

CITY COUNCIL – APRIL 12, 2021 – 6:00PM

Applicant/Owner: Moeller & Associates, agent for EB Industries, owner

Address/Location: Approximately 68 acres located out of the O. Russell Survey No. 2, Abstract No. 485, located at the northern corner of the intersection of Goodwin Lane and Orion Drive (see exhibit).

PROPOSED ZONE CHANGE – CASE #PZ20-0329

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. MARIPOSA HOLDINGS LLC | 18. WHIPKEY ROBERT D & PAULA J |
| 2. MICHIE REXFORD J & SALLY A WEITZ-MICHIE | 19. CHESMAR HOMES CT LTD |
| 3. SEBA PETER E | 20. FEATHERSTON DONALD C |
| 4. REVIVE NEW BRAUNFELS MINISTRIES | 21. ROGERS MELISSA J & CHRISTOPHER N |
| 5. KOCH WAYLON | 22. RICHARDSON NANCY C |
| 6. WILLIAMS MARK E & TERRY K | 23. DENMAN WILLIAM R III & JULIEE D |
| 7. JMH FAMILY HOLDINGS LLC | 24. MOORE JAEMI D & CRYSTAL M |
| 8. SCHEEL SHAWN | 25. HARRIS MIDORI E |
| 9. KOEHN N MICAH | 26. HORTON CAPITAL PROPERTIES LLC |
| 10. SADDLER DAVID L & CRYSTAL M SADDLER | 27. CASARES PAUL & CASANDRA R |
| 11. IVY B SCHLICHTING PROP II LTD | 28. ELLSWORTH MICHAEL J & BONNIE A M |
| 12. CONTINENTAL HOMES OF TEXAS LP | 29. PENA ABEL JR |
| 13. FRECH MARY E | 30. TRUESDELL ESSENCE M & NOLAN A |
| 14. FORESTAR USA REAL ESTATE GROUP INC | 31. ENGEL RYAN T |
| 15. CREEKSIDE FARMS RESIDENTIAL COMMUNITY INC | 32. DE LA CRUZ CHRISTOPHER M & MICHELLE F |
| 16. ROW JOHNNIE F | 33. CHESMAR HOMES LLC |
| 17. YES ACQUISITIONS LLC | 34. SCHMIDT KENNETH W |

SEE MAP

#13

From: [Mary Frech](#)
To: [Rusty Brockman](#); [Shane Hines](#); [Justin Meadows](#); [Harry Bowers](#); [Matthew E. Hoyt](#); [Jason Hurta](#); [James Blakey](#); [Matthew W. Simmont](#)
Subject: Zoning request Case #PZ20-0329 ms
Date: Sunday, April 4, 2021 12:14:55 PM

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.

My name is Mary Frech. I live at 2985 Zaber, NB and I am #13 on the latest map I received from the City of New Braunfels with the NOTICE OF PUBLIC HEARING for Case #PZ20-0329 ms.

I would like to register my objection to any piece of the property bounded by Orion Drive and Goodwin Lane to be zoned multi-family.

I understand you are following a Master Plan built from many volunteers from the community several years ago that states that housing for workers for our various businesses is hard to find and you are committed to approving that type of housing. Since I moved here in 2014, new apartments have gone up on both sides of I-35 south of the city, in the area of Common and 306, at Goodwin Lane and 306, newly approved at Klein & 725 and, I have been told the building next to the Budweiser distribution center on 306 is going to be apartments, to name just a few I can think of off the top of my head. I do not know what the rent is at each of them but I was told our workforce needs places to live. The ones proposed at Goodwin Lane and Orion, we were told, would rent for upwards of \$1500 per month. That's a pretty good mortgage payment. From being an employee of one of our call centers, CBE, I can tell you most of those workers (coming from the ages of 18-25) cannot afford any but Section 8 housing--most are living with their parents. That is not what is being built, to my knowledge. Mr. Ray cited that there is no place for police officers, firemen/women, nurses, teachers, etc. to live and I want to dispute that completely. Those salaries do give them many choices in New Braunfels already and many of those folks live in my neighborhood now. How many apartment complexes have wait lists? I would hazard a guess that it is those on the river because of that desirability, rather than the "cheap" rent of an apartment. Most apartment complexes are wonderful when new, but unfortunately, they do not stay new. Rather than provide proper upkeep, the complex is usually sold several times to corporations and gradually go down-hill because of lack of maintenance. Many of us bought into our neighborhood as a long-term investment. We do not want to move somewhere else and we would like our property to have value in 20 years. Will that be true if an apartment complex is next door?

Do any of you council members live next door to an apartment complex, one that has been there for many years? Would you choose a home beside one or within 200 feet of one? If your answer is no, how can you vote for this one?

The highly respected Henry Cisneros, former mayor of nearby San Antonio and HUD Secretary from 1993-97, is quoted in a longitudinal study entitled, Homeownership and Neighborhood Stability by William M. Rohe, University of North Carolina at Chapel Hill and Leslie S. Stewart, Research Triangle Institute, as saying, **"Expanding home ownership is vitally important to our country, because home ownership is critical both to individual economic opportunity and also to the building of strong communities."**—Henry Cisneros (1995, 3) I believe Mr. Cisneros is correct with this particular piece of land. It will be surrounded by single-family housing, in the middle of many single-family neighborhoods. Why not make the front half of the land single-family homes as well?

Thank you for your time and hopefully, consideration.

Sincerely, prayerfully,

Mary

"Trust in the Lord with all your heart and lean not on your own understanding..." Prov. 3:5

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ20-0329 ms

RECEIVED

FEB 1 2 2021

Name: Johnnie F Row

I favor: _____

Address: 1383 Hillcrest Dr

I object: ☒ (State reason for objection) PR

Property number on map: 16

Comments: (Use additional sheets if necessary)

2. I don't like the small lot word! Most small lots have no room for cars, children area. Some on Goodwin Lane are a good example. Also there is the possibility of flooding in this area. No playgrounds or trails for children or adults!
Signature: Johnnie F Row P.S. I have picture of past flooding!

#16

From: [Chris Featherston](#)
To: [Matthew E. Hoyt](#)
Cc: [Jason Hurta](#); [Matthew W. Simmont](#); [Christopher J. Looney](#)
Subject: Rezoning on Orion and Goodwin Lane Case #PZ20-0329
Date: Sunday, March 7, 2021 10:49:29 AM

20

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.

Mr. Hoyt,

I am Donald Featherston my wife Karen and I live at 2977 Zaber New Braunfels, TX 78130 in the Wasser Ranch Community. It has been brought to my attention that the City Council has on its agenda for the city council meeting on 8 March 2021 at 1800, to reconsider the Rezoning request of Mr. Ray who is the owner of the land and who has hired Mr. James Ingalls to develop the property at Orion and Goodwin Lane. It also has been brought to my attention that my in person objection at the last council meeting on 22 February 2021 at 1800 hours was not sufficient to be counted as an objection and that the council must have it in writing as I was one of the 26 homeowners that received the notice in the mail as my property line is with in 200 feet of the property up for rezoning.

It was my understanding when I spoke to Mr. Simmont that me showing up would have counted as an objection, but that does not seem to be the case now. I also can tell you from speaking to my closest neighbors that should have received a notice in the mail there are 3 who did not and if not for me letting them know they would not have been at the last meeting or sent emails to the council.

me and my wife strongly object to the rezoning for High Density Multi Family Housing (aka. Apartments). As I stated in the 5 mins I was allowed to speak on 22 February 2021, there are many reasons this should not be approved.

1st, Goodwin Lane can not handle the traffic. I understand that the 2019 Bond that was voted on and approved by the city was designed to handle growth for our neighborhoods in this area of district 4, but it is not due to even begin construction until 2023 and to my understanding will take 2 years to complete. This means that a HDMFH community would cause major issues as it would be developed and the infrastructure built long before the construction on Goodwin Lane would be completed, not to mention that there are not any plans for the enhancement of Orion.

There have already been at least 3 Dirt Trucks pulling trailers that have turned over trying to turn from Goodwin Lane on to Orion, causing hours of delay because they had to get a crane or wrecker to pull the truck back up and onto the road. Then add that a train is constantly stopped on the track on Orion does now and would cause anyone living on Orion to be forced to use Goodwin Lane to exit the community, add that there are no gate guards for that track and make it a big safety issue.

Now let us talk about when Alligator Creek Floods and the low crossing at Kolenburg Road, if that train is stopped on the track not only will all the the traffic from Orion have to go right on

Goodwin Lane and we here at Wasser Ranch, Oak Creek, Quail Valley, Arroyo Verde, to have to go through Oak Creek and/or Quail Valley to get out and if it happens. Lets now address when school is either starting or ending at Oak Creek Elementary that causes even more issues. Lastly let's talk about the construction on IH 35 and Kolenberg Road that is not due to be completed until 2025 and we know from history TxDot that we can add 2 years to that.

The amount of cars that would be added when apartments go up almost triple what single family housing would, not to mention the potential for the school to be well above capacity (Yes I am aware this is not y'all issue as was stated at the last meeting) but does not mean that it can't/shouldn't be used as information when deciding on the decision.

3rd, It has been statically proven many times that when HDMFH goes up so does crime in that area.

We have so much going on in our community, the state and our country that we all are having to deal with and this is just one more added stress put on us, that we should not have to endure, I am not a political man and I have very conservite values, but I also use the brain that the lord gave me to make good sound decisions. My wife and I understand that no one person or community is perfect and you can't please everyone. With that said we are asking you sir and the others on this city council to please disapprove the HDMFH portion of this rezoning request. As those of us that came to the council meeting on 22 February set until after 9pm to voice our objections we have no problem with single family homes as long as they are not MFH type homes and we are not trying to stop growth in New Braunfels or District 4 we just want responsible growth that makes sense for everyone.

Lastly, the potential for our home values to drop is a real concern.

Mr. Hoyt, Myself and my wife and as you will see on Monday your community over here would ask that you come and drive through our neighborhoods over here and then ask yourself this question "If I lived here would I want apartments built and can my community handle this much growth so fast".

Thank you for your time and willingness to listen to me and all of the neighbors here in your part of District 4.

Have a Blessed Day!

Donald "Chris" Featherston
Ret, USAF
chris.featherston2015@gmail.com
210-777-0450

#21

From: f567270
To: Christopher J. Looney; Matthew W. Simmont; Matthew E. Hoyt; Jason Hurta
Subject: No To Goodwin/Orion Multi Housing CASE #PZ20-0329
Date: Sunday, March 7, 2021 5:11:25 PM

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.

Case #PZ20-0329 ms

Name: Christopher N and Melissa J Rogers
Address: 2981 Zaber
Property #on Map: 19

I OBJECT!!!!

Reason:

Lack of current infrastructure to support High Density housing in the area. Road improvements need to be made first on Goodwin Lane and Orion Dr to support the additional traffic. School overcrowding will also become an issue unless additional schools are built in the area.

Another concern is the affect this rezoning will have on current property values. We invested a lot into our new home and it would be very disappointing to see an adverse affect on the value based on the decision of the planning committee.

Strongly object

Melissa and Christopher Rogers

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ20-0329 ms

Name: Melissa + Christopher Rogers I favor: _____

Address: 2981 Zaber

I object: X (State reason for objection)

Property number on map: 21

Comments: (Use additional sheets if necessary)

Insufficient Infrastructure - Roads !!
schools, utilites

Signature:  

#22

From: [Nancy Richardson](#)
To: [Matthew W. Simmont](#)
Subject: No to multi family apartment complex on Orion and Goodwin
Date: Monday, March 8, 2021 9:24:02 AM

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.

I implore you to not approve a proposal to build a multi family apartment complex on Orion and Goodwin. First of all the roads simply can't handle the traffic. Orion is a road so narrow that 2 cars can't pass each other safely- not to mention trains block the road daily by stopping on the tracks allowing only one way in and out which is Goodwin. Goodwin has its own issues as well. Presently a new subdivision is being built off Goodwin which will bring significantly more traffic to the already congested area. Between the hours of [2:45](#) and [3:25](#) it is almost impossible to get to my subdivision Wasser Ranch due to the cars lined up on Goodwin waiting to pick up their children from the school and there is no way to safely get around them. I bought my lot and built my dream home to enjoy the beautiful scenery and privacy. I am beyond saddened and upset that this could all change. Not only would an apartment complex change the dynamics of the area but it will most likely bring crime and lower the value of my house. I am from New Braunfels and I understand that our city is developing at a record pace but please do not approve this proposal- show the residents of this area that you care and support us and our livelihoods.

Thank you,
Nancy Richardson
[2989 Zaber](#)
[New Braunfels, Tx. 78130](#)

Sent from my iPad Sent from my iPad

Case: #PZ20-0329 ms

YOUR OPINION MATTERS - DETACH AND RETURN

RECEIVED

APR 12 2021

Name: Nancy Richardson

Address: 2989 Zaber

Property number on map: 22

I favor: _____

I object: X (State reason for objection)

Comments: (Use additional sheets if necessary)

Object to R-3H MultiFamily
High Density District

Signature: [Signature]

#23

From: [Billy Denman](#)
To: [Matthew W. Simmont](#)
Cc: ["Juliee Denman"](#)
Subject: Case #PZ20-0329 ms
Date: Sunday, April 11, 2021 5:06:54 PM

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.

Name : William and Juliee Denman
Address: 805 Pader
Property number on map: 23

Comments:

My wife, Juliee, and I were among those who didn't receive the notice of the first meeting. We moved into our home on October 13, 2020, and are guessing the tax rolls hadn't caught up with all the new additions. We are trying to get up to speed on this issue. We did attend the city council meeting where the rezoning case was opened again after being voted down at the previous meeting. During that meeting, the council voted to re-address the issue at the next meeting (tomorrow night). I also listened in on the virtual meetings via Zoom with the landowner and his advisor. Growth and expansion are inevitable. I typically am in favor of this. I do not object to this growth; actually quite the opposite. My understanding from the meeting is the landowner could propose a new development plan, but not propose the original one. However, that is not the case as his plan is the same.

The landowner and his advisor represent themselves well at the meetings. They were both articulate and thoughtful in listening to and answering questions from the Wasser Ranch community. One of the questions that many from our neighborhood are asking is "will the permit be amended? Will it satisfy concerns we have about the high density apartments? We never were given that reassurance. It seems we are back to the original plan without addressing any of the concerns of the community.

Our number one concern is that this new development (in whatever shape or form it takes) does not commence until:

- the roads are upgraded.
- a solution to the entrance on Orion Drive being blocked by trains for hours at a time.

Both of these issues are already a problem, especially with new houses being built in the neighborhood. High density apartments will compound the traffic problem that already exists.

These are our opinions and we appreciate you taking the time to read this. We will not be able to attend the meeting, but plan on listening in via Zoom.

Best wishes.

Billy and Juliee Denman

903-372-5212 mobile

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ20-0329 ms

RECEIVED

Name: Mildred Harris McLean I favor: _____

Address: 813 Pader # 25 I object: 1 (State reason for objection)

Property number on map: 26 25 Comments: (Use additional sheets if necessary)

- we object due to the increase traffic and lack of infrastructure to support it
- we object to the multi family apartments due to the proximity to our single family homes.

Signature: [Signature]

YOUR OPINION MATTERS - DETACH AND RETURN

#27

Case: #PZ20-0329 ms

Name: Paul + Casandra CasaresAddress: 614 PaderProperty number on map: 27

I favor: _____

I object: X (State reason for objection)

Comments: (Use additional sheets if necessary)

We do not want multi-family
units on an already longested
area. We would prefer single-family
type housing.

Signature: Casandra R Casares

#32

From: [Delacruz, Michelle](#)
To: [Christopher J. Looney](#); [Matthew E. Hoyt](#); [Matthew W. Simmont](#); [Jason Hurta](#)
Subject: Proposed rezoning on Orion & Goodwin road
Date: Monday, March 8, 2021 10:05:49 AM

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,

My name is Michelle Delacruz and I live in the Wasser Ranch subdivision at 2907 Aller New Braunfels, TX 78130. The city council is taking another look at a proposed rezoning request for 13 acres at the corner of Goodwin and Orion to build multi-family housing. This was voted down at the last council. I strongly disapprove of the rezoning request. We paid a premium for our lot as our oversized windows face the fields and not other houses, certainly not a rental neighborhood. The road infrastructure is lacking as it is on Goodwin, which is too narrow and there's already new homes going up across the street. In addition, multi-family homes, which are rental apartments or duplexes, will bring crime to this area and will hurt the market value of my newly purchased home along with the others in this area. Prior to buying our home, we rented at a supposed luxury apartment complex and the crime was unreal. I emphatically implore you to not approve this request. Thank you for your time and consideration.

Sincerely,
Michelle Delacruz

YOUR OPINION MATTERS - DETACH AND RETURN

RECEIVED

Case: #PZ20-0329 ms

Name: Chris Delacruz

Address: 2907 Aller

Property number on map: 32

I favor: _____

I object: X (State reason for objection)

Comments: (Use additional sheets if necessary)

I don't want high density multi family units near our subdivision. It will hurt our property values and the roads are already bad enough.

Signature: Chris Delacruz

APR 12 2021

Initial: _____

From: [chris.delacruz](#)
To: [Christopher J. Looney](#); [Matthew E. Hoyt](#); [Matthew W. Simmont](#); [Jason Hurta](#)
Subject: Proposed rezoning on Orion & Goodwin road
Date: Sunday, March 7, 2021 4:27:23 PM

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.

Hello,

My name is Chris Delacruz and I live in the Wasser Ranch subdivision at 2907 Aller New Braunfels, TX 78130. The city council is taking another look at a proposed rezoning request for 13 acres at the corner of Goodwin and Orion to build multi-family housing. I was at the last council meeting and this was voted down. I strongly disapprove of the rezoning request. The road infrastructure is lacking as it is in Goodwin, too narrow and there's already new homes going up across the street. In addition, multi-family homes AKA, rental apartments or duplexes will likely hurt the market value of my newly purchased home along with others. I emphatically implore you to not approve this request. Thank you for your time and consideration.

Sincerely,
Chris Delacruz

The following responses are from property owners that are outside of the 200-foot notification area, unlisted with the County Appraisal District, or did not provide an address.

From: [Cristine Barger](#)
To: [Jason Hurta](#); [Christopher J. Looney](#); [Matthew W. Simmont](#); [Matthew E. Hoyt](#)
Subject: No To Goodwin/Orion Multi Housing
Date: Sunday, March 7, 2021 2:34:06 PM

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.

To whom it may concern,

I live in the Wasser Ranch subdivision off Goodwin Lane. I have been made aware that there is a proposed zoning change to lots that are off Orion Drive. I believe this issue is item D on the docket for Monday, March 8th.

This area of New Braunfels is growing rapidly while the infrastructure in this area has largely been ignored. Goodwin Lane, Orion Drive, and Conrads Road are all in subpar condition, traffic on both FM 306 and at the Conrads Road exit is heavy, and construction on 35 in this area has made it hard to efficiently make it through town.

There is a large apartment complex being built off FM 306 new Tri-City Distributors currently that will have a large impact on an already busy intersection (where 306 and Goodwin meet). Additional multi-family housing in this area should wait until the infrastructure in this area can support it.

In addition, Justin Meadows mentioned in the meeting when this was previously discussed, that this proposed multi-family housing unit would be closer than is standard in New Braunfels and would not have barriers that are typically seen when multi-family butts up to single-family living.

Furthermore, there is a train crossing on Orion Dr near 1102 that does not have crossing arms. Not only do trains stop here for hours (sometimes days) at a time, it is a safety hazard to have so many people going over those tracks with no arms.

The pushing through of this issue so quickly and despite many residents (and council members) disagreeing with it is puzzling. Why is this area of town being ignored when it comes to safe and responsible growth? I can imagine that those serving on the City Council, the Mayor, as well as the developer would not want an apartment complex being built in their backyard, their children's school overcrowded, and their roadways congested because of someone else's short-sighted decision.

While I appreciate and understand the City's goal to build more affordable housing, I do not believe this particular area is a good fit for a multi-family housing unit. Houses or a park would fit in beautifully- especially with the trail that is to extend along Alligator Creek.

Thank you for your time and service,

Cristine Barger

From: [Jonathan Barger](#)
To: [Matthew W. Simmont](#)
Cc: [Cristine Barger](#)
Subject: Goodwin Lane & Orion Rezoning Proposal
Date: Monday, February 22, 2021 8:16:32 AM

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 Matt,

We have never spoken but the recent rezoning request near Goodwin Lane and Orion has sparked my interest. I live in Wasser Ranch, so this rezoning request has close proximity to my home. My initial thought was "*I don't want my property values to decrease*" so I went down the rabbit hole of finding research that fit my narrative. I found the exact opposite and that MDU's (multi-dwelling units) have no statistically significant effect on property values even when comparing to a control group.

My next concern is on infrastructure and I am hoping that you could answer my questions.

- What is the total capacity of students for Oak Creek Elementary?
- What is the total student count at Oak Creek Elementary?
- What is the model for how many students per MDU unit/ SDU unit is the City forecasting will be students?

I have three children - one of which is currently at Oak creek and two that will shortly follow, so my immediate concern is that Oak Creek will be packed to the brim and this will lead to a less than optimal learning experience.

- When will construction commence on Goodwin Lane

I don't have traffic statistics but it seems that the flow of traffic on Goodwin is starting to back up during peak traffic hours and there is a new Neighborhood that has already broken ground right off of Goodwin. These backup issues happen from Conrad all the way to 306 and I feel that adding an additional 1,000 MDU/SDU will only further contribute to the traffic issue. (BTW, my 1,000 is an approximation between the SDU plan for zero lot lines and the MDU plan - please correct me if this total number is incorrect).

- Orion Dr has a train crossing that does not have safety arms. Is the developer going to pay to have safety arms placed at this train crossing and will the City of New Braunfels be able to do anything with Union Pacific regarding trains stopping on the tracks?

Thanks for your time in your response. I believe the real discussion should be on infrastructure capabilities and forecasts versus the "Not In My Backyard" mentality and will be happy to share your responses with the neighborhood.

Sincerely,

Jon Barger
908 Ulster
New Braunfels, TX 78130

c - 210-317-2404

e - jonathanwbarger@gmail.com

From: [Amanda Barker](#)
To: [Matthew W. Simmont](#)
Subject: Objection to pending rezoning
Date: Sunday, March 7, 2021 8:53:36 PM

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.

Dear Mr. Simmont,

I live in Wasser Ranch and am very concerned about the apartment complex right in our back yard ("High Density Multi Family Housing") on Goodwin Lane & Orion Drive

There are many reasons why this is a very bad idea from the roads are not designed for this much traffic to the school issue it will cause and statically when places such as duplex's and apartments go up so does crime. Not to mention our home values taking a big hit. I did my research when buying where I did and this is a slap in the face and many of us are now feeling the need to move if this passes. Let's grow this city responsibility without penalizing the neighborhoods in our area!

I OBJECT TO THIS REZONING!!!

Thank you for your time!

Sincerely,

Amanda Barker
627 Wipper, NB 78130

From: [Cassi Coble](#)
To: [Jason Hurta](#); [Christopher J. Looney](#); [Matthew W. Simmont](#); [Matthew E. Hoyt](#)
Subject: Opposed to apartments on Goodwin, Wasser Ranch resident
Date: Sunday, March 7, 2021 1:30:21 PM

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.

I am a resident in Wasser Ranch and am emailing you in regards to the zoning change for apartments and/or small lot home proposal for Goodwin and Orion. The residents at several neighborhoods along Goodwin are opposed to this for many reasons.

First, Goodwin lane has seen a significant increase in the traffic that comes thru already and the road is already not wide enough. With increased traffic from apartments this will likely lead to accidents and unsafe conditions for the school located within less than a mile of said zoning changes.

Second, I understand that there is already an apartment complex going in next to Tri City distribution center at 306 and Goodwin less than 2 miles away from this proposed zoning change. Why are we trying to bombard this area with apartments in an already heavily trafficked area with roads that cannot handle the current traffic flow we have.

Lastly, as I'm sure you can understand the impact having apartments next to your neighborhood we would likely see a decrease in our property values, most of which have been built in the last 5 years. I'm not sure what the strategy is in bombarding Goodwin lane with rental properties when there are already nice neighborhoods being built with homes starting in the high 200s and 300s. The builders have had no problems selling homes in this area and could likely be a potential property for more homes similar to what is already in the area.

While I can understand a need to have more housing options for people moving to the area but with the recent rental home neighborhood that was built on Goodwin, the newly approved apartments at 306 and Goodwin, and all the expansions happening within Oak Creek, Wasser Ranch, and Cloud Country adding this zoning change would just cause more issues to the already heavy congestion we have within this area. This zoning change would also cause a lot of unhappy residents to what can be a flourishing area for the City.

As a single parent I am not able to attend the meeting in person but wanted to express my deep concern and complete opposition to the zoning change proposal next to my neighborhood.

Sincerely,
Cassi Deleon

Sent from my iPhone

From: [Janet Coble](#)
To: jhurta@nbtexas.or; [Christopher J. Looney](#); [Matthew W. Simmont](#); [Matthew E. Hoyt](#)
Subject: NO TO GOODWIN/ORION MULTI HOUSING
Date: Sunday, March 7, 2021 1:37:05 PM

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.

I am a homeowner in Wasser Ranch and would like to adamantly **OBJECT** to approving a multi housing complex at the location of Goodwin/Orion for many reasons:

#1 - The homes in Wasser Ranch have current values of \$300,000+ with new builds being considerably over this amount. As you well know, putting in multi housing, which we all know will be rental units, drastically reduces property values. We already have an entire subdivision on Goodwin that is strictly rent/lease. So far, that development is maintained very well and since these are individual homes, does not have quite the impact that apartments or duplexes have.

#2 - Goodwin Lane and Orion both, but most especially Goodwin, **CAN NOT** stand up to the current traffic load, let alone any increased traffic load. With new homes being built not only in Wasser but also Oak Creek Estates and Cloud Country, this area will steadily have an increase in traffic. I moved into my home in August 2019 and that November I saw a survey crew on Goodwin and when asked what they were doing, they informed me they were surveying as Goodwin was going to be widened with a turn lane all the way down to accommodate the traffic entering the various subdivisions. As to date, **NOTHING** has been done about that. This should be a priority for right now. Hopefully you realize that Alligator Creek floods very easily therefore closing Goodwin. What happens then? Oak Creek Elementary was closed from March 2020 till August 2020 and not a single thing was done except some asphalt repair work.

#3 - From what I have been able to find out, there already is an apartment complex going up on FM 306 between NBU and the beer distributor. With that being built, we DEFINITELY do not need another complex less than a mile away.

#4 - Your priority for the city right now should be focused on finishing up all the road repairs and construction before summer tourism hits. The 306/I-35 location is a disaster and now has a completion date of next March, which is one year from what was originally planned. Why? A Whole year behind? How about putting some pressure on that contractor? And the Conrads/Kohlenberg interchange is another train wreck.

Take care of the projects that are out there right now and not being completed in timely manners.

Remember, you are elected by the people that actually live here to do what is in the best interest for your constituents, not the commercial developers who come in and out of here after they have made their millions. **We LIVE here and SUPPORT this city with out taxes, spending and volunteering. KEEP THAT IN MIND WHEN YOU MAKE ANY LIFELONG DECISIONS.**

Janet Coble
Wasser Ranch Subdivision

From: [chris.delacruz](#)
To: [Christopher J. Looney](#); [Matthew E. Hoyt](#); [Matthew W. Simmont](#); [Jason Hurta](#)
Subject: Proposed rezoning on Orion & Goodwin road
Date: Sunday, March 7, 2021 4:27:23 PM

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.

Hello,

My name is Chris Delacruz and I live in the Wasser Ranch subdivision at 2907 Aller New Braunfels, TX 78130. The city council is taking another look at a proposed rezoning request for 13 acres at the corner of Goodwin and Orion to build multi-family housing. I was at the last council meeting and this was voted down. I strongly disapprove of the rezoning request. The road infrastructure is lacking as it is in Goodwin, too narrow and there's already new homes going up across the street. In addition, multi-family homes AKA, rental apartments or duplexes will likely hurt the market value of my newly purchased home along with others. I emphatically implore you to not approve this request. Thank you for your time and consideration.

Sincerely,
Chris Delacruz

From: [Kelly Garza](#)
To: [Matthew W. Simmont](#)
Subject: Apartments at Goodwin & Orion
Date: Sunday, March 7, 2021 9:51:14 AM

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,

I hope this email finds you well. It has come to my attention that at tomorrow's city council meeting a discussion will be held regarding apartments at Goodwin & Orion roads. As a resident of the surrounding area, I would like to strongly oppose this re-zoning and the proposed construction. Apartments in that area would cause so many issues for current homeowners on this side of town, such as additional traffic congestion, property value decreases, and overpopulation of OCES. We moved to this end of town 8 years ago because it was less congested than other areas. It has since grown and the increase of homes and population have already caused so much traffic congestion and accidents. Between the growth of Creekside, the DPS office being relocated over here, and the TA truck stop it has become a nightmare. Adding more homes would only cause the existing issues to become exacerbated. The city council needs to say "no" to further construction requests in order to help preserve the few green areas of this once beautiful town and to maintain quality of life for current tax paying citizens.

I would prefer to be making my request in person tomorrow evening, but can not attend due to family commitments. I know many of my neighbors will be in attendance and hope to have their voices heard.

Thank you in advance for your consideration in this matter.

Sincerely,

Kelly O'Neal
New Braunfels resident
Cloud Country Subdivision

From: [Glenda Harrison](#)
To: [Matthew W. Simmont](#)
Subject: Re zone at Goodwin and Orion
Date: Sunday, March 7, 2021 3:30:23 PM

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.

I am a new homeowner in the Wasser Ranch subdivision and am writing to convey my objection to the re zoning as it is currently proposed. My address is 817 Pader. Thank you for your attention to matter
GetOutlook [for Android](#)

From: [Debra Howell](#)
To: [Jason Hurta](#); [Christopher J. Looney](#); [Matthew W. Simmont](#); [Matthew E. Hoyt](#)
Subject: Orion and Goodwin
Date: Saturday, March 6, 2021 2:18:09 PM

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Item D on the agenda for
Monday night.

The last city council Meeting it was rejected by a 5-2 vote. I've always thought it was tabled if it was rejected.
Will this really be on the agenda Monday night?

Thank you

Debra

From: [Debra Howell](#)
To: [Christopher J. Looney](#); [Matthew W. Simmont](#); [Matthew E. Hoyt](#)
Subject: Goodwin Orion subdivision
Date: Sunday, February 21, 2021 8:22:46 PM

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.

I am so opposed for the rezoning of the land at the corner of Orion and Goodwin. This will add so many more people and families to our already crowded little area. These lots are way smaller than any of the others in the area and if I counted right it is 363 homes plus an apartment complex. That's adds well over 1,000 more cars. Yes our bond passed and we are getting better roads but if y'all are waiting for all these subdivisions to build on Goodwin it will take forever.

I really hope no one gets killed on that small road on Goodwin and especially no child. And the roads in the older subdivisions are already failing. Drive the roads in Quail Valley and northwest crossing, especially the section of Starling Creek toward the Oak Creek side. These roads are failing and soon the sewer system will too. It's like riding a roller coaster up and down. That is going to be a nice costly fix.

Also I was watching the NBU electric grids this week. There were times when there was 10 areas of outages. Of all those areas including Morningside area, our Goodwin area had the largest amount of 1738 customers. Let's add a couple more hundred customers when we already have water pressure issues.

And what about a park or some other things for all our neighbors. And not just the walking track that they are working on. An actual park for the kids and families.

Please pass this to all the city council members for the vote tomorrow night.

Please do not vote to add all these small lots and apartments to our way to fast growing area.

Thank you

Debra Howell

From: [Tony Killough](#)
To: [Matthew W. Simmont](#)
Subject: Goodwin Ln & Orion Rezoning
Date: Monday, February 22, 2021 6:47:57 PM

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.

Hello Mr. Simmont,

My name is Tony Killough and I live in the Wasser Ranch subdivision along Goodwin Lane, just across from Goodwin Elementary. I'm reaching out regarding the proposed rezoning of the almost 14 acres along Goodwin Ln and Orion. My understanding from available documents is that this land is in the process of being rezoned to accommodate multi-unit (apartment) homes. I'm writing to let you know that I strongly oppose this for a few reasons.

First, I'd like to point out Goodwin Lane. Already packed beyond reason, this road cannot handle the traffic that 500+ units would bring to the area. While many northern subdivisions are already filled out, there are some that have broken ground already and are not filled. For example, across the road is the Oak Creek subdivision, which recently opened their new section, bringing many homes and vehicles to the area. Wasser Ranch opened their new section just a couple months back, that is much larger than the front part of the neighborhood. Furthermore, a rent-to-own community is quickly building and selling homes just past Oak Creek when headed toward 306. This issue extends along Goodwin Ln from Conrads to FM306. This area simply cannot handle 500+ more inhabitants along with what is already broken ground in single family homes.

Secondly, Oak Creek Elementary does not have the capacity for an additional 500+ units worth of children.

Thirdly, the train crossing along the railroad and Orion will cause significant traffic buildup as the train frequently stops over those tracks. This will force everyone to go to 306 or drive down to Conrads and cut around, a huge hassle, and a huge traffic builder.

Lastly, as a homeowner in Wasser Ranch, an apartment building so close will of course lower my property values. Additionally, apartments *usually* bring high levels of crime, which is not what our small community of single family homes along Goodwin Lane is meant for. This is a strong community. One who has grown together through the years in a structured, sustainable, manner. I fear that adding this apartment complex will ruin what we have here. For that reason, I'd like to strongly voice my opposition for the rezoning of this land.

Thank you,

Tony Killough
tony922@me.com
(832) 477-3516

From: [Mary K Lopez](#)
To: [Matthew E. Hoyt](#); jurta@nbtexas.org; clooney@bntexas.org; [Matthew W. Simmont](#); [Rusty Brockman](#)
Subject: Please vote no for 21-231 (re-zoning at Goodwin and Orion)
Date: Monday, March 8, 2021 8:30:40 AM

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,

I am writing this email as a homeowner who will be directly affected by the re-zoning you will be voting on tonight. I will list my objections below. I appreciate your time on this and would ask that you vote no to this development.

1. Apartments lower property value and bring crime - plus we already two apartment complexes within a mile of us right now.
2. The developer is not from here - does not have our interest in mind and will cause problems for those of us who have paid good money to live here and invest in New Braunfels
3. The roads are already so overwhelmed. Everyday is a fight with all the big trucks and cars not to fall into the ditch off Goodwin In.
4. The school is already becoming crowded - we have pulled our Kindergartener out and will send him to a charter school in Schertz because the classes are getting too big for him to receive a good education.

I know that development is a good thing and needs to happen but on the website you say

" Wise and healthy planning will certainly be important during this time of fast growth..."

To us this is not wise or healthy planning. The amount of traffic and crowding this will bring is not good or healthy for our community.

Thank you,
Mary Kathryn Lopez
822 Rench
New Braunfels, Texas 78130
Wasser Ranch Subdivision

From: [Brittany Parbs](#)
To: [Jason Hurta](#); [Christopher J. Looney](#); [Matthew W. Simmont](#); [Matthew E. Hoyt](#)
Subject: Proposed High Density Multifamily Housing
Date: Saturday, March 6, 2021 6:24:12 PM

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 Evening,

To whom this may concern,

We are writing to you to firmly suggest our ***opposition*** to any proposed high density multi-family housing (apartments/duplex's etc) near the Goodwin /Orion area. We reside in section 17 (Chesmar homes Wasser Ranch subdivision). Please consider this email a request to vote **NO** on this proposal.

Thank you for your consideration

The Fajardo Family

Sent from my iPhone

From: [Thomas Coss](#)
To: [Matthew W. Simmont](#)
Subject: Regarding high density housing in Orion/Goodwin area
Date: Thursday, March 11, 2021 11:34:45 AM

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.

New Braunfels City Council

3/11/21

We are new (8 months) residents of Texas and Wasser Ranch, retired married couple, and have a new home here. Personally, I have no problem with high density housing (it has to go somewhere). I have the usual concerns about not wanting the area to develop into an undesirable area but willing to leave it to the city to deal with that.

That aside, I have concerns about infrastructure, as follows:

1. Access in and out of our development is pretty bad. The school on Goodwin causes traffic blockage morning and evening on weekdays. The other exit via Orion Drive is often blocked by a stopped train. Goodwin itself is a very poor street, especially considering the many housing units in process along Goodwin, in Wasser Ranch and probably others. Goodwin is a two lane in terrible shape with an excessively high crown which makes for difficult and dangerous driving. Adding more housing units to the Goodwin/Orion area will cause intolerably congested traffic.
2. We recently experienced a serious power outage, which of course could happen again. I am concerned with the need for additional weatherproof generation to provide for additional housing demand, but I have not been able to find that additional capacity is being developed.
3. I have the same concerns about water. Again, we had an outage where demand exceeded supply (in an admittedly unusual situation), but I have not learned of any additional water supply being developed. Apparently current demand is already straining the Edwards aquifer and one has to wonder where the water will come from to supply all the new housing that is currently on the books.

As a newcomer, I am very careful not to complain before learning the facts, and maybe the different ways of operating in this state vs. where I came from. Nevertheless, it APPEARS that our city does not have a policy that growth should pay for itself, making provision for additional infrastructure to accommodate that (inevitable) growth.

For these reasons, I am against any additional new housing construction in this immediate area until appropriate infrastructure is put in place.

Thomas and Susan Coss
820 Dreisam
New Braunfels, TX 78130

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Proposed Apartments at the corner of Orion and Goodwin

From: Jay Hogue (jhogue4@yahoo.com)

To: shines@nbtexas.org; mayor@nbtexas.org; jmeadows@nbtexas.org; hbowers@nbtexas.org; mhoyt@nbtexas.org; jhurta@nbtexas.org; jblakey@nbtexas.org

Bcc: chrisfeatherston85@att.net

Date: Monday, April 5, 2021, 07:37 AM CDT

Mayor and Council,

As a former Council member in another city, I understand the need for diversity in housing options for a city. The proposed apartments at the corner of Goodwin and Orion will only further to complicate the many traffic issues that the 8 neighborhoods that currently use Goodwin as their primary route to and from activities. Cloud Crossing (not completed) , Northwest Crossing, Quail Valley, Arroyo Verde (not completed), Oak Creek (not completed), Wasser Ranch (not completed) , Creekside Ranch (rental homes, not completed), and the current Mobile home park. We also have the Manufactured housing community that has currently just begun construction on Orion, that due to the Railroad will have to use Goodwin Lane more often than not.

There is also a new large apartment complex at the end of Goodwin as it connects to 306 next to the Beer Distributor, that has broken ground and is putting in infrastructure. With the 2 apartment complexes that already at the corner of Goodwin and 306 and the addition of the new one in progress, we have the diversity that is needed off Goodwin Lane.

As many of you know, Goodwin Lane was part of a bond project voted on in 2019. As I understand the road is in the design process now. Having dealt with utility companies in the past while trying to improve roads, I understand that utilities will be an issue, causing a delay in getting Goodwin Lane improved until late 2022 or early 2023.

Traffic, Traffic, Traffic.

That is the major reason I am opposed to the apartment complex at this location. I certainly understand property rights and the willingness of the owner to sell, but all of this property should be used for Single Family Housing.

I have had conversations with Councilman Hoyt about this and would be willing to speak to any of you about this also.

Jay Hogue
632 Arroyo Dorado
210-842-9609

Apartment

640 Arroyo Dorado

From: Burnett, Chris (chris.burnett@vw.com)

To: jhogue4@yahoo.com

Date: Friday, April 2, 2021, 12:44 PM CDT

Jay,

The appointments themselves is not an issue, I believe they are far enough away that it won't affect our home prices. But, the additional traffic will be a nightmare unless the roads are widened and they do something about the train track on Orion allowing traffic to flow. My two cents.

Chris Burnett
FOM Area 4D
Central / South Texas
Volkswagen of America
Cell 214-796-8415
Sent from my iPhone

Proposed Apartments

From: Matthew Payne (matt@elementlogistics.co)

To: jhogue4@yahoo.com

Date: Friday, April 2, 2021, 10:44 AM CDT

To Whom it May Concern,

As a resident of the Arroyo Verde community, I strongly oppose the plans to build an apartment complex on intersection of Orion and Goodwin Lane. The roads in question and surrounding them are inadequate at best and are only suited for all terrain vehicles in their present state. Traffic flow is dismal as is, with poor ingress and egress for the amount of vehicles traveling in our area currently. Please vote against this complex.

Thanks,
Matt Payne
Owner, Element Logistics
C: 830-312-2726

635 Arroyo
Donado

Apartment Complex

From: Shikinah VOIGHT (wakeup_call@hotmail.com)

To: jhogue4@yahoo.com

Date: Friday, April 2, 2021, 09:13 AM CDT

Hey Jay,

Please tell the city council we are against the apartment complex coming in on the corner of Orion & Goodwin. The infrastructure is not here for it. Half the houses being built off Goodwin aren't even completed and occupied yet and we already have huge traffic issues. If they put in the apartment complex it will be outrageous. What could use over here though is a beautiful park! There is so much building over here with Creekside Shopping Center and all the new homes, but not enough nature & natural beauty. We don't want to live in a concrete jungle.

Thanks again,

Ryan & Shikinah Voight

651 ARROYO SIERRA

Get [Outlook for iOS](#)

Apartment Complex at Orion and Goodwin

From: melissa morton (melissa.morton@hotmail.com)

To: jhogue4@yahoo.com

Date: Friday, April 2, 2021, 08:45 AM CDT

Good morning Jay, saw your post on the FB page. I am against the apartment complex. Thank you.

Melissa S. Morton

645 Arroyo Loma

(No Subject)

From: V Houston (msravenhouston@gmail.com)

To: jhogue4@yahoo.com

Date: Saturday, April 3, 2021, 09:45 AM CDT

Good morning,

I am opposed to the apartment complex for a number of reasons. It will add traffic to our area that is already congested especially when the train blocks the track on Orion for sometimes a couple of days. It will add numbers to the elementary school. We have a trailer park under construction that also adds to congestion. The streets have been repaired somewhat but are not wide enough to accommodate an apartment complex and a trailer or modular home park. Goodwin and Conrads Ln needs to be widened with turning lanes added. Both streets need to be addressed before adding more housing additions such as apartments. It is my understanding another housing addition is planned behind TA on Conrads. In addition depending on the type of complex it can lower our property value.

642 Arroyo Loma

Proposed HD Apartment Complex - Goodwin & Orion

From: Barry Davidson (bazza99_99@yahoo.com)

To: jhogue4@yahoo.com

Date: Friday, April 2, 2021, 05:26 PM CDT

To Whom it May Concern.

I would like to register my objection to the proposed construction of HD apartments to be built in the vicinity of Goodwin Lane and Orion Drive.

I feel strongly that the construction and volume of these types of apartments will negatively affect the following :

- a. Have a serious impact on traffic congestion for all local residents using Goodwin Lane.
- b. Has the potential to increase crime, with the added volume of residents.
- c. Has the potential to negatively affect current house values, especially for local single-family dwellings.

I would ask that you seriously re-consider any apporoval for this particular project.

Sincerely.

Barry Davidson.

616 Arroyo Dorado
New Braunfels, TX. 78130