

**PLANNING COMMISSION – SEPTEMBER 8, 2021 – 6:00PM**

Zoom & City Hall Council Chambers

**Applicant/Owner:** Teia Bennett (Blumen Meisters Flower Market)

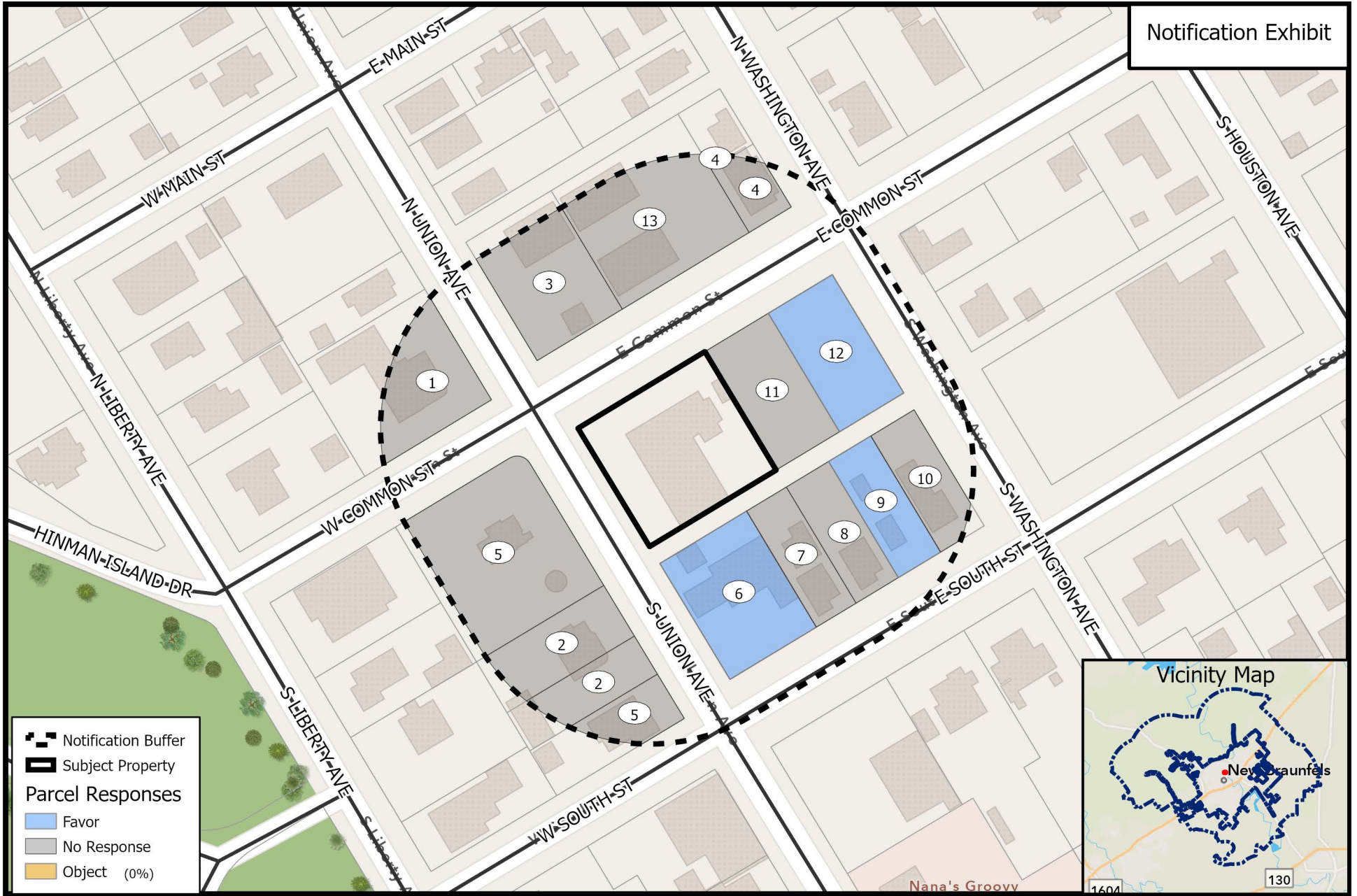
**Address/Location:** 111 S Union Ave

**PROPOSED VARIANCE – CASE #CS21-0264**

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. SMITHERS RONALD C & SHIRLEY A
2. HERRING PARTICIA D
3. PETRA AT 957 HOLDING CO LLC
4. GOMEZ FRANCES M
5. HERRING FAMILY INTERESTS LTD
6. KYLE ELIZABETH B
7. MACDONALD KAREN LYNN
8. TREJO MARIA A
9. JOHNSON HANNAH F
10. ORTIZ JESSE S JR & MARY G
11. KTS COMMERCIAL LTD
12. LEE PATRICK TOLAND ET AL
13. KIENY ALLEN & KIMBERLY

**SEE MAP**



CS21-0264

Variance to allow alcohol sales within 300-ft of a children's daycare



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #CS21-0264 Bennett (MO)

Name: W. T. Lee

I favor: ☒

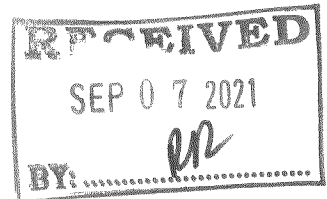
Address: 7 Centre Court N.W. 7942

I object: \_\_\_\_\_ (State reason for objection)

Property number on map: 12

Comments: (Use additional sheets if necessary)

Signature: W. T. Lee Jr  
Rep. Patrick Toland Lee et. al.



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #CS21-0264 Bennett (MO)

Name: Hannah F. Johnson

I favor: ☒

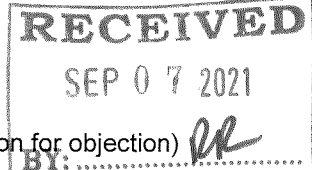
Address: 175 E South St

I object: \_\_\_\_\_ (State reason for objection)

Property number on map: #9

Comments: (Use additional sheets if necessary)

Signature: Hannah Johnson



Blumen Meisters has been a good neighbor & kept up with the building/parking lot. If they think this will help their business & allow them to continue to keep up their retail space, then I fully ~~also~~ support them getting an alcohol license.

**From:** [Betty](#)  
**To:** [Maddison O'Kelley](#)  
**Subject:** RE: zoning change  
**Date:** Tuesday, September 7, 2021 1:27:37 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

**Property 6**

**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.**

Thank You for your reply, Maddison. I have shared this information with other neighbors and we all are pleased to support this request. Thanks for your prompt reply! bk

**Betty L. Kyle**

Office Manager  
**THE KYLE LAW FIRM**  
707 North Walnut Ave.  
New Braunfels, TX 78130  
830-620-9402 Office  
830-620-5076 Fax

THE INFORMATION CONTAINED IN THIS EMAIL MESSAGE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION, OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE AT (830) 620-9402. THANK YOU.

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**From:** Maddison O'Kelley <MOKelley@nbtexas.org>  
**Sent:** Tuesday, September 7, 2021 10:31 AM  
**To:** Betty <bkyle@kylelawfirm.com>  
**Subject:** RE: zoning change

Good morning Betty,

Blumen Meisters Flower Shop is requesting a variance to allow beer and wine to be included in the gift baskets they currently sell. Their TABC license will not allow the beer/wine containers to be opened or consumed on-site. A variance is required under the City's zoning ordinance because Blumen Meister's is located within 300 feet of a children's daycare.

The staff report and all materials provided by the applicant are attached. If you have any additional questions, please do not hesitate to let me know!

Maddison



Maddison O'Kelley  
Assistant Planner | Planning and Development Services  
550 Landa St | New Braunfels, TX 78130  
830-221-4056 | [MOKelley@nbtexas.org](mailto:MOKelley@nbtexas.org)

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](http://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](#).

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**From:** Betty <[bkyle@kylelawfirm.com](mailto:bkyle@kylelawfirm.com)>

**Sent:** Tuesday, September 7, 2021 9:09 AM

**To:** Maddison O'Kelley <[MOKelley@nbtexas.org](mailto:MOKelley@nbtexas.org)>

**Subject:** zoning change

**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 Maddison,

This is Elizabeth Kyle. I have left you a voice mail concerning the potential zoning change requested by Tela Bennett on Union Street. Can you briefly explain to me where and how the alcohol will be sold? Thank You! bk

**Betty L. Kyle**

Office Manager

**THE KYLE LAW FIRM**

707 North Walnut Ave.

New Braunfels, TX 78130

830-620-9402 Office

830-620-5076 Fax

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