



PLANNING COMMISSION – SEPTEMBER 3, 2025 – 6:00PM

City Hall Council Chambers

Applicant: Austen Keithly

Address/Location: 740 & 750 Rusk St.

Case # PZ25-0274

The 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 PROPERTY HOLDINGS LLC | 27. NUCKOLS BEVERLY B |
| 2. ZEHNER FRANK C & NORA E | 28. RIGGINS LIVING TRUST |
| 3. KRUEGER FAMILY TRUST 4-22-2022 &
ARLENE SEALES LIVING TRUST 8-15-2023 | 29. THOMPSON STARLYN W & EDWIN |
| 4. CLARKE EVELYN | 30. BATEMAN JILL K |
| 5. CEDILLO JOSEFA L JODIE | 31. GRAHAM & SEFFEL REVOCABLE TRUST |
| 6. GRAY JANEDA MARIE | 32. HAYES ROBERT H |
| 7. JOHN ANTHONY L & MARIE | 33. HAMILTON MOODY & DENISE Z |
| 8. HANZ CRAIG E & NITA | 34. HEART OF THE FAMILY ASSISTANCE INC |
| 9. REICHENAU SETH | 35. PRAFOR FAMILY TRUST 5-18--2023 |
| 10. GRAHAM JENNIFER & LEE | 36. UPTOWN RIVEDRFRONT CONDOS LLC |
| 11. ALCALA EUNICE LOIS ZAMORANO | 37. DEAVOURS LISA GAY |
| 12. MYRTLE MARIE PROPERTIES LLC | 38. AGUIRRE JERRY |
| 13. GOODIN MARK A & NANCY | 39. MOORE CLINT & CALLI |
| 14. LAMBERT SUSAN K FAMILY TRUST | 40. PLUMEYER CHARLES A & MARJORIE |
| 15. EMMERT WILLIAM A & MARILYN R | 41. KRUEGER FAMILY TRUST 4-22-2022 |
| 16. MOORE RAYMOND L JR & JOANNE L | 42. C4 VENTURES TX LLC |
| 17. PATEL YOGESHKUMAR M & HARSHABEN Y | 43. HEYNIS ROBERT T & SANDRA B |
| 18. VEGA ARTHUR & JULIE A | 44. MACIAS VICTOR & ROSI LOPEZ |
| 19. MCDONALD CHRYSTINE D | 45. N/A 3 |
| 20. LECHNER CHRISTOPHER J | 46. SARBU BRIDGET A & NICHOLAS T |
| 21. PHARR KENNETH A JR & LYNN H | 47. BURTCH MATTHEW G & LISA A |
| 22. ARRIAGA MARY LOU | 48. KUBENKA JENNIFER W & DARRELL W |
| 23. SEALES ARLENE LIVING TRUST 8-15-2023 | 49. DAVIS PATRICIA & TEDDY OATH TRUST 12-
01-2022 |
| 24. N/A 1 | 50. GONZALES DORA L & LOUIS |
| 25. N/A 2 | 51. THOMPSON EDWIN ET AL |
| 26. JOHNSON LA VERNE & MICHAEL RVCBL
LVNG TRST 10-23-2023 | |

SEE MAP

REICHENAU SETH
967 BROADWAY
NEW BRAUNFELS TX 78130
Property #: 9
PZ25-0274
Case Manager: ML

FAVOR ☐

OPPOSE ☒

COMMENTS

I am concerned about the increase in traffic and infrastructure in the area. MU-A allows for multifamily 12 units/acre

*TOTAL UNITS ALLOWED = 12 units/acre
x 71 acres
= 852 units*

Rusk + Broadway would be a nightmare w/ this many residents added. Also concerned about the commercial uses permitted that could be behind my house if approved:

- Department Store*
- Auto tire sales/repair*
- Hardware Store*
- Bar/Tavern*
- Pawn Shop*
- e+c.*

- Seth Richman

JOHNSON LA VERNE & MICHAEL RVCBL LVNG TRST
10-23-2023
924 WOOD MEADOWS
NEW BRAUNFELS TX 78130
Property #: 26
PZ25-0274
Case Manager: ML

FAVOR

OPPOSE

COMMENTS

I have spoken with Julie Anriol Turner and I believe the plans for this property are in keeping with the residential status of our neighborhood.

*LaVerne
Johnson*

FAVOR ☒

OPPOSE ☐

PRAFOR FAMILY TRUST 5-18--2023
314 E LINCOLN ST
NEW BRAUNFELS TX 78130
Property #: 35
PZ25-0274
Case Manager: ML

COMMENTS

HAYES ROBERT H
2312 OAK WILLOW
NEW BRAUNFELS TX 78132

Property #: 32

PZ25-0274

Case Manager: ML

COMMENTS

FAVOR ☒

OPPOSE ☐

MOORE CLINT & CALLI

805 MADISON AVE

NEW BRAUNFELS TX 78130

Property #: 39

PZ25-0274

Case Manager: ML

COMMENTS

FAVOR ☒

OPPOSE ☐

BATEMAN JILL K
915 WOOD MEADOWS
NEW BRAUNFELS TX 78130
Property #: 30
PZ25-0274
Case Manager: ML

COMMENTS

FAVOR ☐
OPPOSE ☒

MYRTLE MARIE PROPERTIES LLC
27725 LEGACY WOODS
BOERNE TX 78015
Property #: 12
PZ25-0274
Case Manager: ML

COMMENTS

FAVOR ☐
OPPOSE ☒

Opposed for the following reasons:

- We are voting blindly, not having any idea of actual development plans - mru-~~A~~ is broad.
- Access to the river would be exposed & open to all?
- Increased traffic congestion - ingress & egress on Rusk is not logical
- Driving of wild-life out of the area into surrounding neighborhoods + busy roads (accidents)
- The destruction of green space + mature tree canopies affects the landscape's abilities to handle storm water & runoff from upstream communities.

ALCALA EUNICE LOIS ZAMORANO
983 BROADWAY
NEW BRAUNFELS TX 78130

Property #: 11
PZ25-0274
Case Manager: ML

FAVOR ☐

OPPOSE ☒

COMMENTS

I NEED more information. How many
New Streets Are going to be made?
If this is ALREADY zoned for
Single Family Two-Family District,
What More do they want? I was
under the assumption that it was
NOT zoned for housing (Single Two-
Family) Amm? until it turns out
More I OPPOSE!!

When is Enough ENOUGH?
Stop Building so they will
STOP coming!! Some (City People)
Keep getting \$\$\$ in their pockets

N/A 1

921 Rusk ST
N.B. 78130

Property #: 24

PZ25-0274

Case Manager: ML

Jonathan L. MARKLEY
COMMENTS

FAVOR ☐

OPPOSE ☒

BURTCH MATTHEW G & LISA A
993 BROADWAY
NEW BRAUNFELS TX 78130
Property #: 47
PZ25-0274
Case Manager: ML

FAVOR ☐
OPPOSE ☒

COMMENTS

- * Not compatible with surrounding R-2
- * Traffic congestion/access will contribute to existing traffic, narrow streets and limited access
- * Flooding risk concerns with excessive impervious cover. email with details regarding our concerns will follow

GRAHAM JENNIFER & LEE
404 MOUNT JOY DR
NEW BRAUNFELS TX 78130
Property #: 10
PZ25-0274
Case Manager: ML

FAVOR ☐
OPPOSE ☒

COMMENTS

- * Access - only 1 suitable road to the property - Rusk Ave.
- * FEMA maps are outdated - entire property may end up in the floodway
- * Traffic - Rusk, a narrow road w/ steep RR crossing. Broadway - access from loop thru Rusk Mill - too much traffic now
- * Emergency evacuation - impossible
- * TRUST - Aniol family has lost the trust of the neighborhood residents, i.e. SUP 22,673 - 3rd time they went to Rezone! 2nd time - RV PARK!

Detailed comments to be included in our response emailed to Mary Lovell, Case Manager.

GRAHAM & SEFFEL REVOCABLE TRUST

404 MOUNT JOY DR

NEW BRAUNFELS TX 78130

Property #: 31

PZ25-0274

Case Manager: ML

FAVOR ☐

OPPOSE ☒

COMMENTS

- Access - only one suitable road to the property - Rusk Ave
- FEMA maps are outdated - entire property may end up in the floodway.
- Traffic - Rusk, a narrow road w/ steep RR crossing. only other option - Broadway - must go through River Mill Subdivision - then to Broadway - already too much traffic
- Emergency evacuation - impossible
- TRUST - Aniol family has lost the Trust of the neighborhood residents i.e., SUP 02.073 - RV PARK! 3rd time asking to Rezone!

Detailed comments to be included in our response emailed to MARY Lovell, CASE MANAGER

OWENS PROPERTY HOLDINGS LLC

875 RUSK STREET

NEW BRAUNFELS TX 78130

Property #: 1

PZ25-0274

Case Manager: ML

FAVOR ☐

OPPOSE ☒

COMMENTS



City of
New Braunfels

Property # 5
Mary Lovell

From: CARLOS R CEDILLO <honeytaco8@gmail.com>
Sent: Tuesday, August 26, 2025 8:09 AM
To: Mary Lovell
Subject: opposed to rezoning

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.

Rezoning Request: Application to rezone approx. 71 acres **from (R-2 SUP** (single-family and two-family district, special use permit) **to MU-A** (low intensity mixed use district).

opposed
Carlos Cedillo
590 Cross River St.

Property # 46

Mary Lovell

From: Bridget Sarbu <bridget.sarbu@gmail.com>
Sent: Tuesday, August 26, 2025 7:57 AM
To: Mary Lovell
Subject: Opposed to Rezoning Request

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.

RE: Rezoning Request: Application to rezone approx. 71 acres **from (R-2 SUP** (single-family and two-family district, special use permit) **to MU-A** (low intensity mixed use district).

Good morning, Ms. Lovell,

I hope you are doing well.

I submitted my vote in opposition to the Rezoning Request, but I'm not sure it will get to you in time.

The Sarbu Family at 253 Flushing, New Braunfels, 78130 wishes to oppose this Rezoning Request. We hope that New Braunfels would keep this last remaining green space in town. The wild life and the view are so beautiful. This would be an ideal space for the city to turn into a park! With the river access and the beautiful full grown trees, it would be incredible!

Thank you for noting our opposition to this request.

Sincerely,

The Sarbu Family

Property #12

Mary Lovell

From: tony naylor <tonynaylormmlc@outlook.com>
Sent: Friday, August 22, 2025 12:25 PM
To: Mary Lovell
Subject: PZ25-0274

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.

Ms Lovell ,

I am writing to request information on how to view plat. That will scheduled for the planning commission

Monday September 3, 2025 my reason for the request is I would very like to know what I am talking about

For the Resubdivision Plat of Lot One , River Gardens, Lots !A !B from R-2 SWUP To MU-A currently
Addressed as 740 n@ 750 Rusk. We have a thousand plus feet of common fence.

Thank You:
Tony Naylor
Myrtle Marie Properties #12

Property # 13

Mary Lovell

From: Kay Harris <kaye.harris@gmail.com>
Sent: Monday, August 25, 2025 10:37 PM
To: Mary Lovell
Subject: Rezoning Request: Application to rezone approx. 71 acres from (R-2 SUP (single-family and two-family district, special use permit) to MU-A (low intensity mixed use district).

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,

As owners of 534 Cross River Street, and within 200 feet of the property, we oppose the change in zoning from R2 to MU. We feel the property would best be suited for R2 homes.

Thanks,

Kay aka

Nancy Goodin

Property #1
Mary Lovell

From: Josh Owens <josh@oscenergy.com>
Sent: Tuesday, August 26, 2025 9:46 AM
To: Mary Lovell
Subject: PZ25-0274

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
Just making sure you got my vote to opppse the rezoning.

Joshua

[\(361\) 215-4810](#) cell

Property # 8

**LETTER OF OPPOSITION
to Proposed Rezoning**

Property: Approximately 71 acres addressed at 740 & 750 Rusk Street, New Braunfels, Texas.

Case: #PZ25-0274

Rezoning Request: Application to rezone approx. 71 acres **from (R-2 SUP** (single-family and two-family district, special use permit) **to MU-A** (low intensity mixed use district).

Dear City Planning Commission, Mayor and City Council members:

I am Craig Hanz, a landowner/homeowner living at 959 Broadway Dr.

As part of this community, I am writing to express my opposition to the proposed rezoning **from (R-2 SUP** (single-family and two-family district, special use permit) **to MU-A** (low intensity mixed use district) located at 740 and 750 Rusk Street. The proposed use for this site is not consistent with the broader intent of Envision New Braunfels that states:

For growth and future land use goals: Protect the character, integrity and stability of neighborhoods where families can live.

Action 1.3 (Policy) Encourage balance and fiscally responsible land use patterns.

The City Council is elected to protect residents' and taxpayers' interests by preserving existing neighborhoods.

Our opposition is also based on these potential/probable negative effects:

- "The loss of neighborhood and community character, integrity and stability"¹
- Harm to one of New Braunfels largest assets, the Guadalupe River. There is no limit or controlled access to the river. Cleanliness and preservation of natural habitats and riparian vegetation will be affected in addition to increased safety hazards requiring a higher level of management and land use considerations over time.¹
- A potential decrease in the market value of my land/home
- Increased traffic congestion through neighborhoods with children, and the addition of traffic to already congested areas at feeder roads to/from IH-35 and Loop 46/337
- The destruction of green space and mature tree canopies affects the landscape's natural capacity to handle stormwater and run-off from upstream communities¹
- Driving wildlife out of the area onto Broadway and into surrounding neighborhoods, Loop 337, and IH-35 - potentially causing accidents
- Inadequate city supported infrastructure (fire/police, roads, traffic flow) to sustain additional demands
- This type of development does not fit into these single-family neighborhoods, because base zoning is R-2
- Rusk Street and Broadway cannot safely handle additional traffic. Rumble strips have recently been installed on Broadway at an attempt to slow down by-pass traffic from

people using this street as a work around from congestion on I-35 and Loop 46/337 feeder roads.

- The increase in vehicular size and weight needed for construction and sustainability can be upward of 40,000 lbs, Rusk and Broadway are in no condition to handle that weight, nor are they wide enough for two vehicles of this size to safely pass each other

Reference: Envision New Braunfels, accessed at: <https://www.nbtexas.org/DocumentCenter/View/16593/Envision-New-Braunfels-Final-3/29/2022>.

Please **DO NOT** rezone this site. **Once the property is rezoned, a new owner or developer can change the original concept within the approved zoning.** The R-2 SUP already in place, is within the character and sustainability needs of this single and two-family neighborhood and community.

Respectfully,

Craig E. Hanz

Craig E. Hanz

Address: 959 Broadway Dr., New Braunfels, TX 78130

Phone: 830.832.2071

Mary Lovell

Same as property #8 - add/notes

From: Nita Hanz <nitahanz@gmail.com>
Sent: Tuesday, August 26, 2025 9:49 AM
To: Mary Lovell

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 Nita Hanz and I live at 959 Broadway, New Braunfels, TX 78130. I am opposed to the zoning change at what was once River Gardens. I am all for changes and improvements that would benefit all. But unfortunately we are not sure what is going to happen with the property and I don't want to sit in my backyard and see apartments that are so high I see nothing else or have so much traffic my grandchildren can't play outside, or the neighborhood kids can't play ball in the neighborhood. Which is a blessing that kids are going outside at all these days.

Nita Hanz

Mary Lovell

Property # 12

From: Myrtle Marie <myrtlemarie18@gmail.com>
Sent: Tuesday, August 26, 2025 8:57 AM
To: Mary Lovell
Subject: Fwd: Case# PZ25-0274

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 understand you were out last week when this was sent, but can you please acknowledge receipt of the below message and confirm it will go into the submitted packet as an OPPOSED?

Also, will we be able to see the responses on-line as in the past and if so, where?

Thank you,
Nancy Crawford

Begin forwarded message:

From: Myrtle Marie <myrtlemarie18@gmail.com>
Subject: Case# PZ25-0274
Date: August 22, 2025 at 1:20:13 PM CDT
To: mlovell@newbraunfels.gov

Hello,

I am writing to reflect **OPPOSED on behalf of Myrtle Marie Properties #12** to the zoning change @ 740 and 750 Rusk. Though I sent the card back stating same, space was inadequate to make legible comments, so I have restated them below. Additionally, on your old platform we were able to see the results of, (for or against zoning change) neighbors as they came in and were posted, is there still access to that sort of data?

We are opposed to zoning change for the following reasons:

1. Though the owners had an informational meeting, there was little/to no actual "plan" for what would actually be built if this zoning change were granted, therefore we are being ask to vote blindly on a very broad MU-A zoning change.
2. Access to the river is another concern. Because most of this property is on the river and this space would have public access, we have to assume (because again, no answers given) that access would be public...and that doesn't keep people from floating down to neighboring properties, etc.
3. More housing and retail would mean increased traffic. Rusk being the only ingress and egress available cannot handle that amount of traffic. Broadway is already busy and has had to have speed bumps installed to control increased traffic from people using it as a work around for congested nearby roadways. This is an otherwise quiet neighborhood with small children and narrow roads.

4. This zoning change has the potential for the destruction of natural green space and tree canopies, which effects the landscape's ability to handle storm water and run-off from upstream communities, which are increasing not decreasing.

If this Opposition should need to go to a different department, please advise.

Thank you,
Nancy Crawford

Nancy Crawford
Managing Member

Myrtle Marie Properties, LLC #12
myrtlemarie18@gmail.com | 27725 Legacy Woods, Boerne, TX 78015 | (210) 215-3691

Property # 10 + #31

To: Mary Lovell, Case Manager

August 25, 2025

Re: **Zoning Change Request**
PZ25-0274

My name is Jennifer Seffel Graham. My husband and I own property at 975 Broadway (#10) and at 975 Rusk (#31 – Seffel Family Trust). I'm writing to provide my comments in protest **Against PZ25-074**. I mailed the postcards sent to me from the City with brief comments, but wanted to provide further details of my reasons to oppose this zoning request.

First, the land that encompasses the neighborhood of Broadway all the way to the Guadalupe was once owned by my great Grandparents and through the years was owned by family members. They have all passed but my son, his wife, and our granddaughter reside at 993 Broadway. The area is a special place to me and I'd hate to see this quaint, country-like living area turned into a commercial area full of apartments, condos, duplexes, or almost any of the land uses allowed under MU-A zoning. Here are my reasons to oppose the proposed zoning:

- Dr. Larry Aniol applied for a Special Use Permit to build a special needs facility in the 1970's. He was granted that permit in 1977 much against the protests of people living there. According to those living on Broadway, the facility was poorly managed and cause many problems in the neighborhood. Now that same family wants to provide another special needs facility. Julie Aniol Turner told the large group of residents at a property owners meeting in July that they no longer have a special needs permit and more than likely won't be able to get another one! Yet, she stressed that is their main reason for the zoning change?
- FEMA maps – A portion of the property is already in the floodway, as is our property (#31). Their house has been uninhabitable for many years. It was vandalized, windows were broken out, the swimming pool was filthy and the family continues to let the house sit there unoccupied. From what I've been reading since the horrific flooding disaster in the Hill County in July, more than likely, new FEMA maps will be drawn up. The current maps are outdated. They fail to reflect current land use, urban development or flood risks from extreme weather. It is possible

that the entire property in the zoning change request could end up in the floodplain. What happens then?

- Access – There are only two thoroughfares to the property, Rusk and Broadway. Rusk is a narrow road with a very steep-grade, active RR crossing. Broadway is also a narrow road. In order to get to the Aniol property from Broadway, one would have to exit from Loop 337 into River Mill Crossing and then onto Broadway then right on Rusk. River Mill and Broadway are residential areas. None of the residents on these two streets want more traffic than they already have to deal with now. In addition, emergency evacuation would be VERY DIFFICULT!
- Traffic – The families living on Broadway now experience lots of traffic. When Loop 337 backs up daily, many drivers cut through River Mill Crossing and race down Broadway. It's a narrow street with several children living in the neighborhood. The two speed bumps added a few years ago fail to slow down drivers. This area is unable to handle all the traffic that would result from this proposed zoning (apartments, homes, duplexes, retail stores, or anything else allowed under MU-A).
- Trust – Many of the property owners in this area, myself included, do not trust the Aniol family with any plan they attempt to put forth. Three years ago they submitted Special Use Permit to rezone their property to put in an RV Park and Event Center with 450 concrete RV sites!!! The residents overwhelmingly rejected that request. Even Planning and Development Services recommended "Denial" of the request for many of the same reasons stated above.

There seems to be little transparency in this attempted process. Those involved in this zoning request change do not even know what exactly is planned for this area yet the Aniol family seems to expect the residents/landowners to just accept the change!

I urge members of the Planning and Zoning Commission to seriously consider these and all other comments submitted and to ultimately decide to **Deny #PZ25-0274**.

Thank you for your time.
Jennifer Seffel Graham

Property # 47

Mary Lovell

From: Matthew Burtch <burtchmgraham@gmail.com>
Sent: Monday, August 25, 2025 7:41 PM
To: Mary Lovell
Cc: jg30@txstate.edu
Subject: Fwd: Proposed Rezoning (Case: #PZ25-0274) - ADAMANTLY OPPOSED

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.

Evening Mary,

I emailed the below to my Councilwoman, but wanted to ensure you received for your records.

Thnaks

----- Forwarded message -----

From: Matthew Burtch <burtchmgraham@gmail.com>
Date: Mon, Aug 25, 2025 at 1:09 AM
Subject: Proposed Rezoning (Case: #PZ25-0274) - ADAMANTLY OPPOSED
To: <mlabowski@newbraunfels.gov>

Morning,

My name is Matt Burtch and my family & I live at 993 Broadway. As a native to this community and retired veteran, I am writing to express my vehement opposition to the proposed rezoning from (R-2SUP (single-family and two-family district, special use permit) to MU-A (low intensity mixed use district) located at 740 and 750 Rusk Street. My reason(s) are as follows:

1. Incompatible/Inconsistent with current surrounding zoned area of R-2. The proposed use for this site is not consistent with the broader intent of Envision New Braunfels that states, "For growth and future land use goals: Protect the character, integrity and stability of neighborhoods where families can live". The loss of neighborhood and community character, integrity and stability will for the most part already happen once the Mill site is fully developed, which will no doubt include a myriad of commercial activity. The Mill property is literally a 1 minute bike ride or 10 minute walk from this site. Does every piece of this town HAVE to have a commercial nexus?

2. Flooding Zone Concerns. As previously mentioned, I served in uniform for over 20 years; that said, I have ZERO faith in the accuracy of current FEMA maps. I have concerns about all the folks living in the Town Creek Sub, next to the Dry Comal Creek and don't wish to have those same concerns for my family. Our Kerrville, 1998, 2011, etc. flood events will happen again and with the current amount of impervious cover (development) in place, we should NOT allow any more commercial development near the Guadalupe River.

FACT: 98% of flooded homes in NC during Hurricane Helene WERE NOT in the 100 year flood zone as denoted on FEMA maps.

3. Traffic/Limited Access. This area is NOT conducive to high volume traffic. Between 4 and 6 pm (weekdays) large volumes of cars exit the loop due to unplanned chaos at IH35/46, proceed down Madison Ave, to Flushing and race down Broadway. Speed bumps were graciously approved/installed to mitigate the speed of vehicles racing to sit in more traffic on Elliot Knox, but the volume has only increased. Broadway is a street of 15 homes, but our street hosts 100s of cars daily. Do we have to pay the congestion price for more inconsistent growth?

What is the traffic scheme pattern forecast in our neighborhood once the Mill Project is completed? If that exists, please send it to me. I feel we need more vehicular traffic as badly as we need more commercially zoned land.

Like many residents of NB, we live near (250ft) a heavily used railroad track and at times the train stops for whatever reason with toxic cargo for a significant duration on Rusk Ave. This crossing is extremely narrow, elevated and vehicular traffic safety can be compromised due to limited visibility when going up the crossing. There is a newly placed concrete barrier that separates the lanes on both sides of the track and just recently a vehicle coming over the track heading towards Broadway drove over the barrier and broke the marker that noted the physical location of the barrier. In a separate instance, a large truck's underside hit the top of the track and spilled a large volume of transmission fluid onto the ground (and eventually into the Guadalupe river for our friends downstream in Seguin).

If commercially developed, is Rusk the only access point? I highly encourage CONB leaders to hop on their bikes and view this potential access point. Will the citizens of Summerwood also fall victim to this rezoning (if approved) for another point of access. See above for additional flooding concerns, if an evacuation was needed.

In closing, please DO NOT vote to rezone this site. Once the property is rezoned, a new owner or developer can change the original concept within the approved zoning. The R-2 SUP already in place, is within the character and sustainability needs of this single and two-family neighborhood and community. ***Will the water tower off Gruene Rd someday state, "In New Braunfels ist das nicht lieben schon?"*** Looking at NB from google earth, this acreage is the FINAL green space w/in the LOOP. Rezoning this land would create an imbalance in this peaceful neighborhood and be irresponsible to the citizens of NB.

As previously emailed, you are more than welcome to stop by for a visit to discuss this in greater detail w/ my wife and I.

Matt

Mary Lovell

From: Nancy Sevier-Pattie <sevierpattie@gmail.com>
Sent: Tuesday, August 26, 2025 12:32 PM
To: Mary Lovell
Subject: Opposition to Rezoning

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 Ms Lovell,

I am writing in response to the proposed Rezoning Request for the Property of Riverside Gardens, approx 71 acres from R-2 SUP to MU-A.

I am absolutely opposed to this request.

I am the owner of the property in Summerwood Subdivision,
522 Riverside Dr.

My family has owned this property since 1993.

Our neighborhood could not support the construction or the traffic. We are in an area that is prone to flooding. In the event of a flood, there is only one exit, and that is Summerwood Dr.

During past flood events, Fair Ln. which runs parallel to the Guadalupe River, has blocked from traffic.

The construction and traffic would absolutely decrease the value of our property, as well the rest of the existing houses, garden homes and duplexes. The people who live in our neighborhood, cherish the quiet space. That is why we have chosen to live here for decades.

I remember New Braunfels in the 1960's, when we lived at the top of Rosemary St hill, above Landa Park. The recent growth of NB has been staggering and there are very few remaining quiet neighborhoods like Summerwood. For the reasons stated above, I absolutely OPPOSE the REZONING REQUEST.

Thank you for your consideration in this matter.

Sincerely,

Nancy D Sevier
522 Riverside Dr
New Braunfels, TX 78130

(830) 221-8019

Sent from my iPhone

Outside 200 ft
buffer

Mary Lovell

From: ffoss51@gmail.com
Sent: Monday, August 25, 2025 9:43 PM
To: Mary Lovell
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.

My wife Gayle P Foss and myself Frank E Foss of 850 Madison Ave New Braunfels Texas are opposed to the zoning changes proposed **Rezoning Request:** Application to rezone approx. 71 acres **from (R-2 SUP** (single-family and two-family district, special use permit) **to MU-A** (low intensity mixed use district). It will increase traffic and hurt property values.

Thank you for registering our opposition to this change . Should you need more information here is my phone information.

Frank Foss 6127913677

Sent from my iPad

outside 200 ft. buffer

