PLANNING COMMISSION - JULY 7, 2020 - 6:00PM

Zoom Meeting

Applicant/Owner: Caroline McDonald

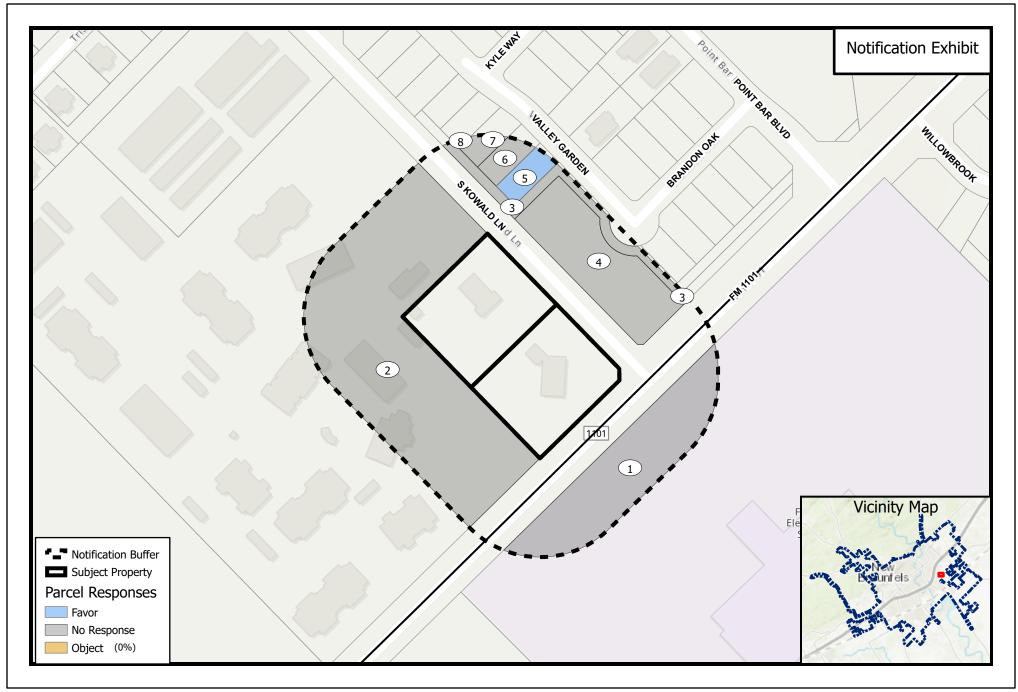
Address/Location: 672 & 690 South Kowald Lane

PROPOSED REZONING – CASE #PZ20-0095

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. COMAL ISD
- 2. HAYDEN NEW BRAUNFELS LLC
- 3. WEST VILLAGE AT CREEKSIDE HOA INC
- 4. DAKMDPROPERTIES LLC
- 5. CHELOSSI LOUIS J & ALICIA R PENA
- 6. RODRIGUEZ GARCIA OSCAR A & JAZMIN
- 7. SMITH DARYL M JR
- 8. KB HOME LONE STAR INC

SEE MAP





PZ20-0095 M-1A to C-1B



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels, its officials or employees for any discrepancies, errors, or variances which may exist.

Source: City of New Braunfels Planning Date: 7/7/2020

Updated response for property owner #5

From: alysha Pena Matthew W. Simmont To: Subject: Re: Proposed Rezoning-Case PZ20-0095 Date Tuesday, July 7, 2020 8:49:17 AM SocialLink Instagram 32x32 7f4cb549-c49e-4d66-9666-e3e4b59c2430.png SocialLink Twitter 32x32 3e9ab030-3ffa-4a14-9d90-2cdffb19c67a.png Attachments: SocialLink Facebook 32x32 761f3cf9-c3ee-4692-b63e-c09c2e7f0d60.png

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Yes sir, as mentioned in my previous e-mail. The proposed site to allow for the development of a private educational center (k-12 yrs) is satisfactory with Alicia Pena and myself. Thank you for your prompt response in this matter.

Sent from Yahoo Mail for iPhone

On Monday, July 6, 2020, 10:03, Matthew W. Simmont </br>

MSimmont@nbtexas.org> wrote:

Thank you Mr. Chelossi,

I am glad to hear that Ms. McDonald was able to contact you. If you would like to change your response to the public hearing notification, you may reply to this email and I will provide the update to the Planning Commission tomorrow evening. I have attached a copy of the notification for your information.

Thank you,



Matthew W. Simmont, AICP New Braunfels Planner | Planning and Development Services 550 Landa St | New Braunfels, TX 78130 830-221-4058 | MSimmont@nbtexas.org | <u>www.nbtexas.org/planning</u>

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.

We encourage you to keep up with the progress on our new comprehensive plan by visiting www.envisionnewbraunfels.org and liking our facebook page.

This email, plus any attachments, may constitute a public record of the City of New Braunfels and may be subject to public disclosure under the Texas Public Information Act.

From: alysha Pena <alilou1205@yahoo.com> Sent: Monday, July 6, 2020 9:44 AM To: Matthew W. Simmont <MSimmont@nbtexas.org> Subject: Re: Proposed Rezoning-Case PZ20-0095

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Mr. Simmont,

Thank you for your prompt response to our concerns concerning the rezoning project.

I spoke with Caroline McDonald. She indicated this proposed project will be a Private Education Center.

This is good news for all involved. Initially, we were concerned with the type of business that would occupy the parcel.

Good luck with this project.

Thank you again.

Lou Chelossi

Home owner

On Sunday, July 5, 2020, 02:19:10 PM CDT, Matthew W. Simmont <msimmont@nbtexas.org> wrote:

Thank you Mr. Chelossi,

I have provided your letter to the Planning Commission for consideration.

Also, a representative of the applicant would like to contact you to discuss their zone change request. Would it be ok if I shared your email address with them?

Thank you,



Matthew W. Simmont, AICP New Braunfels Planner | Planning and Development Services 550 Landa St | New Braunfels, TX 78130 830-221-4058 | MSimmont@nbtexas.org | www.nbtexas.org/planning

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From: alysha Pena alilou1205@yahoo.com> Sent: Friday, July 3, 2020 2:00 PM To: Matthew W. Simmont <<u>MSimmont@nbtexas.org</u>> Subject: Proposed Rezoning-Case PZ20-0095

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attached is my letter of concerns.

Thank you.

cc: USPS on 6/23/2020

YOUR OPINION MATTERS - DETACH AND RETURN	
Case: #PZ20-0095 (McDonald – ms)	
Name: LOUIS CHELDSSI Address: 696 VALLEY GARDEN	I favor:
Property number on map: 5	l object:
Comments: (Use additional sheets if necessary)	(State reason for objection) SEE LETTER
Signature: Clel	RECEIVED JUN 26 2020 BY:

Changed response per 7/7/20 email

To Whom C his / craceric

Helio, my name it is use chiefe striking in y fill and there estided in this net to product were transfer of Creekside) for instrium 1 year. We mere ettracted to this area because of the vell amount of the et and and eateries in the one of the tentor will contractely on affected by the projectes is community on any commission. We creat contract we cannot share provide out we ask that you contracted in the following negative caterians from contained on the uses.

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Another important factor to consider is the last that Canyon Elettrentan, and 25 whe Echools are annother and across the street from this property. Eleting cach school day, children withbe walking direction with victoria of this cools...E

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Changed response per 7/7/20 email

June 23, 2020

Louis Chelossi 696 Valley Garden New Braunfels, TX 78130

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

Re: Proposed Rezoning-Case #P20-0095

To Whom it may concern:

Hello, my name is Louis Chelossi, my wife and I have resided in this neighborhood (West Village at Creekside) for less than 1 year. We were attracted to this area because of the vast amount of shopping and eateries in the area. Our home will primarily be affected by the proposed action from your commission. We understand we cannot stop growth but we ask that your committee consider the following negative ramifications from certain businesses:

- 1. Environmental Impact (Auto repair shops/gas station/paint shops/tire shops, etc..
- 2. Public Safety/Crime potential (Bar/tavern, tattoo, body piercing studio, 24 hr. grocery store)
- 3. Noise (Every home owner has the right to have quiet enjoyment)
- 4. Odor (result in a nuisance that will bring down home prices, Some owners would lose 10-30% equity in their homes)
- 5. Increased Traffic: Currently Kowald Ave is located at FM 1101 is a rough and narrow road that is a two way street. I have observed close calls due to large trucks along with aggressive drivers.

Another important factor to consider is the fact that Canyon Elementary and Middle schools are directly across the street from this property. During each school day, children will be walking directly in the vicinity of this property.

We hope that the commission will use a common sense approach to the zone change. This neighborhood is still in its infancy stage. It would be a blight to the area if this property is saddled with a business/businesses that would be detrimental to the area.

Thank you for your time and consideration.

I am looking forward to the decision making process.

Sincerely Louis Cheloss

Home Owner