## PLANNING COMMISSION - JANUARY 5, 2021-6:00PM

Zoom Meeting

Applicant: Ross Wilkenson – Roger Rocket Real Estate, LLC

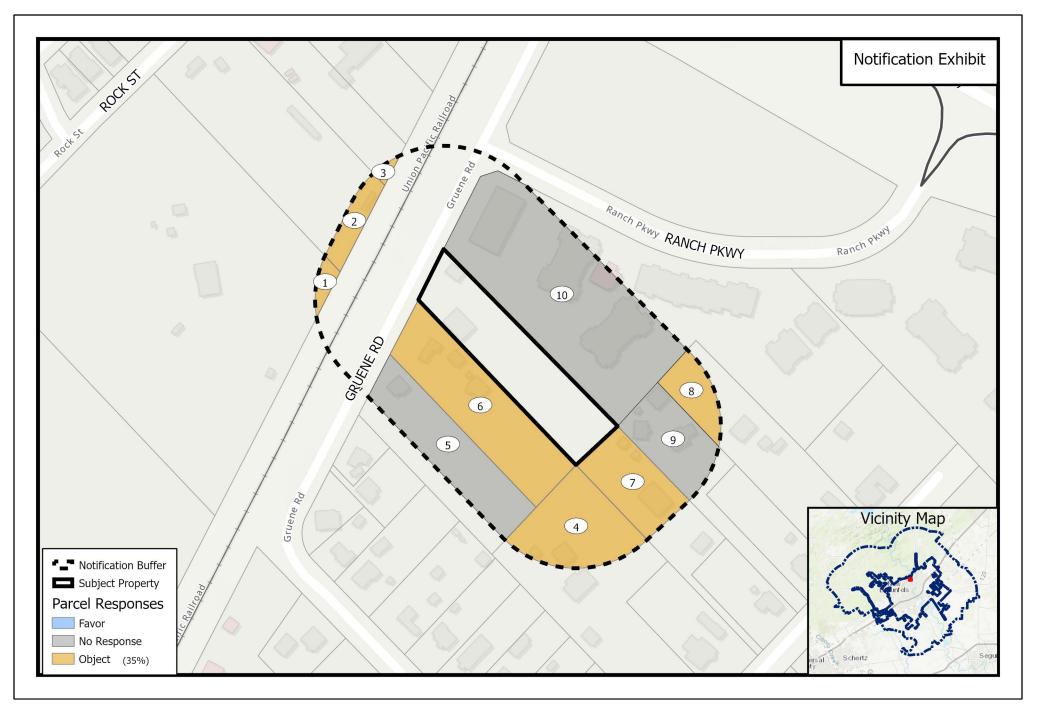
Address/Location: 1951 Gruene Road (see included map)

## PROPOSED SPECIAL USE PERMIT – CASE #SUP20-298

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.	JOLLY WILLIAM E	6.	SPARKMAN FAMILY RVCBL TRST
2.	REICHERT KENNETH & MARINDA RVCBL LVNG TRST	7.	SHARP SYDNEY C
3.	PALM MARTIN W & DIANE	8.	GRAVES SUSANN D
4.	GUERRERO OMAR D & CECILIA	9.	ROOM 8 LLC
5.	GARZA MAURO JR	10.	LODGE AT THE GUADALUPE LLC

SEE MAP





## SUP20-298 SUP to allow for live music



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.

Path: \\chfs-1\Departments\Planning\ZoneChange-SUP-Replats\2020\SUP20-298 - 1951 Gruene Source: City of New Braunfels Planning Date: 12/29/2020

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YOUR OPINION MATTER Case: #SUP20-298 ms	S - DETACH AND RETURN
Name: <u>Bill Jally</u> Address: <u>1958 Gruene Rd 78</u> 13 Property number on map: <u>1</u> Concerned with Not	<ul> <li>I favor:</li></ul>
Signature	RECEIVED DEC 2 9 2020 BY:
	RS - DETACH AND RETURN
Name: Kenneth & Minanda Reicher Address: 1950 Gruene Rd. NBTX Property number on map: 2	Gary KraFt) I favor: I object: (State reason for objection) Comments: (Use additional sheets if necessary)
RECEIVED DEC 2 9 2020 BY: Signature:	I Sleep durring the Day Fhave health Issues. I Object to the Noise
Case: #SUP20-298 ms	RS - DETACH AND RETURN
Name: Martin Palm Address: 768 Posts stroot Property number on map: 3 Opposod & Music & Home Signature: Mithed	I favor: I object:(State reason for objection) Comments: (Use additional sheets if necessary) NOISENEED RECEIVED DEC 2 9 2020 BY:

	ERS - DETACH AND RETURN
Case: #SUP20-298 ms	
Name: Omar & Cecilia Guer	(rero   favor:
Address: <u>825 E Torrey</u> ST.	I object:(State reason for objection)
Property number on map:4	Comments: (Use additional sheets if necessary)
ECEIVED	See Letter
(4	Je object to the sound of Constant Music
DEC 2 9 2020	nour neighborhood without the right to .
Y:	nour neighborhood without the right to turn the music off out any given moment
Signature: Wolitia Guerrero	Mman D. In Support of our
	neighbor Beth Sparkm
	who is Ell and needs
	Constant Rest & Sleep

VOUR OPINION MATTERS - DETACH AND RETURN         Case: #SUP20-298 ms         Name:       BETH SPARKMAN Address: [959 Gremen Rd Address: [959 Gremen Rd Rio Vister addition       I favor:       I object:	
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Address: <u>[959 Gruene Rd</u> Property number on map: <u>Lot #4 Block #1</u> X & Rio Vista addition Signature: <u>Bett Hyman addition</u> Signature: <u>Bett Hyman Rio Vista addition</u> Signature: <u>Bett Hyman Rice 2 9 2020</u> <u>BY:</u> <u>YOUR OPINION MATTERS - DETACH AND RETURN</u> Case: #SUP20-298 ms Name: <u>Sydney C. Sharp</u> Address <u>845. M Torrey St.</u> Property number on map: <u>1</u> Mo extabor music in our residential neighborhood. <i>I have rentris directly behind the property who would be</i> <i>directly affected. The rest aurant is welloome.</i> <u>RECEIVED</u> DEC 2 9 2020 <u>BY:</u> <u>I biject: X</u> (State reason for objection) Comments: (Use additional sheets if necessary) <u>RECEIVED</u> <u>RECEIVED</u> <u>RECEIVED</u> <u>RECEIVED</u> <u>RECEIVED</u> <u>Signature: State reason for objection</u> <u>Comments: (Use additional sheets if necessary)</u> <u>RECEIVED</u> <u>RECEIVED</u> <u>RECEIVED</u> <u>RECEIVED</u> <u>RECEIVED</u>	
Address <u>Lot #4</u> <u>Block #1</u> Property number on map: <u>Lot #4</u> <u>Block #1</u> X & Rio Vista addition Signature: <u>Dett Bygans</u> Signature: <u>Dett Bygans</u> Signature: <u>Dett Bygans</u> Norme: <u>Sydney C. Sharp</u> Address <u>845.</u> <u>M Torrey St.</u> Name: <u>Sydney C. Sharp</u> Address <u>845.</u> <u>M Torrey St.</u> No outdoor, music in our residential neighborhood. I have rentors directly behind the property who would be directly affected. The restaurant is welcome. <u>RECEIVED</u> <u>RECEIVED</u> <u>Comments:</u> (Use additional sheets if necessary) <u>No outdoor music in our residential neighborhood</u> . <u>RECEIVED</u>	Name for abjection)
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no outdoor music in our residential neighborhood. I have renters directly behind the property who would be directly affected. The festaurant is welcome. RECEIVED	Property number on map: 7 Comments: (Use additional sheets if necessary)
RECEIVED	no outdoor music in our residential neighborhood. I have rentors directly behind the property who would be directly affected. The restaurant is welcome,
BY:	RECEIVED
	BY:

YOUR OPINION MATTERS - DETACH AND RETURN
Case: #SUP20-298 ms
Name: Susann Graves I favor:
Address: 875 E. Torrey State reason for objection)
Comments: (Use additional sheets if necessary)
Property number on map: <u>o</u> RECEIVED DEC 2 9 2020 BY: Signature: <u>Lumm Araves</u> My family has owned this property since 1968 and purchase because of the dead end street and quiet neighborhood. Would not want loud meesic at night. This would also make it difficult to rest the property.

Omar D and Cecilia Guerrero 825 East Torrey Street New Braunfels, Texas 78130 (830)221-8600

RECEIVE	D
DEC 2 9 2020	
BY:	
N. A.	

December 26, 2020

City of New Braunfels Building, Planning and Zoning Division c/o Matthew Simmont 550 Landa Street New Braunfels, Texas 78130

Re: 1951 Gruene Road, Zoned C-1 Special Use Permit Application Case: # SUP20-298 ms

On behalf of myself and the neighborhood members listed below, in the Rio Vista Subdivision, and affected surrounding neighborhood, we adamantly object to an issuance of a Special Use Permit to **Ross Wilkenson, Managing Member of Rocket Real Estate LLC, agent for Rosemary Philips, owner**.

We oppose the issuance of a Special Use Permit to allow **Outdoor Music** in or around our neighborhood.

The reason for this objection is that we do not want the constant sound of music in our neighborhood without the right to turn it off at any moment.

We purchased our property with much thought and methodical planning as to the future of our lives in our forever home. We researched to make sure that we lived near all the amenities of the city but were not IN the city, as to not have to deal with the noise and sounds that come with city living.

We understand the need for expansion, and we want to support all small businesses, especially during this critical time, but we do not want any additional noise in our neighborhood.

Thank you for understanding. Respectfully, Omar D and Cecilia Guerrero and Neighborhood members listed below.

ec. 26, 2020

Omar D and Cecilia Guerrero -Property number: Lot 10 A, Block 1, Rio Vista Addition

Continued Page 2

Page 2 1958 Gruene Rd 7813D 210 - 888-9289 William E Jolly-Kenneth and Miranda Reicher- May Had 430-302-0044 Martin and Diane Palm- number of 30.332-3328 768 Nock St, NR.TX/Map#3 Mauro Jr. Garza-Sparkman Family Trust- Beth theory men 210 3551877 Let #4 Dio Vista addition Blook #1 Sydney C Sharp- Sychuey Sharp- 291 E. Lincoln St., NB 78130 (979)676-0202 Susan D, Graves Susann Aranes, owner 875 E. Torrey St. Madison Johns (830)624-5889 opposed to live music Would orean difficultury Room 8 LLC Lodge At the Guadalupe LLC - Leroy E. Zimmune Jr. 784 Rock St. 830 -302 -9451 - Martin Rene Arroyo (512) 665-0995 845 ETOLKEY ST. & WE OPPOSE THE CONSTANT NULSE FROM LIVE MUSIC IN ONE RESIDENTIAL AREA. MELVIN NOLTE, TO 830 624 0243 849 E. POLLET 91, ESTOR NOITE - NO GUD MUSIC IN REPLOEATIAL PAREA - DOPY Robert CASS 881 E. TONREY 830 221 5 170 donrobertcass a gmail.com Phease No Loud Music.

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Danl D' langf 210 3878589 524 Rock St. d tamezo prasatx.com Restaurat OK - no lord music a patio

age 3

Sodalis Senior living 50 Rock Street Duictor Viane Ruvis Exec. Duictor 830-624-7703

Alice Williams 806E, TORRey 830-660-0558 December 28, 2020

City of New Braunfels Planning Commission Case #SUP20-298 ms – 1951 Gruene RD Public Hearing Date: January 5, 2021

RECEIVED DEC 2 9 2020 #8

To Whom It May Concern:

I object to the request for a special use permit to allow outdoor music in the C-1 Local Business District and adjacent to residential use.

I own the property shown as property #8 on your map. My parents purchased this 1-1/3 acres of land in 1968 when my father was transferred from Beeville, TX, where he worked with Southwestern Bell, to fill an opening in New Braunfels. They loved the size of the lot and the quiet, peaceful neighborhood. The dead end street was a real plus. My mother passed in 1995 and after my father passed in 2009, I inherited the property and have maintained ever since. I rent out the house in front part of property and I use the workshop in the back portion of the property. When I go to the workshop in the back of my property, I enjoy the peace and quiet and would hate to lose that to loud music at all hours. My current renter is a nurse who works at night and has 3 young children. As you know music echoes and would disturb her as she tries to sleep during the day and would disturb her children at night. Having this noise would definitely be a deterrent to future renters. If the quietness of this area is lost with loud music, renters will not want to stay long or not rent in this area at all, causing hardships for all affected landlords. Then there is the issue of trying to sell property. A home purchase is the most important purchase that people make and I truly feel the loud music at all hours would keep away potential buyers, also causing a hardship for the owners trying to sell. So many people will be seriously affected by this noise - for various medical reasons, there are owners who can't sleep at night, but only during the day, so the music during day will affect them too.

I have been told by others in this vicinity, that they can hear the music coming from Harley Davidson dealership across Loop 337 and Gruene Hall which is further away!! Can you even imagine how loud this music will be for all surrounding neighbors even past the 200 feet you indicated on the map. Many of which have owned and lived in their homes for many, many years. Their daily lives will change forever.

I respectfully ask that you please deny this special use permit request to allow outdoor music in the C-1 Local Business District and adjacent to residential use.

Sincerely,

Susann Thanks

Susann Graves Property #8 **Responses received from outside of the 200-foot Notification Area.** 

Case	YOUR OPINION MATTE	ERS - DETACH AND RETURN
	ess: 806E. TORRey	I favor: I object: <del>(</del> State reason for objection)
Prope	erty number on map:	Comments: (Use additional sheets if necessary) I down want the Noise.
Signa	ature: <u>Alice Hillian</u>	DEC 2 9 2020 BY:
		MATTERS - DETACH AND RETURN
	Case: #SUP20-298 ms Name: <u>Anna Lisat Paun</u> Address: <u>524 Rock Stree</u>	Lobject:(State reason for objection)
	Case: #SUP20-298 ms Name: <u>Anna Lisatham</u> Address: <u>524 Rock Stree</u> Property number on map: <u>not on</u>	E Tamis I favor: