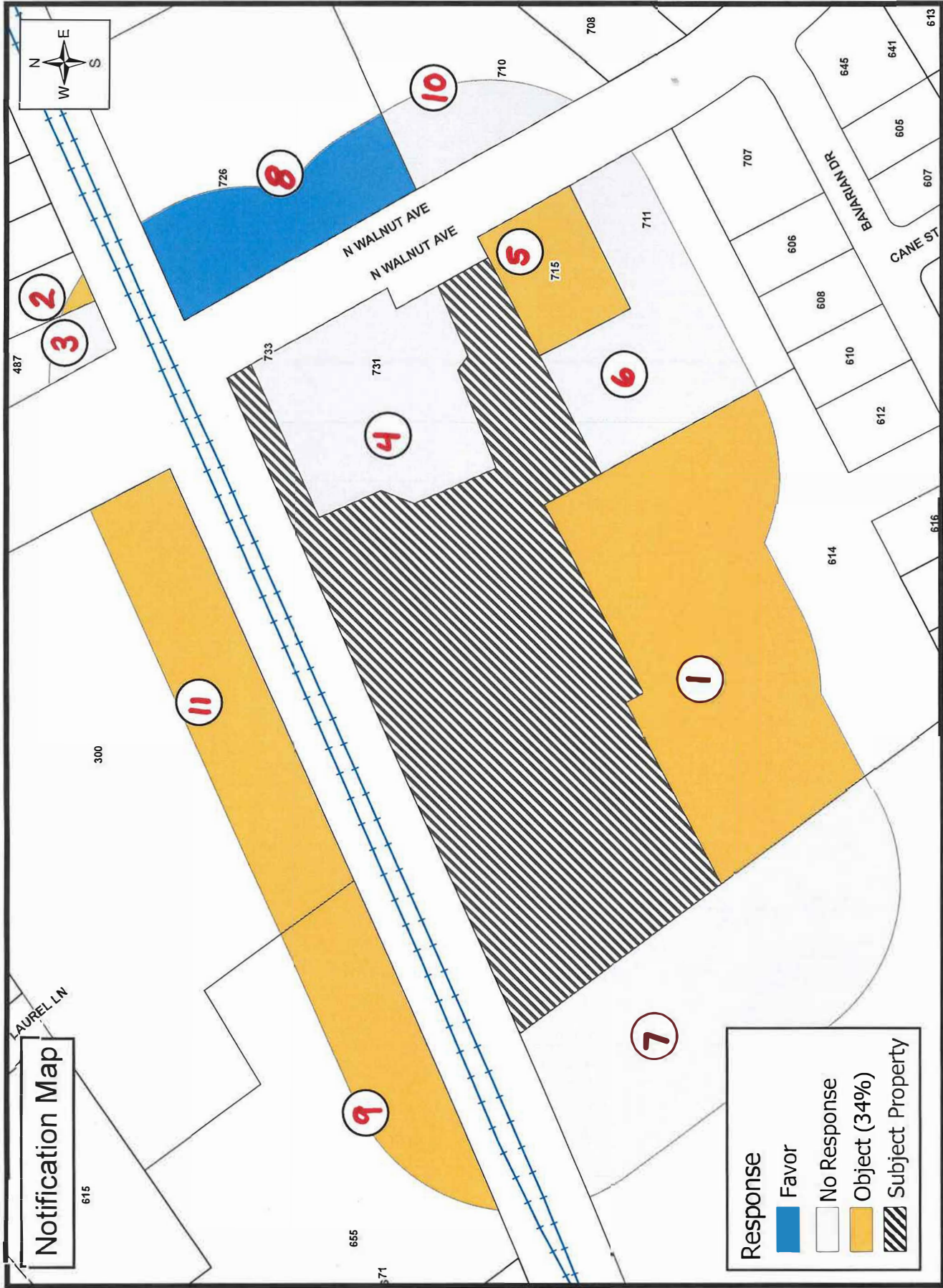
PROPOSED SPECIAL USE PERMIT – CASE #PZ-18-017

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 T G 104 INC
- 2 CLASSEN WAYNE
- 3 NEWMAN JOEL
- 4 Property Owner
- 5 SYDENSTRICKER DELORES JEAN
- 6 HANSMANN ROY L ET AL

- 7 LIBERTY PARTNERSHIP LTD
- 8 SCHRIEWER PROPERTIES LLC
- COMAL COUNTY SENIOR CITIZENS
- 9 FOUNDATION
- 10 Property Owner
- 11 HOUSING AUTHORITY OF CITY OF N B

SEE MAP



Map Created 6/15/2018

PL-18-017
 Lot 1D-R, Block 1, Walnut Heights Unit 1
 SUP to allow a bar and music venue with outdoor music



TG 104, Inc. opposes the requested Special Use Permit – Case #PZ-18-017 to allow for an outdoor music venue because we feel it will negatively impact the ability of our residents at Bavarian Manor Apartments, which is immediately adjacent to the subject site, to use and enjoy their homes.

The Applicant has not contacted us for our input or provided any information about the proposed use to promote a discussion that ensures what is planned allows him to maximize the use of his property without infringing on our ability to enjoy ours.

After meeting with City Planning Staff, we learned that the Applicant did provide a proposed site plan in his application; however, the application is a "Type 1" application which we understand means that any permit granted will not be limited to a specific site plan for the venue and the location of any proposed stages could change to the detriment of our residents. In an effort to learn more about what is proposed, we have requested a copy of the complete Special Use Permit Application and any associated documents from the City Secretary under the Freedom of Information Act.

We understand that the Applicant's property is currently zoned C-1 and allows for a bar or tavern with an indoor music venue but specifically prohibits any use as an outdoor music venue, precipitating the need for a Special Use Permit. We believe that prohibiting an outdoor music venue is appropriate given the close proximity of residential apartment homes that include significant numbers of elderly and disable residents on both the northern and southern borders of the subject property at the Laurel Place and Bavarian Manor Apartments, respectively.

While no information was provided concerning the hours of operation, it would make sense that the desire would be to have music played outdoors in the evenings and on weekends when most residents would be home and be most negatively impacted by outdoor music being played.

For the reasons detailed above, we would like to formally express our objection and opposition to the requested Special Use Permit and ask that both the Planning Commission and City Council deny this request.

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-18-017 ms,

Name: Gilbert Piette, Executive Director, TG 104, Inc.

Address: 614 Bavarian Dr, New Braunfels TX 78130

Property number on map: 1

I favor: _____

I object: ☒

(State reason for objection)

Comments: (Use additional sheets if necessary)

SEE ATTACHED

Signature: _____



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-18-017 ms

Name: WAYNE CLASSEN

I favor: _____

Address: _____

Property number on map: 2

I object: ☒

(State reason for objection)

Comments: (Use additional sheets if necessary)

Just got rid of train noise. Dont want music all night. Property was zoned for a reason leave as is,

Signature: Wayne R Classen

RECEIVED

JUN 27 2018

BY: _____

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-18-017 ms

Name: DELORES J. SYDENSTRICKER

I favor: _____

Address: 715 N. WALNUT AVE,

Property number on map: # 5

I object: ☒

(State reason for objection)

Comments: (Use additional sheets if necessary)

*Mailing address; P.O. Box 34325
SAN ANTONIO, TX, 78265*

Signature: DJ Sydenstricker

RECEIVED

JUN 19 2018

BY: _____

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-18-017 ms

Name: Housing Authority
P.O. Box 310906

Address: New Braunfels, TX 78131-0906

Property number on map: 11

I favor: _____

I object: ☒

(State reason for objection)

Comments: (Use additional sheets if necessary)

NBHA Board will pass resolution opposing.

Signature: Shirley H. H. H.
SECRETARY

RECEIVED

JUN 27 2018

BY: _____

100 Elderly & disabled residents at 300 Laurel far

6-19-18

**Housing Authority of the City of New Braunfels
Laurel Plaza Residents
300 Laurel Lane
P.O.BOX 310906
NEW BRAUNFELS, TEXAS 78131-0906**


June 20, 2018

New Braunfels City Council
City of New Braunfels
550 Landa Street
New Braunfels, Texas 78130

Dear Council Members,

This letter is to officially object to the re-zoning Special Use Permit - Case #PZ-18-017 to allow a bar and music venue with OUTDOOR MUSIC on approximately 4.43 acres of land across the railroad tracks from Laurel Plaza Apartments. Laurel Plaza Apartments is a 100 residential unit apartment complex for the elderly and disabled. A venue of this magnitude would greatly impact the residential use of this multi-family property and greatly impact the civil rights of these residents.

Sincerely,


Sharon Samples
Board of Commissioners
Resident Commissioner
for the New Braunfels
Housing Authority

DETACH & RETURN THIS PORTION IF YOU WISH TO SUBMIT WRITTEN COMMENT

Case: Z-18-011 MS (546 S. Academy)

Name:

Address:

Circled property number from map:

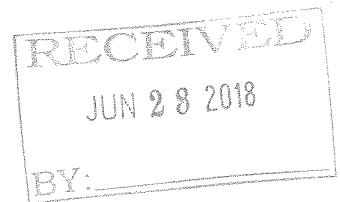
Comments: (Use additional sheets if necessary)

Signature

I favor: ☒

I object: ☐
(State reason for objection)

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YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-18-017 ms

Name:

Address:

Property number on map:

Comments: (Use additional sheets if necessary)

Not knowing the plan for this venue. Do they include a security fence along the railroad tracks and possibly a sound wall? I am also concerned about the parking in the area.

Signature:

I favor: ☐

I object: ☒
(State reason for objection)

