

From: [Matthew W. Simmont](#)
To: [Ross Wilkinson](#)
Cc: [Michelle Lyons](#)
Subject: RE: 1951 Gruene Road SUP request
Date: Friday, February 12, 2021 4:14:58 PM
Attachments: Surrounding Addresses.docx
SUP20-298.xls

Thank you for the update Ross,

We will not need to send out a new property owner notification for this SUP request. I would encourage you to reach out to the surrounding property owners to discuss some of the details and provide the additional information that you outlined in your email. The surrounding owners can send in updated/additional responses up until City Council consideration of the request. There will also be opportunity for further discussion on the specifics of your request during the Planning Commission and City Council meetings.

In case it might be helpful, I have attached an address listing and mail merge of the surrounding property owners. Feel free to use this information to reach out to the neighbors so that you may communicate with them directly on the request.

Please let me know if you have any questions.

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
#OneCityOneTeam

From: Ross Wilkinson <rossfwilkinson@icloud.com>
Sent: Friday, February 12, 2021 3:01 PM
To: Matthew W. Simmont <MSimmont@nbtexas.org>
Cc: Michelle Lyons <marymmathis4@gmail.com>
Subject: Re: 1951 Gruene Road SUP request

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Hi Matthew,

Thank you again for reaching out to me on this reminder. Below please find a message I would like to pass on to our new neighbors and anyone else of whom it may concern.

Hello,

My name is Ross Wilkinson and I have owned a restaurant in New Braunfels for nearly 6 years by The Name, The River House. Over the last year, as many would imagine, we have had to stay on our toes and do all we could to survive the covid-19 crisis. Over the last year I found myself looking for a location I could purchase to expand our market, catering and to go business while staying in Gruene. I came across 1951 Gruene Rd and saw enormous potential for the concept that I am planning on bringing to this location.

That brings me to the purpose of this letter. I wanted to explain to my future neighbors what I feel was a big misunderstanding as far as "outdoor music" goes. I was able to read many of the responses from those who received notice and the overwhelmingly common theme was that neighbors did not want a live music venue opening up here and they certainly didn't want music playing loud and late. This I completely understand and fully agree with so I was motivated me to make sure that we were able to explain that we were not looking to open a live music venue or play music loud or late on this property. The reason for the SUP aka "Special Use Provision" letter was that we wanted to be able to offer an acoustic solo keyboard or guitar during a Sunday brunch or Valentine's dinner. We do acoustic dinners and brunches at our current location and we have never played anymore than a duet at a time and never have we ever had anyone play later than 9pm. My intentions behind making sure we had the "all clear" for what is called outdoor music were for scenarios such as this. We are not looking to be a live music venue.

We would like to make an agreement with our neighbors and neighborhood that would promise no music after 9pm. No full bands. No drums or loud crash symbols. We are a food and beverage concept first and foremost and in this business of hospitality the ambiance can be a big element that enhances the guest experience....and that has a lot to do with lights, food, service, atmosphere and sometimes music...especially in New Braunfels. This is an "as needed" type of situation and not what I would consider routine. We are excited to come to the area and get to

work. I'm looking forward to providing what I feel is a much needed product in an underserved area and I'm looking forward to getting to know you all as neighbors and hopefully customers.
I appreciate the time you have taken to read this.
Thank you,
Ross Wilkinson

On Feb 11, 2021, at 10:27 AM, Matthew W. Simmont <MSimmont@nbtexas.org> wrote:

That sounds great Ross. Thank you for getting back to me!

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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.

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](#).

Please take a moment to complete the City of New Braunfels [Customer Satisfaction Survey](#).

From: RF Wilkie <rfwilkinson@gmail.com>
Sent: Thursday, February 11, 2021 10:14 AM
To: Matthew W. Simmont <MSimmont@nbtexas.org>
Cc: Michelle Lyons <marymathis4@gmail.com>
Subject: Re: 1951 Gruene Road SUP request

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Matthew,
Thank you so much for the follow up. Hope you are well. I'm sorry for the slow reply as I have been in Houston dealing with a family matter. We are busy with all sorts of things these days. I'm sorry I have not got this to you yet. I have an emailed drafted that I have not yet sent. When I get back to my office this afternoon I will take moment to finalize and send over.
Appreciate it.
Ross

On Feb 11, 2021, at 9:28 AM, Matthew W. Simmont <MSimmont@nbtexas.org> wrote:

Hello Mr. Wilkinson,

I haven't heard back from you on this request so I wanted to make sure you received my message. Please let me know if you have any updates.

Thank you,

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From: Matthew W. Simmont <MSimmont@nbtexas.org>

Sent: Tuesday, February 9, 2021 8:26 AM

To: RF Wilkie <RFWilkinson@gmail.com>

Subject: 1951 Gruene Road SUP request

Good morning Mr. Wilkinson,

I am sending you a reminder to please provide me with any additional information and/or adjustments to your request to allow outdoor music with the planned restaurant on this property. I will need the information no later than lunchtime on Friday 2/13, so that it can be included in the updated notices sent to surrounding property owners. Feel free to let me know if you have any questions.

Thank you,

Matthew W. Simmont, AICP
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