

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

Zoom Meeting

Applicant/Owner: Caroline McDonald

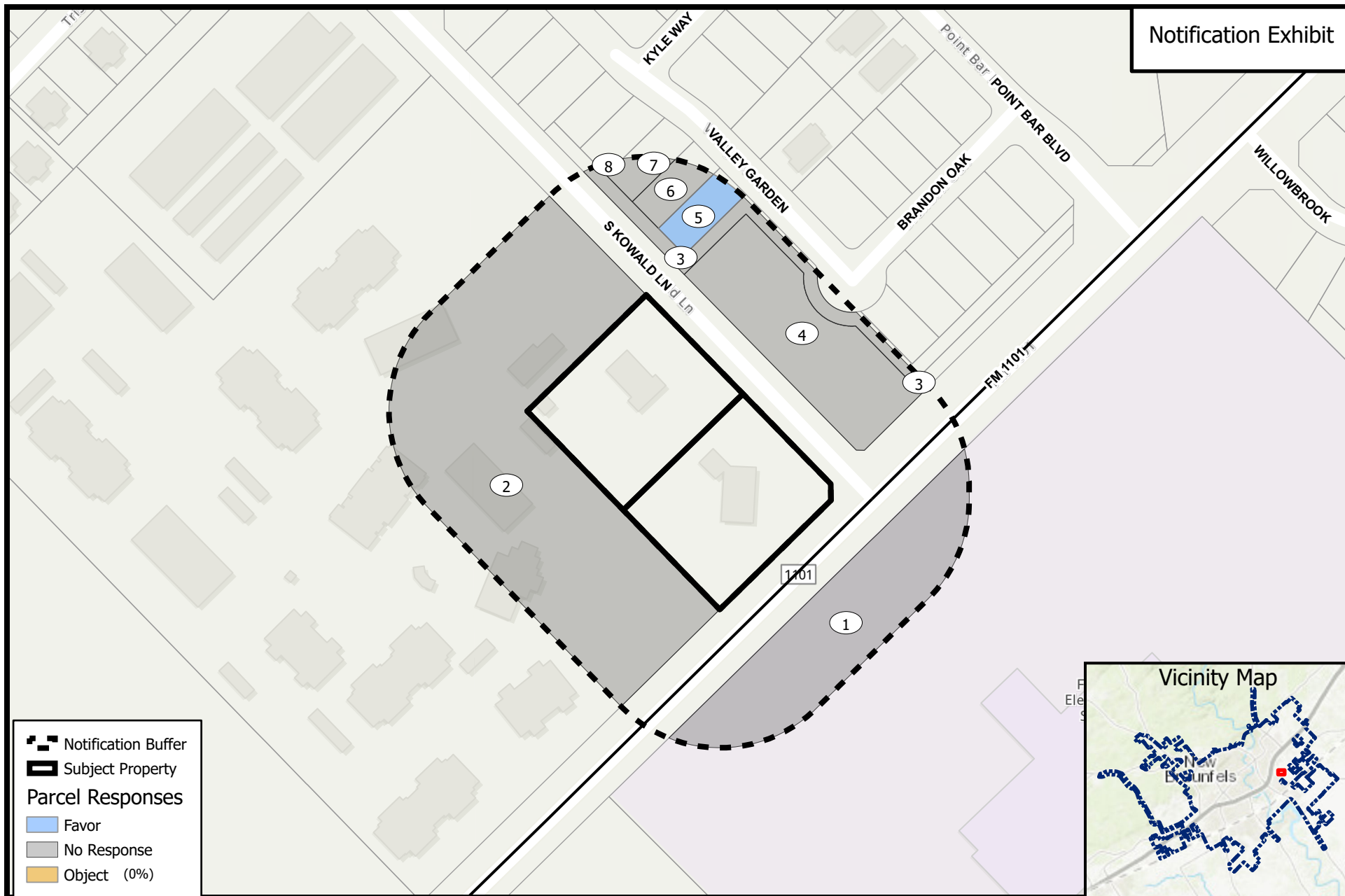
Address/Location: 672 & 690 South Kowald Lane

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. D A K M D PROPERTIES 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



Updated response for property owner #5

From: [alysha Pena](#)
To: [Matthew W. Simmont](#)
Subject: Re: Proposed Rezoning-Case PZ20-0095
Date: Tuesday, July 7, 2020 8:49:17 AM
Attachments: [SocialLink_Instagram_32x32_7f4cb549-c49e-4d66-9666-e3e4b59c2430.png](#)
[SocialLink_Twitter_32x32_3e9ab030-3ffa-4a14-9d90-2cdfb19c67a.png](#)
[image001.png](#)
[EmailLogo-Small_c6d86cff-0062-47bb-89b0-351933562e2d.png](#)
[SocialLink_Facebook_32x32_761f3cf9-c3ee-4692-b63e-c09c2e7f0d60.png](#)

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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 <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
Planner | Planning and Development Services
550 Landa St | New Braunfels, TX 78130
830-221-4058 | MSimmont@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](#).

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
Planner | Planning and Development Services
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From: alysha Pena <alilou1205@yahoo.com>
Sent: Friday, July 3, 2020 2:00 PM
To: Matthew W. Simmont <MSimmont@nbtexas.org>
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 CHELOSSI

I favor: _____

Address: 696 VALLEY GARDEN

Property number on map: 5

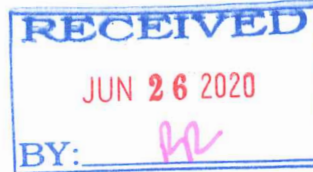
I object: ✓

(State reason for objection)

Comments: (Use additional sheets if necessary)

SEE LETTER

Signature: *L. Chelossi*



Changed response per 7/7/20 email

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 Chelossi
Home Owner