

PLANNING COMMISSION – DECEMBER 4, 2018 – 6:00PM

New Braunfels City Hall Council Chambers

Applicant/Owner: Daniel Olveda, Beverly Bannister, Hulon Ted Higgenbotham, and Korey Rohlack

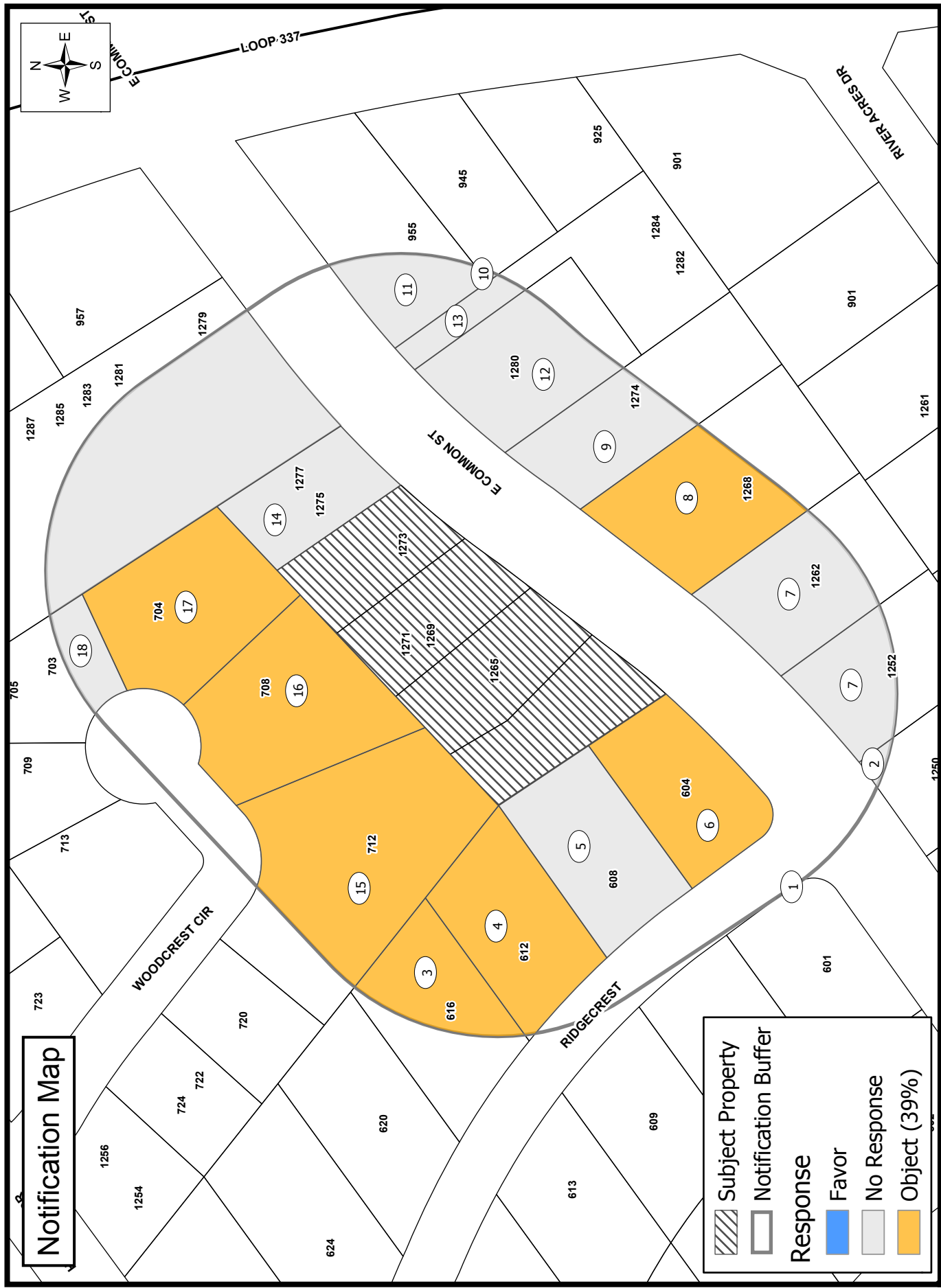
Address/Location: Lots 8A & 8B, Block 15, Rivercrest Heights 5E, Lots 9 & 10, Block 15, Rivercrest Heights 6, addressed at 1265, 1267, 1269, 1271 & 1273 E. Common St.

PROPOSED ZONE CHANGE – CASE #PZ-18-037

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. ADAMS MANDY | 10. PRESCOTT LIMBS & BRACES INC |
| 2. BUCK DELIA FAMILY IRRVCBL TRST | 11. 955 LOOP 337 LLC |
| 3. BLAINE RONALD JAMES | 12. LEE WILLIAM T ET AL |
| 4. JOHNSON BRIAN T & KELSEY R K | 13. LOWRY MADISON D MD PA |
| 5. HEYNIS RONALD TODD | 14. HOOPER MONTY A & TASHA D |
| 6. HARWELL DANE L | 15. HART MANAGEMENT TRUST |
| 7. POWELL LUKE S & JEANNETTE A | 16. PROPERTY OWNER |
| 8. CURTIS MATTHEW A | 17. PALACIOS RONALD D & DAWN J |
| 9. LEE WILLIAM T JR & PATRICK | 18. CANET DAN L JR & ANNETTE M |

SEE MAP



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-18-037 ms

Name: RONALD BLAINE
Address: 616 RIDGECREST
Property number on map: 3

I favor: _____

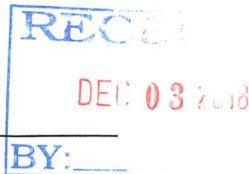
I object: X

(State reason for objection)

Comments: (Use additional sheets if necessary)

MORE BUILDING + ACTIVITY WILL CAUSE MORE WATER RUNOFF, WHICH IS ALREADY A PROBLEM IN HEAVY RAINS. MAJOR DRAINAGE IMPROVEMENTS WOULD BE NEEDED

Signature: Ronald Blaine To prevent this.



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-18-037 ms

Name: Brian Johnson
Address: 612 Ridgcrest, New Braunfels, TX 78130
Property number on map: 4

I favor: _____

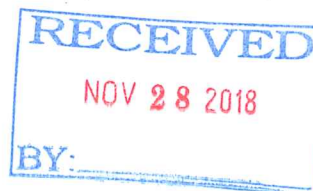
I object: X

(State reason for objection)

Comments: (Use additional sheets if necessary)

See Attached letter

Signature: Brian Johnson



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-18-037 ms

Name: Matthew Curtis
Address: 1268 Common St. NB TX 78130
Property number on map: 8

I favor: _____

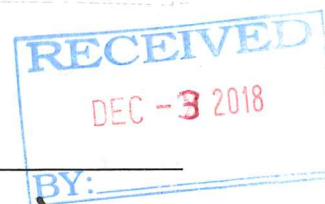
I object: X

(State reason for objection)

Comments: (Use additional sheets if necessary)

Requested zoning is not consistent with adjacent neighborhood properties. This will have a negative effect on my property

Signature: Matthew Curtis



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-18-037 ms

Name:

HART MANAGEMENT TRUST

Address:

712 Woodcrest Circle

Property number on map:

15

I favor:

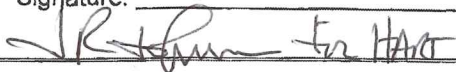
I object:

(State reason for objection)

Comments: (Use additional sheets if necessary)

POSSIBLE EFFECT ON PROPERTY VALUES
DRAINAGE PROBLEM CURRENTLY EXISTS, CONSTRUCTION WOULD MAKE IT
WORSE. INCREASE IN TRAFFIC WHICH ALREADY HEAVY, ADDING
ADDITIONAL TRAFFIC ENTERING & EXITING FOR CONGESTION & HAZARDS
ADDITIONAL COMMERCIAL CODE LIGHTS INVADING PRIVATE RESIDENCES
INCREASE IN DIFFERENT PEOPLE RAISING
THE POSSIBILITY OF CRIMINAL SITUATIONS

Signature:



RECEIVED

DEC 03 2018

BY:

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-18-037 ms

Name:

Craig Van Ryswyk

Address:

708 Woodcrest Circle

Property number on map:

16

I favor:

I object:

(State reason for objection)

Comments: (Use additional sheets if necessary)

we do not wish to
have commercial activity
behind our house and
the associated issues with
it.

Signature:



RECEIVED

DEC 03 2018

BY:

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ-18-037 ms

Name:

DAWN PALACIOS

Address:

704 WOODCREST CIRCLE

Property number on map:

17

I favor:

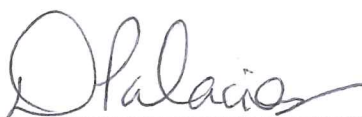
I object:

(State reason for objection)

Comments: (Use additional sheets if necessary)

This is obviously a move to put
the city's and our neighbors'
opportunity to earn money over the
rights of resident homeowners
to live in peace.

Signature:



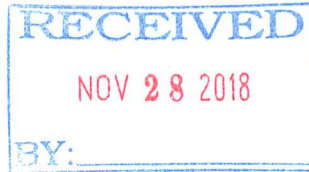
RECEIVED

DEC 03 2018

BY:

11/28/2018

Matthew Simmont
City of New Braunfels
Planning Commission
550 Landa Street
New Braunfels, TX 78130
Via: msimmont@nbtexas.org



Brian Johnson
612 Ridgecrest
New Braunfels, TX 78130

Dear Matthew and the Planning Commission,

I have reviewed the proposed zoning change request PZ-18-037 and object to the change. The authorized uses afforded by the changes are not conducive with the neighborhood and many of them would be a detriment to the value and enjoyment of my property. I spoke with one of the owners requesting the change and the intended structure they want to build on the vacant lot adjacent to my property is already authorized under the current zoning. If they changed their plans and the vacant lot was developed as a commercial venture the parking and lighting requirements would negatively affect my property. If their intent is to seek special use permits after the zoning change to allow nightly rentals, I would not be supportive of that either.

Furthermore, the deed restrictions recorded in vol 285 pg. 607-610 prohibit the use of the property for anything other than residential use for the subdivision. That being the case, I do not believe it appropriate to authorize the proposed zoning of commercial office.

Sincerely,

Brian Johnson

Matthew W. Simmont

From: Katherine M. Crowe
Sent: Tuesday, December 4, 2018 3:27 PM
To: Matthew W. Simmont
Subject: FW: PZ-18-037
Attachments: EmailLogo-Small_c6d86cff-0062-47bb-89b0-351933562e2d.png; Facebook_small_aac7de18-83ac-45d3-9979-10a37b16c6a6.png; Twitter_small_5b6369c7-c8ee-47ef-82e0-52bd1d59e680.png

*Katherine M. Crowe
Planning Technician | Planning and Community Development
550 Landa St | New Braunfels, TX 78130
830-221-4086 | KCrowe@nbtexas.org | www.nbtexas.org/planning*

From: Cathy Harwell <harwellcathy@gmail.com>
Sent: Tuesday, December 04, 2018 2:12 PM
To: Katherine M. Crowe <KCrowe@nbtexas.org>; brian@bhhsdonjohnson.com; matthewacurtis@gmail.com
Subject: Re: PZ-18-037

Dear Ms. Crowe

We Object to Case #: PZ - 18-037 MS

Thank you for forwarding the information about the Zoning Request I called about this morning. This information was never received to my address. I only saw this information on Rivercrest Heights Facebook. The information mentioned that could be done with these properties if this was approved gave us great concern. My husband and I retired here to our favorite place. It was our plan for years that New Braunfels would be our home. We both have worked very hard to live here. We raised our children coming here to float the river, go to Schlitterbahn, shopping in Gruene, go to San Antonio (Sea World and Fiesta Texas) etc. Now that we have grandchildren we wanted the same for them as well as a safe environment. Unfortunately now we are being faced with a zoning issue. That could pose problems to a safe residential environment.

WE ABSOLUTELY OBJECT!

I was approached by Daniel and Korey whom I like stating not to be alarmed by the letter I would receive in the mail that they are trying to get the home beside me approved so they can use it for nightly rentals. I was ok as I said as long as they were responsible about it and there was no harm done. I have received misleading information from them and the story continues to change last I heard was that a home would be built beside my husband and I with a pool and the home next to Daniels was going to put steps down and possibly rent it out as a Wedding Venue. All three of these homes together. Now that right there tells me there are other intentions. They have mislead many of us to believe that others are ok with this change, however, when speaking with them they are not. Not many want this residential area to change. We certainly do not we love the small town feeling.

Katherine we are so grateful for your kindness in sending this information to us.

Also, I noticed that Brian Johnson's address 612 Ridgecrest was not yellowed in. He sent a letter in before anyone.

Thank you again
Cathy and Dane Harwell

Specialized Medical Management
P.O. Box 18377
Sugar Land, TX. 77478
Phone #: 832-532-0177
Cell #:832-752-0995
Fax #: 832-218-3333

On Tue, Dec 4, 2018 at 1:09 PM Katherine M. Crowe <KCrowe@nbtexas.org> wrote:

Good afternoon,

Attached are the documents that were provided in the mailing for the proposed rezoning on Common Street.

The case is being heard tonight at the Planning Commission, I have also attached that agenda. It is a public hearing so those in opposition do have an opportunity to speak.

Please let me know if you have any questions.

As I stated on the phone, if you wanted to respond via email I can provide a copy of that to the case manager and the Planning Commissioners for tonight's meeting.

Sincerely,

Katherine M. Crowe
Planning Technician | Planning and Community Development
550 Landa St | New Braunfels, TX 78130
830-221-4086 | KCrowe@nbtexas.org | www.nbtexas.org/planning

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](#).