

PLANNING COMMISSION – JANUARY 5, 2021– 6:00PM

Zoom Meeting

Applicant/Owner: James Ingalls/Liberty Partnership

Address/Location: Approximately 28 acres in the 700 block of N. Walnut Avenue (see exhibit)

PROPOSED SPECIAL USE PERMIT – CASE #SUP20-300

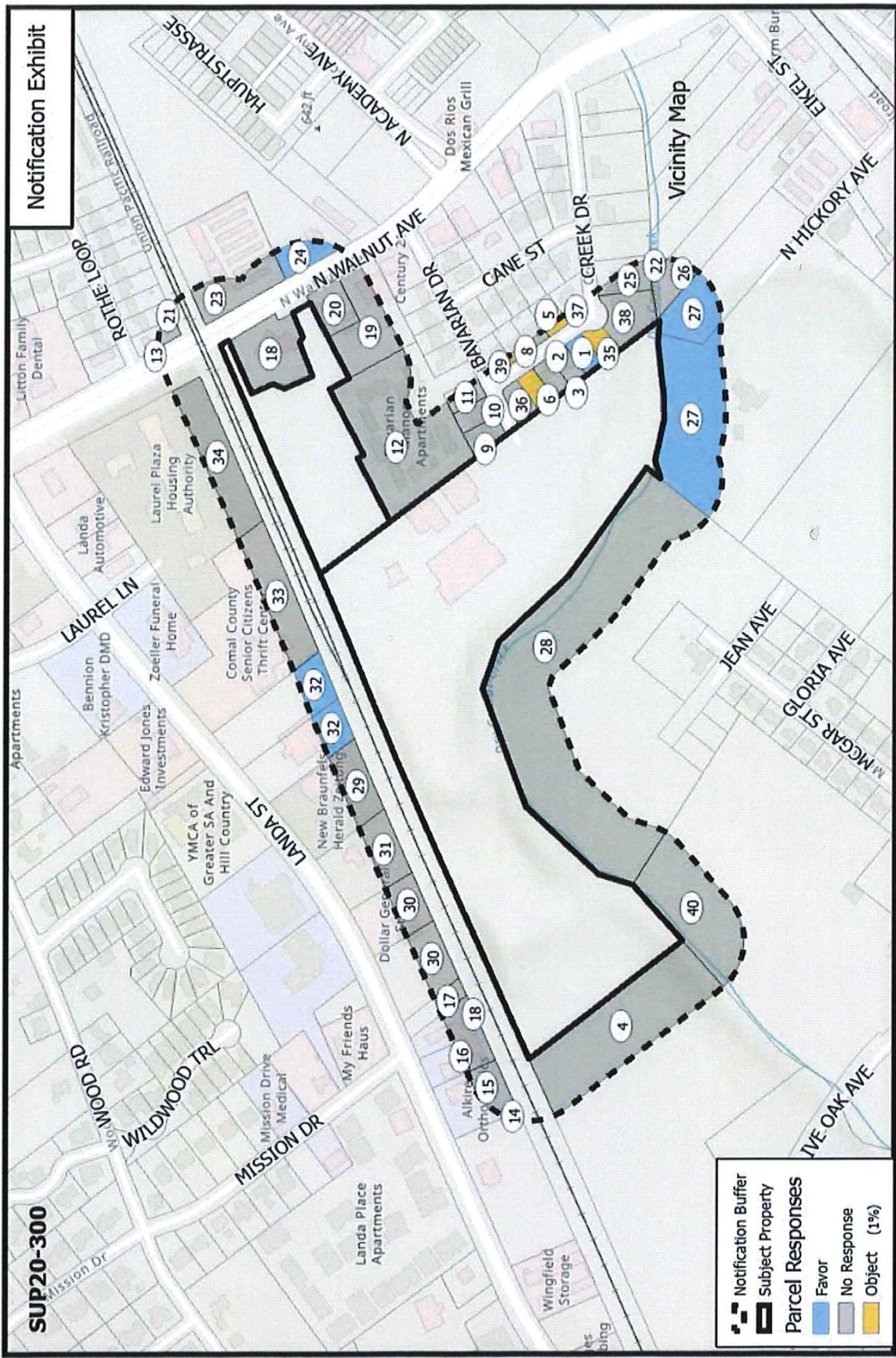
The circled numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as "Subject Property".

- | | |
|--|--------------------------------------|
| 1. Arredondo Gloria & Roberto | 21. Classen Wayne |
| 2. Elias Jesus | 22. Talcott Thomas L & Cathy C |
| 3. Soddors Properties LLC | 23. Schriewer Properties LLC |
| 4. Tristan Brandon & Claudia | 24. Walnut Centre LLC |
| 5. Dean Barbara H | 25. Willeford Dwayne S |
| 6. Thomas Marilyn | 26. NB 24 Hour Club |
| 7. Pittman Jeanette | 27. Henry Gary L & Jana G |
| 8. Woolsey Ashley N | 28. Riedel Brandon & Amber H |
| 9. Dunlap Ruth K | 29. 7075pls LP |
| 10. Reneau Shawn M | 30. Arc Dgnbftx001 LLC |
| 11. Reneau Nathan | 31. Soggy Peso Investments LLC |
| 12. T G 104 Inc | 32. JLFH Investments LLC |
| 13. Newman Joel | 33. Comal County Senior Citizens Fdn |
| 14. Agarita Properties Ltd | 34. Housing Authority of City of N B |
| 15. Gathany Family Ltd Partnership | 35. Rector Robert J & Sarah |
| 16. Kneuper S J & R R Living Trust | 36. Jenny Cox III LP |
| 17. New Braunfels City Of | 37. Cinotto David J & Christina M |
| 18. Bedford; Morrison; Purebraun; Star | 38. Cruz J Refugio |
| 19. Hansmann Roy L Et Al | 39. Woolsey Julie R |
| 20. Sydenstricker Delores Jean | 40. Pfeffer Shane D & Sheila M |

SEE MAP

Notification Exhibit

SUP20-300



Parcel Responses

Color	Response	Percentage
Light Blue	Favor	
Light Gray	No Response	
Yellow	Object	1%

Legend:

- Notification Buffer
- Subject Property

Vicinity Map

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP20-300 hm

Name: Roberto & Gloria Arredondo

Address: 627 Creek Drive, NB, TX

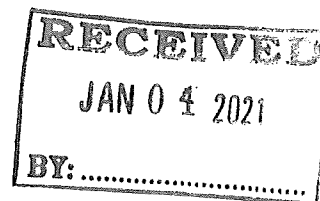
Property number on map: 1

I favor: ✓✓

I object: _____ (State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: Roberto Arredondo
Gloria Arredondo



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP20-300 hm

Name: WAYNE CLASSEN

Address: Roth Loop

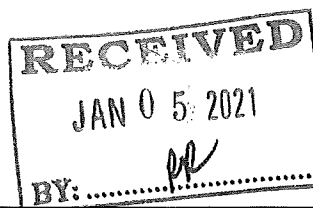
Property number on map: 21

I favor: X

I object: _____ (State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: Wayne Classen



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP20-300 hm

Name: Tom Hoves

Address: 710 N. Walnut

Property number on map: 24

I favor: ✓

I object: _____ (State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: MT Hoves

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP20-300 hm

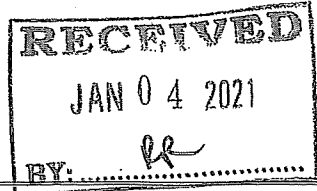
Name: Thomas & Cathy Talcott I favor: ☒

Address: 1122 Eikel + 1174 Eikel? I object: _____ (State reason for objection)

Property number on map: 25 22 Comments: (Use additional sheets if necessary)

This will be a 1st class low density business, which is much preferred over high-density rooftops.

Signature: *Cathy Talcott*



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP20-300 hm

Name: GARY HENRY

I favor: ☒

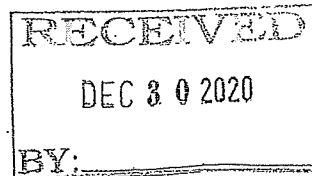
Address: 600 N. HICKORY, NB

I object: _____ (State reason for objection)

Property number on map: 27

Comments: (Use additional sheets if necessary)

Signature: *G. Henry*



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP20-300 hm

Name: FRANK HAMPEL, MB I favor: ☒

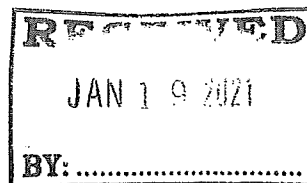
Address: 725 - LANDA

I object: _____ (State reason for objection)

Property number on map: 32

Comments: (Use additional sheets if necessary)

Signature: *F. Hampel*





Department of Planning and Development Services

NOTICE OF PUBLIC HEARING

View details here:
nbtexas.org/PublicNotice

The New Braunfels Planning Commission will hold a public hearing at the request of James Ingalls, agent for Liberty Partnership, Ltd, owner, to consider a recommendation to City Council on the following rezoning request:

Property: Approximately 28 acres in the 700 block of N. Walnut Avenue (see exhibit)

Request: A Special Use Permit to allow an RV resort

Because your property is located within 200 feet of the request, State law requires that we notify you of the public hearing. However, *the zoning of your property will not be changed*. The public hearing process allows an opportunity for you to provide comments on the request. This aids the Commission in making a recommendation to City Council.

A public hearing for this request is scheduled before the Planning Commission on Tuesday, January 5, 2021 at 6:00 p.m. virtually via Zoom Meeting. Information on how to join the meeting is included with this notice. The Planning Commission's recommendation will be considered by City Council in another public hearing, tentatively scheduled Monday, January 25, 2021. Both meetings are open to the public. All interested persons are invited to join these meetings.

If you wish to submit written comment, please complete ALL of the information below and return to:

Mail: City of New Braunfels
Planning Commission
550 Landa Street
New Braunfels, TX 78130
Case manager email: hmullins@nbtexas.org

If you have questions, please call Holly Mullins at (830) 221-4054

Holly Mullins

Holly Mullins, AICP
Development Planning Division

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP20-300 hmi

Name: Barbara Dean

Address: 616 Creekside Dr.

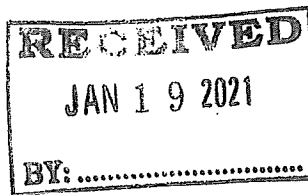
Property number on map: 5

I favor: _____

I object: ☒ (State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: Barbara Dean



I am surprised at the short notice given to property owners to object to this devastating change. The timing could NOT have been worse. I received notice about this proposal two days before Christmas! I was NOT contacted about the December 17th presentation by mail or by phone.

I object to the proposed zoning change because:

My property value will go DOWN.

The land in the proposal is in the flood plane. Rain water or flood water cannot be absorbed into concrete. The runoff could be considerable.

No thru traffic access.

No utilities.

This will lead to massive construction to a neighborhood not designed for massive destruction.

I have NOT spent 30 years paying for a property to have it devalued for an RV Park.

The creek is NOT a recreational creek. The creek water is stagnant water possibly containing chemical waste and at least one water moccasin. The water is brown and has a foamy surface.

To my knowledge, the owners of this land are NOT in residence in New Braunfels. They have no way of knowing how the property will be managed or maintained.

This is a residential neighborhood with small children and pets. Dump trucks and construction equipment should NOT be a part of this neighborhood.

This is an area abundant in wildlife. Of course, they are NEVER considered, but deer and other wildlife were here FIRST.

An RV Park should be on the highway NOT in a residential neighborhood.

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP20-300 hm

Name: Marilyn Thomas

Address: 633 Creek Drive

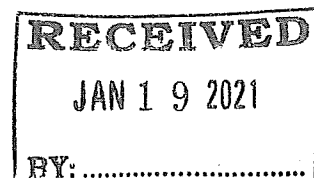
Property number on map: 6

I favor: _____

I object: ☒ (State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: Marilyn Thomas





NOTICE OF PUBLIC HEARING

Department of Planning and Development Services

View details here:
nbtexas.org/PublicNotice

The New Braunfels Planning Commission will hold a public hearing at the request of James Ingalls, agent for Liberty Partnership, Ltd, owner, to consider a recommendation to City Council on the following rezoning request:

Property: Approximately 28 acres in the 700 block of N. Walnut Avenue (see exhibit)

Request: A Special Use Permit to allow an RV resort

Because your property is located within 200 feet of the request, State law requires that we notify you of the public hearing. However, *the zoning of your property will not be changed*. The public hearing process allows an opportunity for you to provide comments on the request. This aids the Commission in making a recommendation to City Council.

A public hearing for this request is scheduled before the Planning Commission on Tuesday, January 5, 2021 at 6:00 p.m. virtually via Zoom Meeting. Information on how to join the meeting is included with this notice. The Planning Commission's recommendation will be considered by City Council in another public hearing, tentatively scheduled Monday, January 25, 2021. Both meetings are open to the public. All interested persons are invited to join these meetings.

If you wish to submit written comment, please complete ALL of the information below and return to:

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

Case manager email: hnmullins@nbtexas.org

If you have questions, please call Holly Mullins at (830) 221-4054

Holly Mullins

Holly Mullins, AICP
Development Planning Division

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP20-300 hmi

Name: Jessie Wood I favor: _____

Address: 622 CHURCH ST NRTY 78130 Object: X (State reason for objection)

Property number on map: 48 Comments: (Use additional sheets if necessary)

Signature: 



NOTICE OF PUBLIC HEARING

Department of Planning and Development Services

View details here:
nbtexas.org/PublicNotice

The New Braunfels Planning Commission will hold a public hearing at the request of James Ingalls, agent for Liberty Partnership, Ltd, owner, to consider a recommendation to City Council on the following rezoning request:

Property: Approximately 28 acres in the 700 block of N. Walnut Avenue (see exhibit)

Request: A Special Use Permit to allow an RV resort

Because your property is located within 200 feet of the request, State law requires that we notify you of the public hearing. However, *the zoning of your property will not be changed*. The public hearing process allows an opportunity for you to provide comments on the request. This aids the Commission in making a recommendation to City Council.

A public hearing for this request is scheduled before the Planning Commission on Tuesday, January 5, 2021 at 6:00 p.m. virtually via Zoom Meeting. Information on how to join the meeting is included with this notice. The Planning Commission's recommendation will be considered by City Council in another public hearing, tentatively scheduled Monday, January 25, 2021. Both meetings are open to the public. All interested persons are invited to join these meetings.

If you wish to submit written comment, please complete ALL of the information below and return to:

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

Case manager email: hnmullins@nbtexas.org

If you have questions, please call Holly Mullins at (830) 221-4054

Holly Mullins

Holly Mullins, AICP
Development Planning Division

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP20-300 hmi

Name: Lea Woolley I favor: _____

Address: 622 Church St NRTY Object: X (State reason for objection)

Property number on map: 8 Comments: (Use additional sheets if necessary)

Signature: 

Filed by: Leah Woolsey Name: Leah Woolsey
 Address: 622 Creek Dr.
 City: 432 553-9885
 Daytime Phone No. 432 553-9885

Date: 1/5/2020

PROTEST PETITION

We, the undersigned property owners, do hereby protest Rezoning Petition No. _____ to rezone property located at 622 Creek Dr. from 622 Creek Dr. to 622 Creek Dr. and request that the three-fourths rule be invoked for the following reasons:
Endangers lives and safety. See attached letter for additional reasons.

By signing this form, we, the undersigned property owners, or authorized agents, certify that we have read the "Instructions for Filing a Protest Petition" that detail the acceptable signature requirements for property, based on legal ownership.

Name of Property Owner (print)	Tax Parcel # of Property Owned	Address of Property Owned	Daytime Telephone #	Signature of Property Owner or Authorized Agent (Indicate representative capacity)
JUNE WOOLSEY	4254	622 Creek Dr.	830 541 7771	<u>[Signature]</u>
Leah Woolsey	4255	622 Creek Dr.	432 553-9885	<u>[Signature]</u>
Robert Joel Peters	4276	625 Creek Dr.	512 757-1437	<u>[Signature]</u>
Barbara Deen	4258	626 Creek Dr.	830 660-1416	<u>[Signature]</u>
Monique Shanna	4272	633 Creek Dr.	830 765-3954	<u>[Signature]</u>
David Cinotto	4259	614 Creek Dr.	905 415-9411	<u>[Signature]</u>
Optima (Dadard)	4256	614 Creek Dr.	830 358-2970	<u>[Signature]</u>
Mary Ann Jones	4271	635 Creek Dr.	830 625-5848	<u>[Signature]</u>
Terry Pittman	4256	618 Creek Dr.	830 502-0700	<u>[Signature]</u>
Jesus Elias		629 Creek Dr.	830 730-0523	<u>[Signature]</u>

SEE REVERSE SIDE FOR INSTRUCTIONS

If there are multiple pages, please number them and include the total number of pages.

Page ____ of ____



NOTICE OF PUBLIC HEARING

View details here:
nbtexas.org/PublicNotice

Department of Planning and Development Services

The New Braunfels Planning Commission will hold a public hearing at the request of James Ingalls, agent for Liberty Partnership, Ltd, owner, to consider a recommendation to City Council on the following rezoning request

Property: Approximately 28 acres in the 700 block of N. Walnut Avenue (see exhibit)

Request: A Special Use Permit to allow an RV resort

Because your property is located within 200 feet of the request, State law requires that we notify you of the public hearing. However, the zoning of your property will not be changed. The public hearing process allows an opportunity for you to provide comments on the request. This aids the Commission in making a recommendation to City Council.

A public hearing for this request is scheduled before the Planning Commission on Tuesday, January 5, 2021 at 6:00 p.m. virtually via Zoom Meeting. Information on how to join the meeting is included with this notice. The Planning Commission's recommendation will be considered by City Council in another public hearing, tentatively scheduled Monday, January 25, 2021. Both meetings are open to the public. All interested persons are invited to join these meetings.

If you wish to submit written comment, please complete ALL of the information below and return to:

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

Case manager email: hnmullins@nbtexas.org

If you have questions, please call Holly Mullins at (830) 221-4054

Holly Mullins
 Holly Mullins, AICP
 Development Planning Division

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP20-300 hmi

Name: Robert Joel Peters I favor: _____

Address: 625 Creek Dr. New Braunfels TX I object: ✓ (State reason for objection)

Property number on map: 43 Comments: (Use additional sheets if necessary)

35

Signature: [Signature]