



Department of Planning and Development Services

## NOTICE OF PUBLIC HEARING

View details here:  
[nbtexas.org/PublicNotice](http://nbtexas.org/PublicNotice)

The New Braunfels Planning Commission will hold a public hearing at the request of **Morgan & Jay Behrens** to consider a recommendation to City Council on the following rezoning request:

**Property:** 274 & 290 E. Bridge Street

**Request:** Special Use Permit to allow short-term rental of two single-family residences

Because your property is located within 200 feet of the request, State law requires that we notify you of the public hearing. **However, the zoning of your property will not be changed.** The public hearing process allows an opportunity for you to provide comments on the request. This aids the Commission in making a recommendation to City Council.

A public hearing for this request is scheduled before the Planning Commission on **Tuesday, March 2, 2021** at 6:00 p.m. virtually via **Zoom Meeting**. Information on how to join the meeting is included with this notice. The Planning Commission's recommendation will be considered by City Council in another public hearing, tentatively scheduled **Monday, March 22, 2021**. Both meetings are open to the public. All interested persons are invited to join these meetings.

If you wish to submit written comment, please complete ALL of the information below and return to:

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

Case manager email: [hmullins@nbtexas.org](mailto:hmullins@nbtexas.org)

**If you have questions, please call Holly Mullins at (830) 221-4054**

Holly Mullins, AICP  
Development Planning Division

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### YOUR OPINION MATTERS - DETACH AND RETURN

**Case: #SUP21-041 Behrens (hm)**

Name: \_\_\_\_\_

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

Address: \_\_\_\_\_

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

Property number on map: \_\_\_\_\_

Comments: (Use additional sheets if necessary)

Signature: \_\_\_\_\_

**PLEASE NOTE:**

Typical procedure for discussion during public hearings is as follows:

1. Order of Speakers:   First - Applicant or representative of applicant  
                                  Second - Persons favoring the request  
                                  Third - Persons opposing the request
2. The Commission Chair may set a time limit for speakers.
3. Speakers should be brief and to the point. Avoid repetition and redundancy.
4. The Commission, through the Chair, may suspend, interrupt, or alter the proceedings.

The Planning Commission makes a recommendation to the City Council.

***It is the City Council that actually approves or denies a requested change in use or zoning.***

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**Special Use Permits**

When considering applications for a special use permit, the Planning Commission and the City Council evaluate the impact of the special use on, and the compatibility of the use with, surrounding properties and neighborhoods to ensure the appropriateness at the particular location. The Commission and the City Council shall specifically consider the extent to which:

- (a) *Comprehensive plan consistency.* The proposed use at the specified location is consistent with the goals, objectives and policies contained in the adopted Comprehensive Plan;
- (b) *Zoning district consistency.* The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
- (c) *Supplemental Standards.* The proposed use meets all supplemental standards specifically applicable to the use as set forth in this Chapter;
- (d) *Character and integrity.* The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods, as required by the particular circumstances.

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**According to Sec. 2.1-3 (b) of the Zoning Ordinance, if written protest against a proposed zoning change has been filed with the Planning Department, signed and acknowledged, by the owners of 20% or more of either the area of the land included in the proposed change or of property within 200 feet of it, the zoning change will require a three-fourths (3/4) vote of all the members of the City Council to become effective. In computing the percentage of land area, the area of streets and alleys shall be included.**

Please contact Development Planning for more information  
(830) 221-4050 or [planning@nbtexas.org](mailto:planning@nbtexas.org)

## **Planning Commission meeting to be conducted online via Zoom Meeting**

As a safety measure to combat the COVID-19 pandemic in the United States, the City of New Braunfels Planning Commission will hold its monthly meeting (to include public hearings) on Tuesday, March 2, 2021 at 6:00 p.m. online via Zoom Webinar.

The public is welcome and encouraged to join the meeting by phone, computer, or any other internet connected device.

Public attendees may participate or observe the meeting as detailed on this website: <https://www.nbtexas.org/2722/Online-Meeting-Guide>. A meeting ID and phone number will be posted the day of the meeting.

### **Please note the following if you would like to provide comments on individual agenda items during the meeting:**

- This is a public meeting and normal meeting procedures and decorum are required.
- The City of New Braunfels will host the meeting and will share a prepared PowerPoint presentation on the host screen. As a meeting attendee you will be able to view the host screen.
- Anyone wanting to submit materials (e.g. letters, drawings, pictures) for consideration by the Planning Commission must do so via email to [planning@nbtexas.org](mailto:planning@nbtexas.org) no later than 5:00 p.m. on Monday, March 2<sup>nd</sup>. Include the last four digits of your phone number in the email for identification purposes.

### **Steps to speak during the meeting:**

- During the public hearing and/or public comment time frame for the agenda item, if you would like to speak, please raise your hand in one of the two following methods to be recognized and given an opportunity to speak:
  - If you are communicating through a device (computer, laptop, tablet, etc.), click the “raise hand” icon at the bottom of the screen to request to speak.
  - IF your device does not have a microphone and you are calling from a telephone, dial \*9 to request to speak.
- The host will identify participants in the order they are received. The host will identify you by name if you used the “raise hand” icon. If you are on the phone, the host will identify you by the last 4 digits of the phone number you are calling from.
- Participants will be muted, and the Host will unmute you when it is your turn to speak.
- Please state your full name and physical address for the official record and then proceed to make your statement or ask a question.
- Please introduce yourself each time you begin speaking unless you have been introduced by the chair or the host.
- Please restrict or minimize background noise while you are speaking to preserve the quality of the meeting.
- Please restrict or limit household internet activities while you are connected to the meeting to preserve the quality of the meeting.

If you have any questions or concerns please email [planning@nbtexas.org](mailto:planning@nbtexas.org) or call the planning line at (830) 221-4050. Thank you.

**PLANNING COMMISSION – MARCH 2, 2021– 6:00PM**

Zoom Meeting

**Applicant/Owner:** Morgan & Jay Behrens

**Address/Location:** 274 & 290 E. Bridge Street

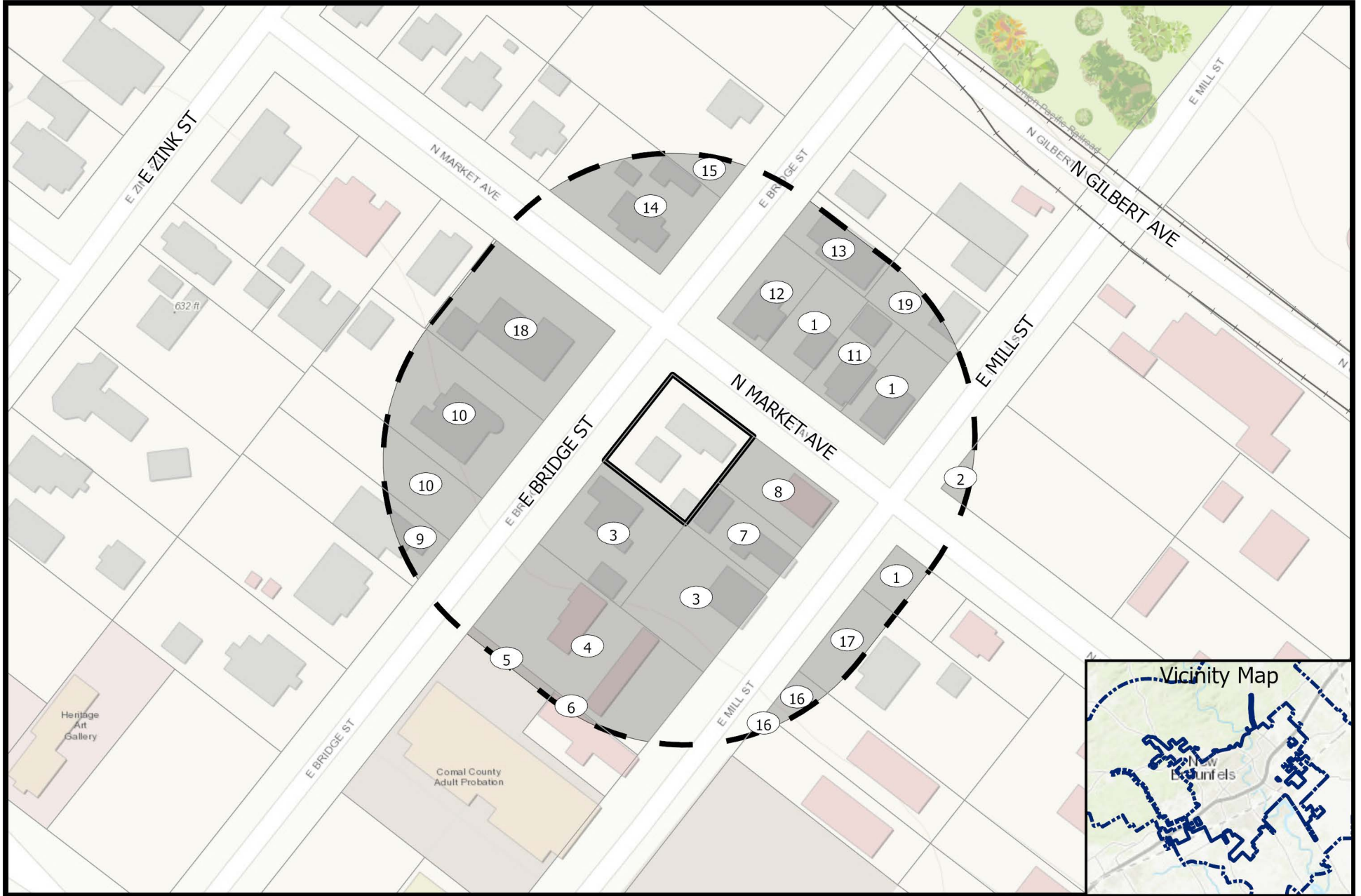
**PROPOSED SPECIAL USE PERMIT – CASE #SUP21-041**

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”

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|--|---|
| 1. NOLTE MELVIN JR                     | 11. NOLTE MELVIN JR ET AL                 |
| 2. ADM MILLING CO                      | 12. LAMMERS LESLIE J & THOMAS E TUMLINSON |
| 3. TAMEZ INVESTMENTS LLC               | 13. ZUNKHOUSE RENTALS                     |
| 4. CAPITOL BANKSHARES INC              | 14. LEATHERWOOD PAUL W                    |
| 5. COMAL COUNTY OF                     | 15. RODRIGUEZ SANTIAGO                    |
| 6. KINGDOM TRUST COMPANY & MLAI II LLC | 16. CASTEEL PARTNERS LTD                  |
| 7. CASTEEL PARTNERS LP                 | 17. CASTEEL CARTER ET AL                  |
| 8. MOZELEY-JACQUES RENTALS LLC         | 18. SIPPEL NOREEN                         |
| 9. REEVES JAMES E                      | 19. QDREAM LLC                            |
| 10. SAEGERT JOEL & MERRY               |   |

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**SEE MAP**



**SUP21-041**  
**SUP for two STRs**



Source: City of New Braunfels Planning  
 Date: 2/9/2021

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.