

**PLANNING COMMISSION – OCTOBER 6, 2021 – 6:00PM**

City Hall Council Chambers

**Applicant/Owner:** T.C. Selman, agent for Crystal Kindred

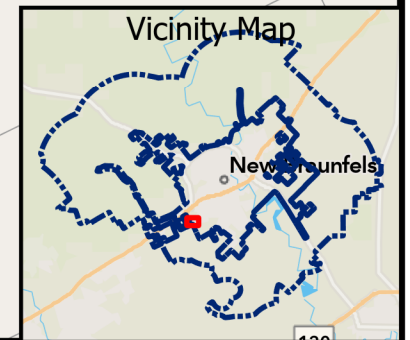
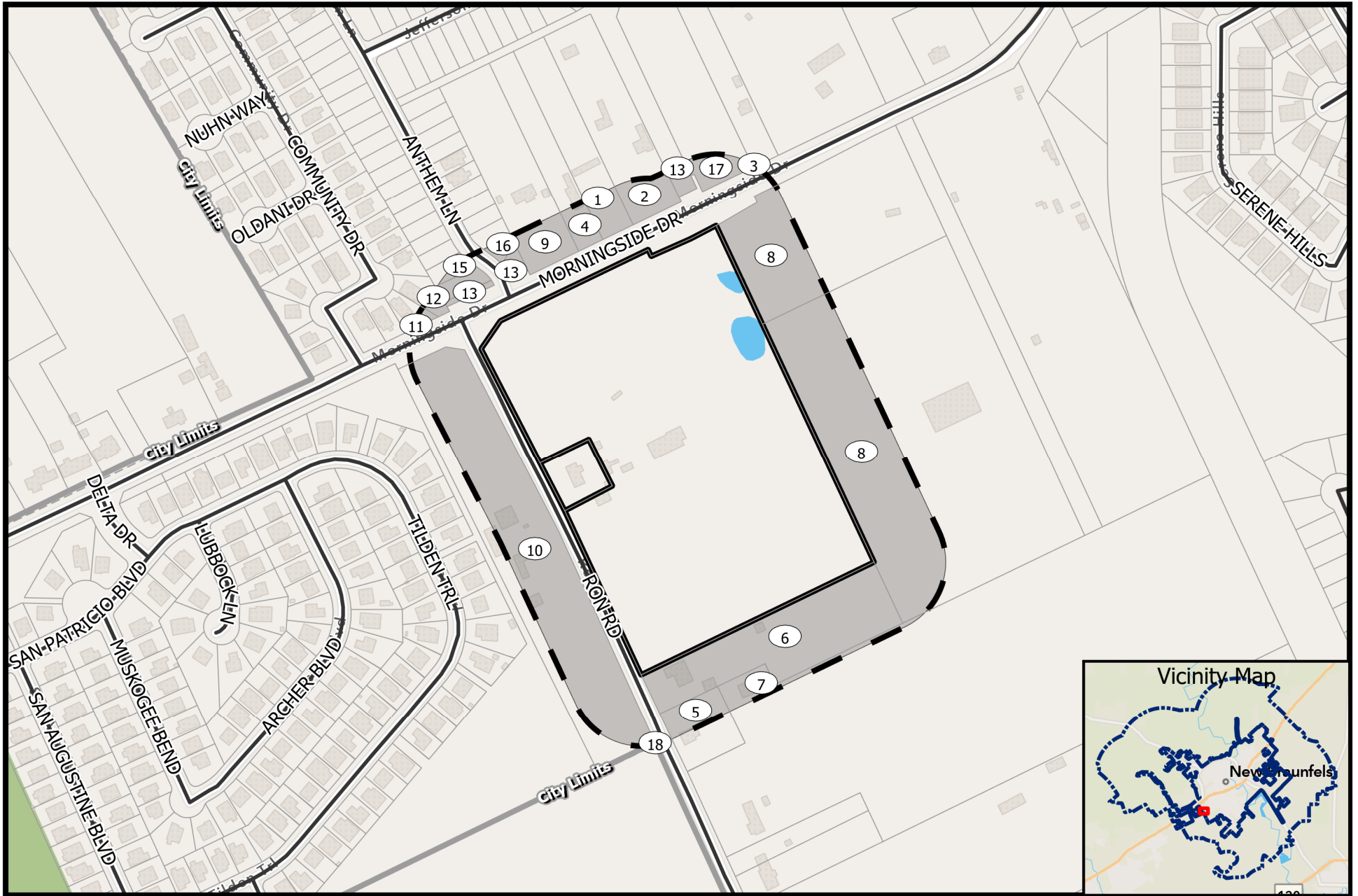
**Address/Location:** 441 Ron Road

**PROPOSED SPECIAL USE PERMIT – CASE #SUP21-316**

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. YOUNG REGINA & MARGARITO GARCIA              | 10. WELSCH HANNO F JR                       |
| 2. RESENDEZ MARIO V & TREVINO JESUS             | 11. HALL BRADLEY H                          |
| 3. ROSALES MARISA L                             | 12. WILLIS SAMANTHA & MATTHEW R             |
| 4. PROPERTY OWNER                               | 13. HERITAGE PARK RESIDENTIAL COMMUNITY INC |
| 5. THOMPSON JEFFREY W                           | 14. TCHILINGUIRIAN BERDJ & JENNIFER M       |
| 6. CABALLERO CARLOS P & TAMMY                   | 15. KB HOME LONE STAR INC                   |
| 7. JNMC HOLDINGS LLC                            | 16. KARNS TAYLOR S                          |
| 8. HUMANE SOCIETY OF THE NEW BRAUNFELS AREA INC | 17. RUECKLE COMMERCIAL HOLDINGS LLC         |
| 9. CORTES JUAN C & JANIE                        | 18. SA GIVEN TO FLY LLC                     |

**SEE MAP**



## SUP21-316

### Request for multifamily use in APD zoning

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-316 mg

Name: CARLOS & TAMMY CABALLERO

Address: 485 Roy Rd

Property number on map: #6

I favor: \_\_\_\_\_

I object: as proposed (State reason for objection)

Comments: (Use additional sheets if necessary)

OCT 05 2021

Signature: Carlos Caballero

Jay B Caballero



Carlos & Tammy Caballero  
485 Ron Road  
Marion, TX 78124  
(Inside New Braunfels City Limits)

October 5, 2021

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

RE: SUP 21-316

Mr. Matt Greene, CFM,

Please be advised our property is number six as printed on the map accompanying the Notice of Public Hearing, mailed to us by your office, for SUP 21-316.

As requested by Aspen Heights Partners (T.C. Selman, Vice President), we object to the proposed modification to **§144-5.3-2(h) Residential Buffer Wall**.

There are windows to two different bedrooms on that side of our home and the anticipated noise generated by the proposed 13 new homes along our property line will not be conducive to restful slumber. This is especially true when that noise is coupled with the disturbance already generated by barking dogs from the NB Humane Society.

We request the current zoning requirement (see below) be honored and a masonry wall be installed on our joint property line to reduce the noise disturbances. Further, ***we request that masonry wall be the maximum height allowed of eight feet as the land slopes higher on the proposed project property*** and crests where the current home (441 Ron Rd) is situated. A six-foot fence being built on the low side of the property will allow noise from ALL the project homes to effectively pour over the fence as if it were not there. This is a phenomenon we have already experienced with the berms ostensibly placed by the NB Humane Society to abate the noise from that facility. An eight-foot masonry fence would help alleviate this situation.

**§144-5.3-2 (h)**

Where a multifamily or non-residential development is adjacent to land used or zoned only for single-family or two-family development, ***a six foot (minimum) to eight-foot (maximum) masonry wall must be installed by the commercial property owner/developer as a buffer between the properties*** and must be consistent with any pre-existing masonry wall.

Thank you for your time and consideration,

**OCT 05 2021**

Carlos and Tammy Caballero  
Carlos: 210-831-2150  
Tammy: 850-276-1469