

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

New Braunfels City Hall Council Chambers

Applicant/Owner: East North Properties, LLC

Address/Location: 132 E. North St.

PROPOSED SPECIAL USE PERMIT – CASE #PZ-18-029

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 CORBIN THOMAS A | 10 CASTANEDA SARA R ESTATE OF |
| 2 SNIDER LIVING TRUST 3-30-2017 | 11 NOSUBI LTD |
| 3 GARCIA RENE SR | 12 AGUIRRE JESUS |
| 4 ARELLANO DONNA M | 13 CLITHEROE R L |
| 5 LEDBETTER REX J | 14 ALI NOORUDDIN Y & SANDRA M |
| 6 GOFF MYRA LEE ADAMS | 15 BARRIENTOS CAROLINA G |
| 7 BOYD BEN R & KAREN D | 16 AMARO JOHN D |
| 8 N B HERMANN SONS HOME ASSN | |
| 9 LIBERTY PARTNERSHIP LTD | |

SEE MAP

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-18-029 (EAST NORTH PROPERTIES LLC) (MG)

Name: Snider Living Trust

Address: 100 E. North St.

Property number on map: 2

Comments: (Use additional sheets if necessary)

I favor: ☒

I object: ☐

(State reason for objection)

Signature: [Signature]

RECEIVED

AUG 30 2018

BY: _____

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-18-029 (EAST NORTH PROPERTIES LLC) (MG)

Name: REX LEDBETTER

Address: 412 & 436 N. UNION

Property number on map: 5

Comments: (Use additional sheets if necessary)

I favor: ☒

I object: ☐

(State reason for objection)

Signature: [Signature]

RECEIVED

AUG 30 2018
05

BY: _____

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-18-029 (EAST NORTH PROPERTIES LLC) (MG)

Name: Dr. Mary Geldernick, MD

I favor: ☒

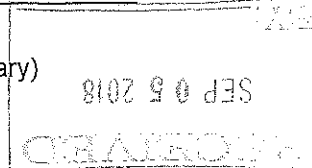
Address: 505 N. Union Ave

Property number on map: 11

I object: _____

(State reason for objection)

Comments: (Use additional sheets if necessary)



Signature: Mary E Geldernick MD

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-18-029 (EAST NORTH PROPERTIES LLC) (MG)

Name: Ali Nooruddin

I favor: ☒

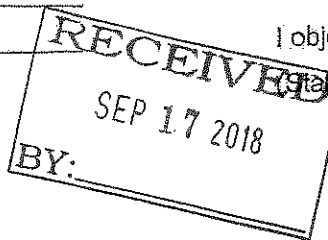
Address: 508 N. Union Ave.

Property number on map: 14

I object: _____

(State reason for objection)

Comments: (Use additional sheets if necessary)



Signature: Ali Nooruddin

YOUR OPINION MATTERS - DETACH AND RETURN

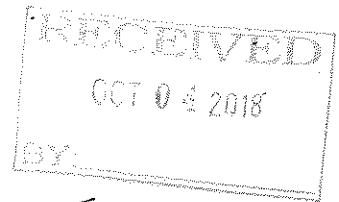
Case: #PZ-18-029 (EAST NORTH PROPERTIES LLC) (MG)

Name: Alice C. Hernandez

Address: 493 N. Union Ave

Property number on map: 10

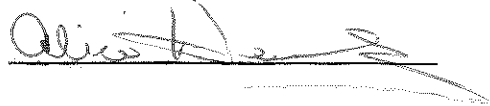
Comments: (Use additional sheets if necessary)



I favor: ✓

I object: _____

(State reason for objection)

Signature: 

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-18-029 (EAST NORTH PROPERTIES LLC) (MG)

Name: Jana Faber, Liberty Partnership Ltd

I favor: ☒

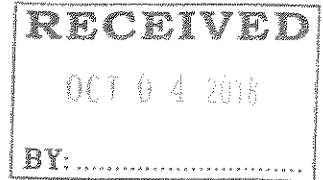
Address: _____

Property number on map: 9

I object: _____

(State reason for objection)

Comments: (Use additional sheets if necessary)



Signature: Jana Faber

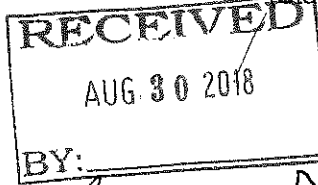
Case: #PZ-18-029 (EAST NORTH PROPERTIES LLC) (MG)

Name: Myra Lee Adams Goff
Address: 145 E. Camp St NB TX 78130
Property number on map: #6 and #6

I favor: _____

I object: X
(State reason for objection)

Comments: (Use additional sheets if necessary)



Signature: _____

Dear Planning Commission Members and City Council,

Thank you for allowing our consideration in this very contentious issue. We are very much against this move for a short-term rental by East North Properties, LLC, for 132 E. North Street. Our property is located on Block 1 of the Braunfels subdivision with an alley separating our property at 145 E. Camp Street and 167 E. Camp Street with the property in question. The alley is a public right-of-way and cannot be used for parking. The property in question has limited parking.

The Braunfels subdivision is the oldest subdivision in New Braunfels. It is a quiet neighborhood and has recently become a desirable place to live. Many of the homes are being purchased, renovated and used for family dwellings. The neighborhood school is also a draw. There are several family dwellings with small children adjacent to and nearby this proposed short-term rental property. There is very little buffer zone between this property and the neighbors. Short-term rentals have not had the best reputation in town for their occupants being respectful to the neighbors. While this property would be a good long-term rental property, we cannot see the advantage of short-term rental for the neighborhood. We suggest that you view the property in question to look at its location and nearby residents.

We take pride in the historic value of our property. Our home, which we recently remodeled was built in 1923. Multiple generations have of the same family have lived in our home. Since the early 1950s, the adjacent carriage house was renovated as a two-apartment complex. Carports are located at the back of the apartments and the residents use the alley to access their carport. Our current renter has lived in the apartment for almost ten years.

We feel it is important to protect our neighborhoods that are primarily residential areas. We have chosen to live in New Braunfels in this quiet neighborhood and are fearful that our family dwelling situation could be easily disrupted by short-term renters.

We ask that you please consider saving our residential areas for residents. There are enough hotels in the area to accommodate visitors.

Myra Lee Adams Goff
Dyn H Goff
Property #6

Case: #PZ-18-029 (EAST NORTH PROPERTIES LLC) (MG)

Name: Ben Richard and Karen Goff Boyd

I favor: _____

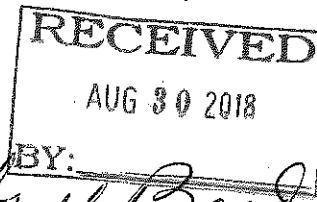
Address: 189 E. Camp St. NB TX 78130

Property number on map: #7

I object: X

(State reason for objection)

Comments: (Use additional sheets if necessary)



Signature: Ben Richard and Karen Goff Boyd

Planning Commission and City Council,

We have lived at 189 E. Camp Street (property 7) for almost 40 years in a home built in 1924 by my great-grandfather. My mother and father live at 145 E. Camp Street (property 6) and my mother was born in the home that she lives in. My parents also own the property between our homes at 167 E. Camp that are two apartments. We chose many years ago to live in this neighborhood. It is a quiet area and in the past few years, many families have purchased the older homes and renovated them. It has become an up-and-coming neighborhood for young families with a good school. Our community residential areas need to be protected. Our investments in our property need to be protected. We have invested in these properties since the early 1900s.

Many short-term rentals do not have a good reputation and do not belong in residential neighborhoods. This particular property at 132 E. North Street, while great for long-term rental, is not in a good location for short-term rental. There is very little buffer zone between the property and neighbors, some having small children. There is very little parking. Our town has sufficient hotels and resorts to accommodate short-term rentals and this change in zoning for this property could be detrimental to the neighborhood benefitting one and negatively affecting many.

New Braunfels is growing at a very fast rate and our residential areas are in jeopardy. Please consider the future of this neighborhood when considering this type of zoning.

We are against this type of zoning change.

Ben Richard and Karen Goff Boyd Ben Richard and Karen Goff Boyd

8/25/18

