

PLANNING COMMISSION – JUNE 1, 2021 – 6:00PM

Zoom Meeting

Applicant/Owner: City of New Braunfels

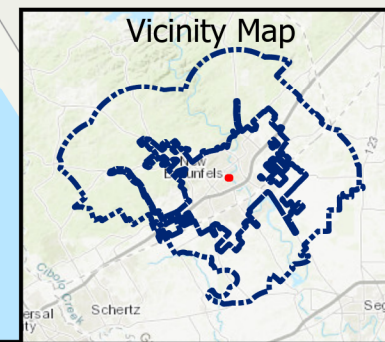
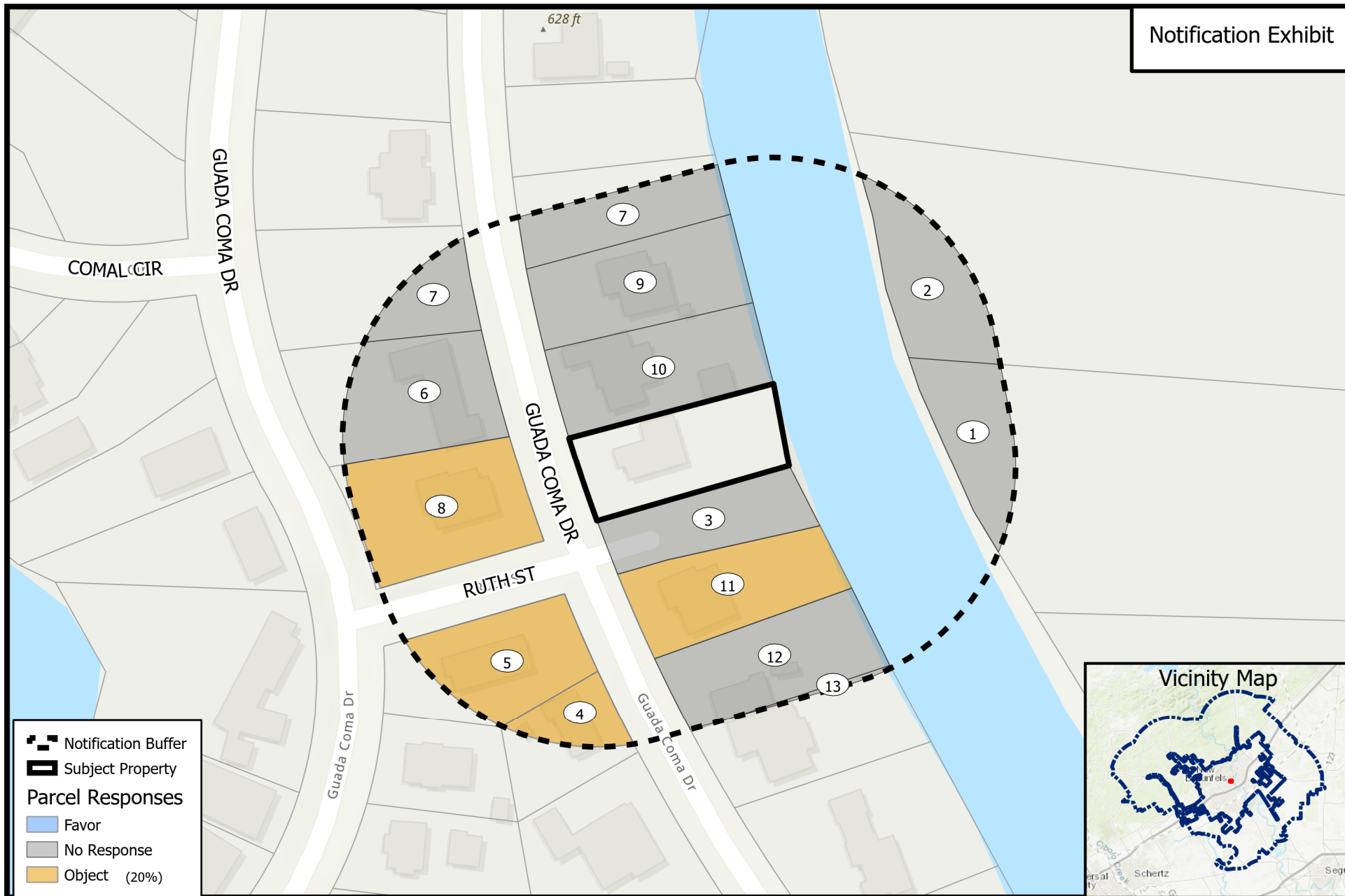
Address/Location: 46 Guada Coma

PROPOSED ZONE CHANGE – CASE #PZ21-0155

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. OWENS JOSHUA | 7. GREEN ELMER L & ANN J |
| 2. OWENS JOSHUA W | 8. PREISS WELDON A & KARON |
| 3. PROPERTY OWNER | 9. OLSON FAMILY TRUST |
| 4. CASTILLEJA JOSEPH A | 10. NELDACOM LLC |
| 5. GUZMAN REBEKKA J & ROY A | 11. SNELL MARK C & PENNY S |
| 6. BERRY J R & ANN | 12. SCHROEDER GORDON D & NANCY K M |
| | 13. EVANS JOHN R & LINDA F |

SEE MAP



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ21-0155 (HM)

Name: Joseph A. Castilleja

Address: 43 Guada Coma

Property number on map: 4

Comments: (Use additional sheets if necessary)

Signature: _____

I favor: _____

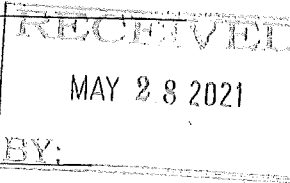
I object: X

(State reason for objection)

Despite the lot size, there is already an existing SFR on it and adding another structure will trigger additional variances. Since the inception of this neighborhood, no duplexes have been constructed, I would prefer that Guada Coma remain

A "Single Family District"

Thank you,



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ21-0155 (HM)

Name: Rebekka J. & Roy A. Guzman

Address: 111 Ruth St., New Braunfels, TX 78130

Property number on map: 5

Comments: (Use additional sheets if necessary)

We just need a fuller explanation why a zone change is needed if a simple addition to the existing structure is all that is going to occur. We would like to more fully understand what the owner's intent is in this change. This zone change affects the entire

Signature: Rebekka J. Guzman

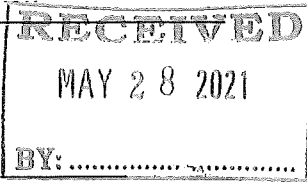
Roy A. Guzman

subdivision because it borders the property access to the Guadalupe River.

I favor: _____

I object: ✓

(State reason for objection)

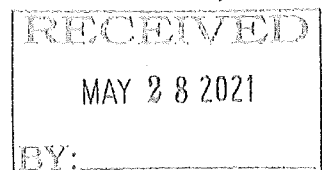


Thank you so much for responding. Can you use this email interaction as our option to remain R-1. If it is just for a mother in law quarters we don't mind, but we are really uncomfortable with multi family units (duplex, apartments, etc.)

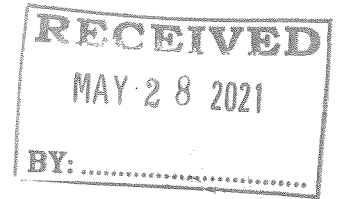
Thank you,

Penny S. Snell

44 Guada Coma #11



To: Planning Commission
From: Weldon and Karon Preiss
Re: 46 Guada Coma Drive #8



Response: We object.

Why a zone change if there is just going to be an add-on to an existing structure? We feel that if this is just an addition to the home, only a building permit would be needed. What is the intent if a zone change is needed all of a sudden? They say that there was a chance to change their zoning sometime in the past and the City made a mistake by not changing their zoning, but why did they not notice until now.

In our opinion, a zone change will potentially affect the entire neighborhood. We have had countless neighbors contact us after having seen the zone change sign in the yard as they have driven by—they have all been opposed to it.

As property owners in Guada Coma since January of 1976, we honestly can tell you that we do not remember ever receiving a letter regarding a zone change from R-1 to R-2. No, this doesn't sound good to us. Please give us a good explanation so we can better understand what is going on there!

Respectfully,


Weldon and Karon Preiss