



**CITY OF NEW BRAUNFELS, TEXAS  
PLANNING COMMISSION MEETING**

**CITY HALL - COUNCIL CHAMBERS  
550 LANDA STREET**



**WEDNESDAY, SEPTEMBER 3, 2025 at 6:00  
PM**

Chase Austin Taylor - Commissioner  
Randall Allsup - Commissioner  
Vicky Rudy - Commissioner  
Jessica Schaefer - Commissioner  
Chad Nolte - Commissioner

Jerry Sonier - Commissioner  
Karen Brasier - Commissioner  
Hunter Schwarz - Commissioner  
Angela Allen - Commissioner

**AGENDA**

**1. CALL TO ORDER**

**REQUEST ALL PHONES AND OTHER DEVICES BE TURNED OFF, EXCEPT  
EMERGENCY ON-CALL PERSONNEL.**

**2. ROLL CALL**

**3. APPROVAL OF MINUTES**

A) Approval of the August 5, 2025 regular meeting minutes. [25-1069](#)  
[August 5, 2025 Minutes](#)

**4. CITIZENS' COMMUNICATIONS**

*This time is for citizens to address the Planning Commission on any issues or items NOT on the agenda.*

**5. BRIEFINGS**

Legislation update from Chris Looney

**6. INDIVIDUAL ITEMS FOR CONSIDERATION**

A) SUP25-233 Public hearing and recommendation to City [25-1028](#) Council to rezone approximately 0.2 acres out of City Block 2013, part of Lots 234 and 235, from C-2 (General Business District) to C-2 SUP (General Business District with a Special Use Permit to allow Short Term Rental of a residence), currently addressed as 341 North Market Avenue.

Applicant: Evelyn Orr Westfahl

Owner: June Orr

[City Maps](#)

[Site Plan and Floor Plan](#)

[Subject Property Photo](#)

[Notification Map, List, and Responses](#)

B) SUP25-237 Public hearing and recommendation to City [25-1030](#) Council to rezone approximately 0.3 acres out of the A M Esnaurizar Survey 1, Abstract 1, from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit to allow Short Term Rental of a residence), currently addressed as 1160 Dunlap Drive  
Applicant: Alba Henriquez  
Owner: Luciano Henriquez

[City Maps](#)

[Site Plan and Floor Plan](#)

[Subject Property Photos](#)

[Notification Map, List, and Responses](#)

C) PZ25-0274 Public hearing and recommendation to City [25-1012](#) Council to rezone approximately 70.198 acres consisting of Lots 1A and 1B, out of the Resubdivision Plat of Lot One, River Gardens, from R-2 SUP (Single-Family and Two-Family District with a Special Use Permit allowing a facility for disabled persons) to MU-A (Low Intensity Mixed Use District), currently addressed as 740 & 750 Rusk St.

Applicant: Austen Keithly

Owner: Julie Aniol Turner

[City Maps](#)

[Districts Comparison Table](#)

[Subject Property Photos](#)

[Notification Map, List & Responses](#)

**7. EXECUTIVE SESSION**

In accordance with the Open Meetings Act, Government Code, Ch. 551.071, the Commission may convene in a closed session to discuss with its attorney any of the items listed on this agenda. Any final action or vote on any executive session item will be taken in open session.

**8. ADJOURNMENT**

**CERTIFICATION**

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall.

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Board Liaison

NOTE: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at (830) 221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.



## Planning Commission Agenda Item Report

550 Landa Street  
New Braunfels, TX

**9/3/2025**

**Agenda Item No. A)**

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**DRAFT - MINUTES  
OF THE NEW BRAUNFELS PLANNING COMMISSION  
REGULAR MEETING OF TUESDAY, AUGUST 5, 2025**

**1. CALL TO ORDER**

Chair Sonier called the meeting to order at 6:00pm.

**2. ROLL CALL**

The following Commissioners were present:

Chair Jerry Sonier  
Vice-Chair Chase Taylor  
Commissioner Angela Allen  
Commissioner Randall Allsup  
Commissioner Karen Braiser  
Commissioner Chad Nolte  
Commissioner Vicky Rudy  
Commissioner Jessica Schaefer  
Commissioner Hunter Schwarz

**3. APPROVAL OF MINUTES**

A) Approval of the July 1, 2025 regular meeting minutes.

**Motion by Commissioner Rudy, seconded by Vice-Chair Taylor, to approve the July 1, 2025 regular meeting minutes. Motion carried unanimously (9-0-0).**

**4. CITIZENS' COMMUNICATIONS**

*This time is for citizens to address the Planning Commission on any issues or items NOT on the agenda.*

No one spoke.

**5. INDIVIDUAL ITEMS FOR CONSIDERATION**

A) ROW24-149 Discuss and consider a recommendation to City Council regarding the proposed abandonment of a 0.972-acre portion of East Bridge Street Right-of-Way, located between the terminus of East Bridge Street and the Comal River.

**Matthew Eckmann presented the aforementioned time and recommended approval with the conditions listed in the staff report.**

**Chair Sonier asked if there were any questions for staff.**

**Brief discussion followed on the termination of Bridge Street.**

**Ashley Farrimond elaborated on the item discussing project phasing and the proposed termination of Bridge Street.**

**Chair Sonier opened the public hearing and asked if anyone present wished to speak on the item.**

**No one spoke.**

**Chair Sonier closed the public hearing.**

**Chair Sonier if there were any further discussion or motion.**

**Motion by Commissioner Nolte, seconded by Vice-Chair Taylor, to recommend approval of the item with staff recommended conditions to City Council. Motion carried unanimously (9-0-0).**

**B) Public Hearing and recommendation to City Council on proposed updates to the City of New Braunfels Thoroughfare Plan.**

**Gary Ford presented the aforementioned item and recommended approval.**

**Chair Sonier asked if there were any questions for staff.**

**Brief discussion followed on ETJ removal and written communication received from residents.**

**Chair Sonier called for a brief recess at 7:03pm.**

**Chair Sonier resumed the meeting at 7:15pm.**

**Chair Sonier opened the public hearing and asked if anyone present wished to speak on the item.**

**Seventeen individuals spoke in opposition of the item.**

**Chair Sonier closed the public hearing at 8:03pm.**

**Chair Sonier if there were any further discussion or motion.**

Discussion followed on the adopted vision and purpose of the Thoroughfare Plan, the importance of public input and transparent communication, and concerns about the plan's impact on neighborhoods and community character.

Further discussion addressed the roles of staff and commissioners, engineering considerations, potential alternatives to proposed routes, and the potential need for additional time or workshops with City Council.

Motion by Commissioner Rudy, seconded by Vice-Chair Taylor, to recommend approval of the item to City Council with the exclusion of Seminole Drive, Country Side Drive, Pleasant Lane and Mission Lane from the Thoroughfare Plan. Motion carried unanimously (9-0-0).

## **6. EXECUTIVE SESSION**

In accordance with the Open Meetings Act, Texas Government Code, Ch. 551.071, the Commission may convene in a closed session to discuss any of the items listed on this agenda. Any final action or vote on any executive session item will be taken in open session.

**Did not convene and no action was taken.**

## **7. ADJOURNMENT**

There being no further business Chair Sonier adjourned the meeting at 8:40pm.

**By:** \_\_\_\_\_  
COMMISSION CHAIR

**Attest:**

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COMMISSION LIAISON

9/3/2025

Agenda Item No. A)

**PRESENTER:**

Applicant: Evelyn Orr Westfahl

Owner: June Orr

**SUBJECT:**

**SUP25-233** Public hearing and recommendation to City Council to rezone approximately 0.2 acres out of City Block 2013, part of Lots 234 and 235, from C-2 (General Business District) to C-2 SUP (General Business District with a Special Use Permit to allow Short Term Rental of a residence), currently addressed as 341 North Market Avenue.

**DEPARTMENT:** Planning and Development Services

**COUNCIL DISTRICTS IMPACTED:** 5

**BACKGROUND INFORMATION:**

**Case No:** SUP25-233

**Applicant:**

Evelyn Orr Westfahl

(512) 5172405 | [ej03226@hotmail.com](mailto:ej03226@hotmail.com)

**Owner:**

June Orr

(830) 556-4060 | [juju4b@gmail.com](mailto:juju4b@gmail.com)

**Staff Contact:**

Amanda Mushinski, AICP, CNU-A

(830) 221-4056 | [amushinski@newbraunfels.gov](mailto:amushinski@newbraunfels.gov)

The subject ~.2 acre property is located on the southwest side of North Market Avenue, approximately 140 feet northwest of the intersection of East Bridge Street and North Market Avenue, and approximately 500 feet southwest of the Tube Chute. It is bordered by C-2 and M-1 zoning. Adjacent land uses consist of multifamily and single-family residences.

The 1920s residence is roughly 1146 square feet with 2 bedrooms and 1 bathroom. This Special Use Permit (SUP) application is proposed to allow the short-term rental (STR) of the existing home. Per the Zoning Ordinance, the maximum occupancy of an STR with 2 bedrooms and 1 bathroom is 5 occupants, and the minimum off-street parking is 2 spaces. If approved, the applicant will be required to provide a paved driveway with two paved parking spaces.

**ISSUE:**

STR standards in the Zoning Ordinance help to ensure proper measures are in place to protect public health, safety, and neighboring properties. If this rezoning request is approved, the registration of the STR and online payment of hotel occupancy taxes are required. Also, the project must comply with all other City Code

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standards.

There are currently 30 approved STR SUPs within one-half mile of the subject property, 21 of which are active.

## **COMPREHENSIVE PLAN REFERENCE:**

The request is consistent with the following actions from Envision New Braunfels:

- **Action 1.3:** Encourage balanced and fiscally responsible land-use patterns.
- **Action 1.14:** Ensure regulations do not unintentionally inhibit the provisions of a variety of flexible and innovative lodging options and attractions.

**Future Land Use Plan:** The subject property is located within the New Braunfels Sub Area and near existing civic, tourist, employment, and outdoor recreation centers.

## **STRATEGIC PLAN REFERENCE:**

Economic Mobility Enhanced Connectivity Community Identity  
Organizational Excellence Community Well-Being N/A

- Incentivize mixed-use developments and redevelopments in targeted locations to create a built environment with integrated housing, commercial centers, and opportunities for improved connectivity.

## **FISCAL IMPACT:**

The proposed rezoning request is in alignment with the following recommendations and strategies of the Land Use Fiscal Analysis:

- Provide a mix of uses and building types, heights, and sizes in a more walkable context to produce more value and fiscal productivity.
- Mix of uses (residential and short-term rental) developed on a single parcel of land increases revenue to cover costs of services.
- If approved, the property will be subject to local and state hotel occupancy tax (HOT).

## **RECOMMENDATION:**

Approval with the following conditions:

1. The residential character of the property must be maintained.
2. The property will remain in compliance with the approved site plan and floor plan. Any significant changes to the site plan or floor plan will require a revision to the SUP.
3. A paved driveway with two paved parking spaces must be available for use prior to the issuance of a Short-Term Rental Permit.

### Code of Ordinances Sec. 144-2.1 *Changes and Zoning Amendments:*

(b) *Considerations for approving or denying a zoning change.* In making a determination regarding a requested zoning change, the planning commission and the city council shall consider the following factors:

- (1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the city as a whole;
- (2) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area;
- (3) How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved;
- (4) Any other factors that will substantially affect the public health, safety, morals, or general welfare; and
- (5) Whether the request is consistent with the comprehensive plan.

*Mailed notification as required by state statute:*

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Public hearing notices were sent to owners of 15 properties within 200 feet of the request. As of the date this agenda was posted, the city has received responses representing 9% in opposition.

Resource Links:

- Chapter 144, Sec. 144-3.3-8 (C-2) of the City's Code of Ordinances:  
[https://library.municode.com/tx/new\\_braunfels/codes/code\\_of\\_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?)
  - Chapter 144, Sec. 3.6 (SUP) of the City's Code of Ordinances:  
[https://library.municode.com/tx/new\\_braunfels/codes/code\\_of\\_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?)
  - Chapter 144, Sec. 5.17 (Short-term Rental) of the City's Code of Ordinances:  
[https://library.municode.com/tx/new\\_braunfels/codes/code\\_of\\_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?)



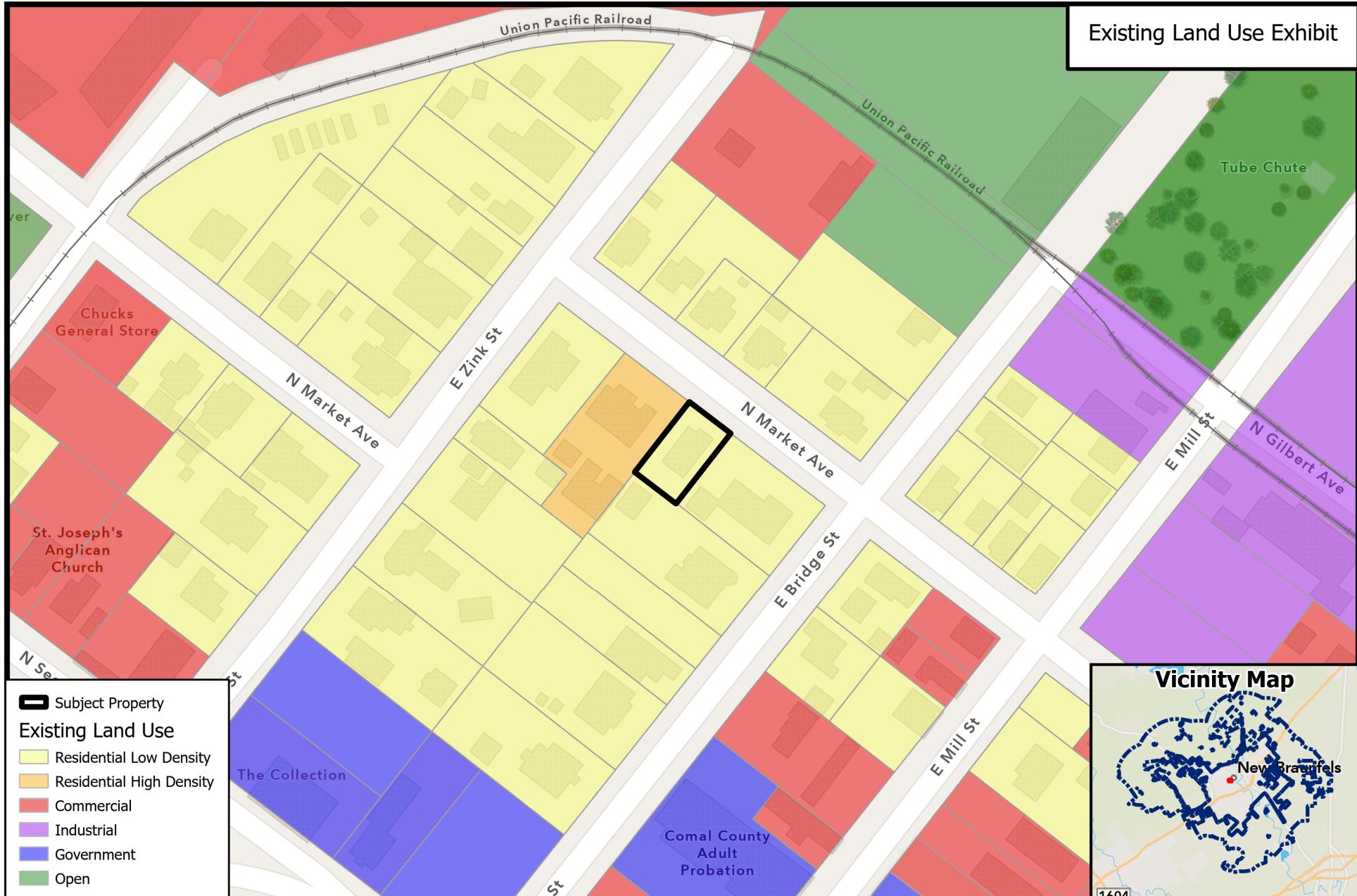
Path:  
P:\ZoneChange & SUPs\2025\SUP25-233 - 341 N Market Ave - SUP for

**SUP25-233**  
**341 N Market Ave - SUP for STR**

Source: City of New Braunfels Planning  
Date: 8/4/2025

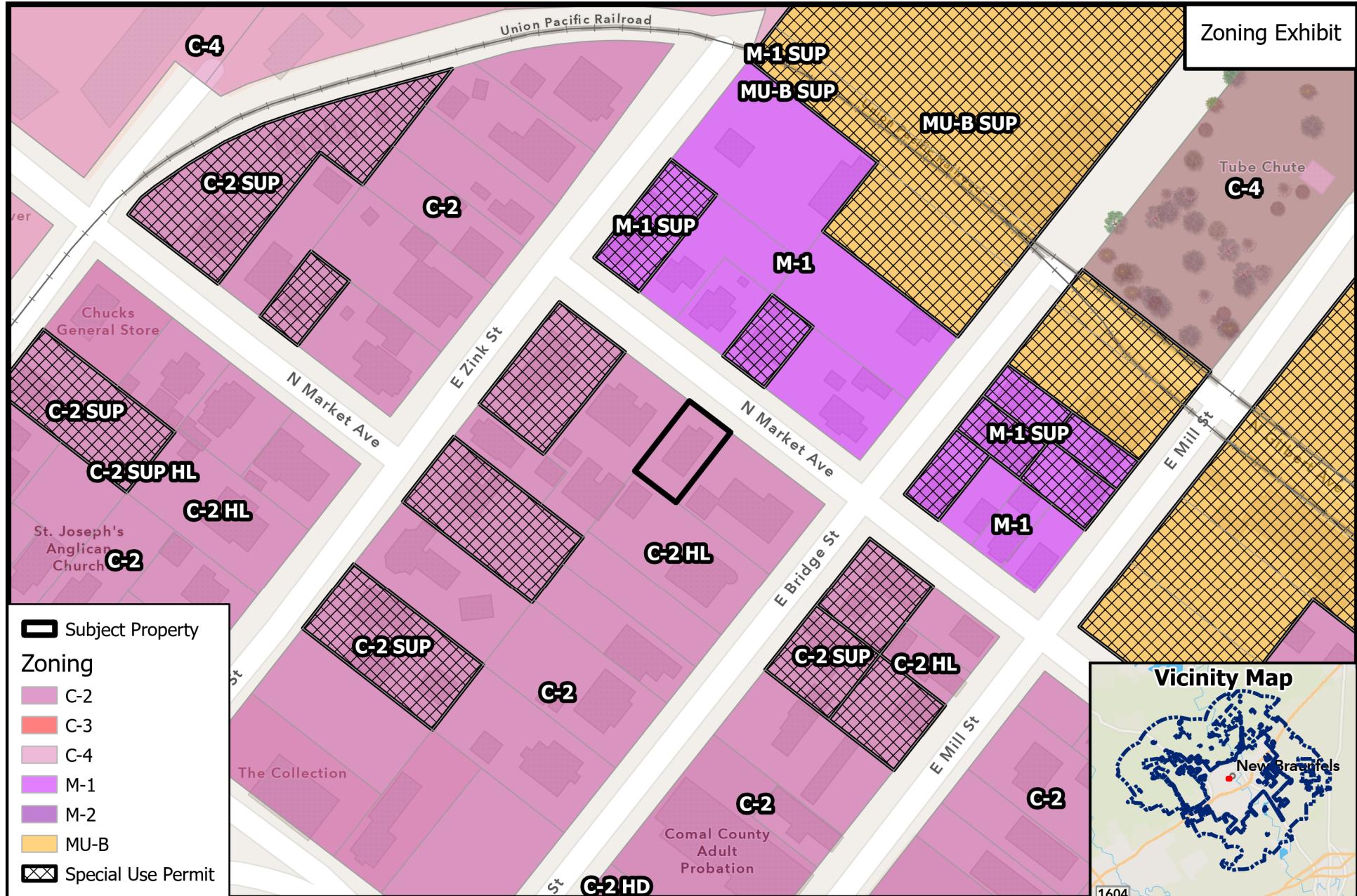
DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels. **11** officials or employees for any discrepancies, errors, or variances which may ex





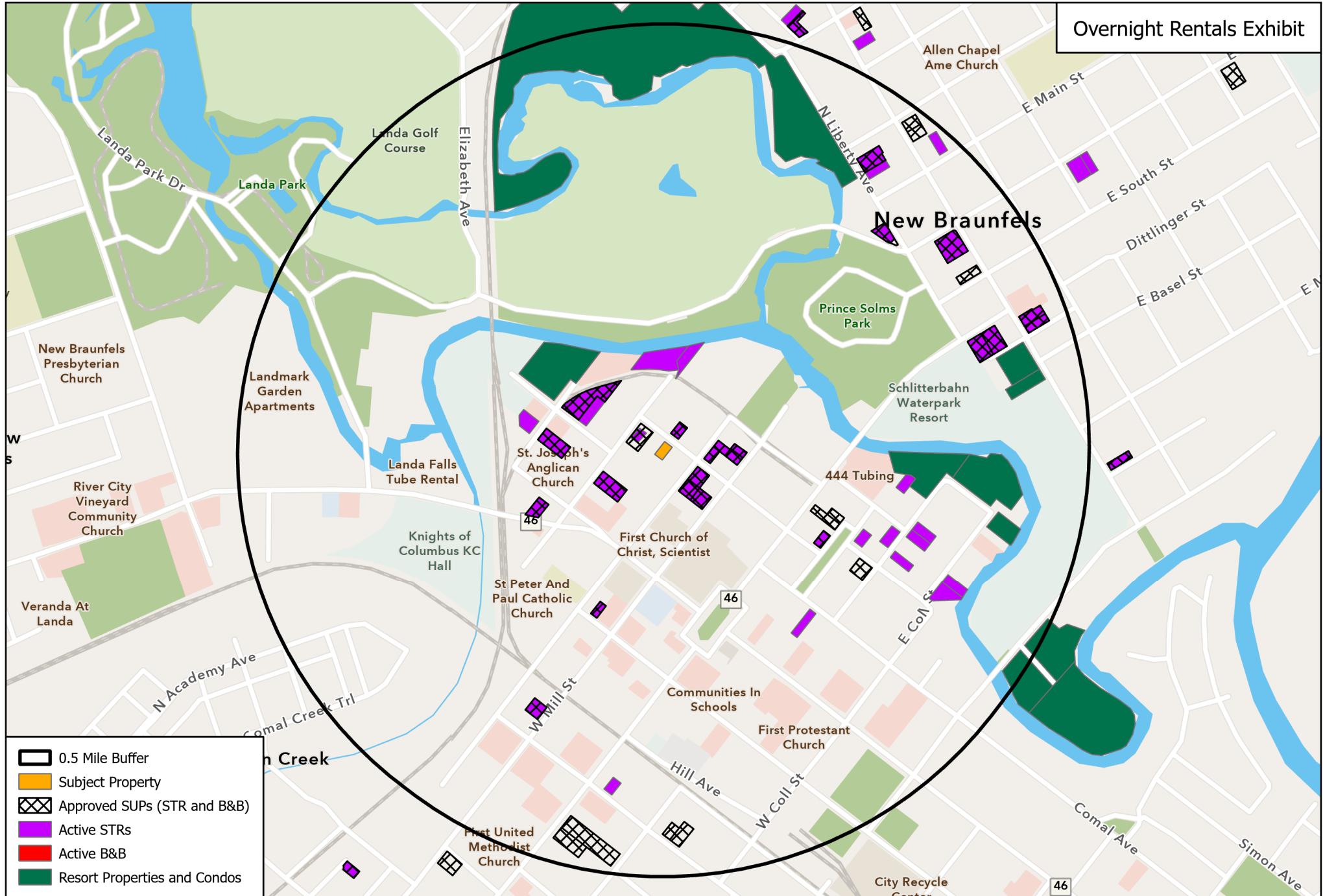
**SUP25-233**  
**341 N Market Ave - SUP for STR**





**SUP25-233**  
**341 N Market Ave - SUP for STR**





SUP25-233

341 N Market Ave - SUP for STR

0 380 760 Feet  
1:9,458



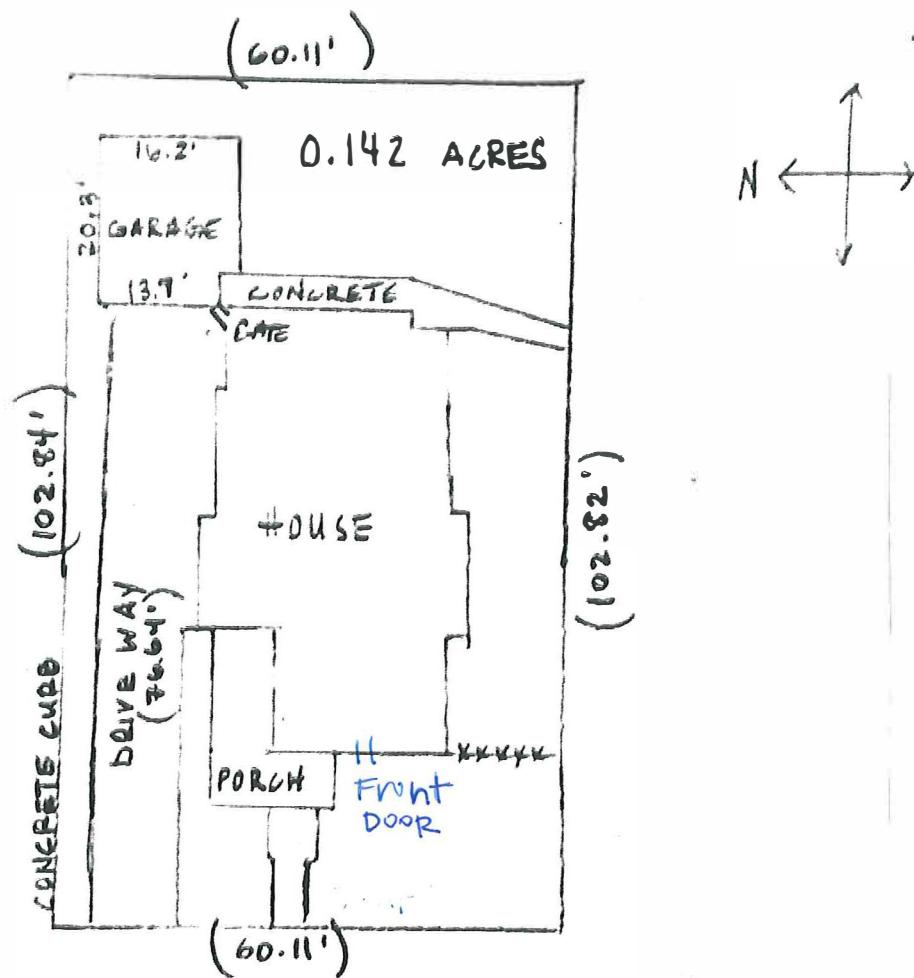
Source: City of New Braunfels GIS  
Date: 8/13/2025

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, officials or employees for any discrepancies, errors, or variances which may exist.

## Site Plan

I, June Orr, the property owner, acknowledge that this site plan submitted for the purposes of rezoning this property is in accordance with all applicable provisions of the Zoning Ordinance. Additionally, I understand that City Council approval of this site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes/Ordinances at this time of plan submittal for building permits. Nor does it relieve me from adherence to any/all state or federal rules and regulations.

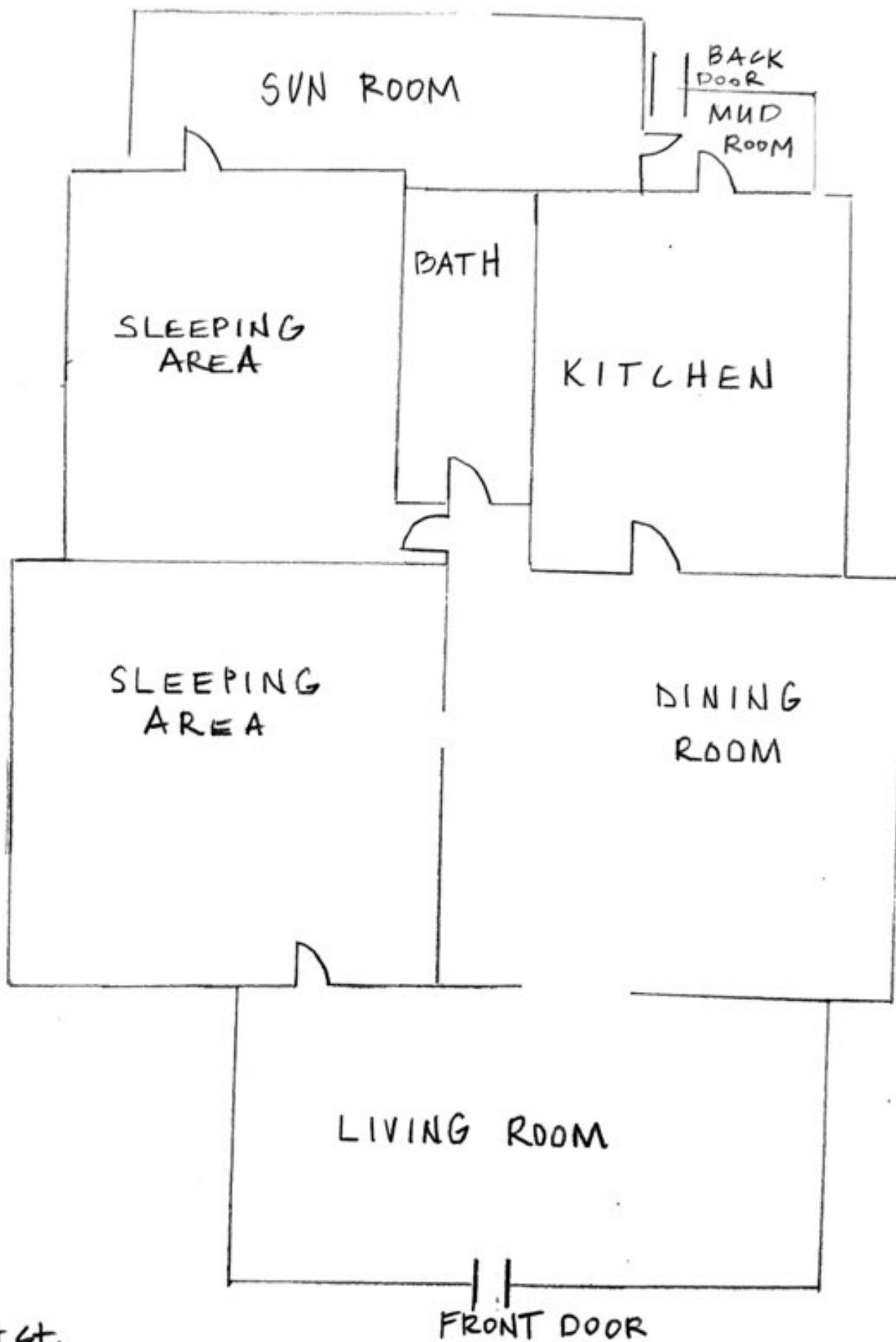
SCALE 1' = 20"



341 N. MARKET AVE

# FLOOR PLAN

341 N MARKET



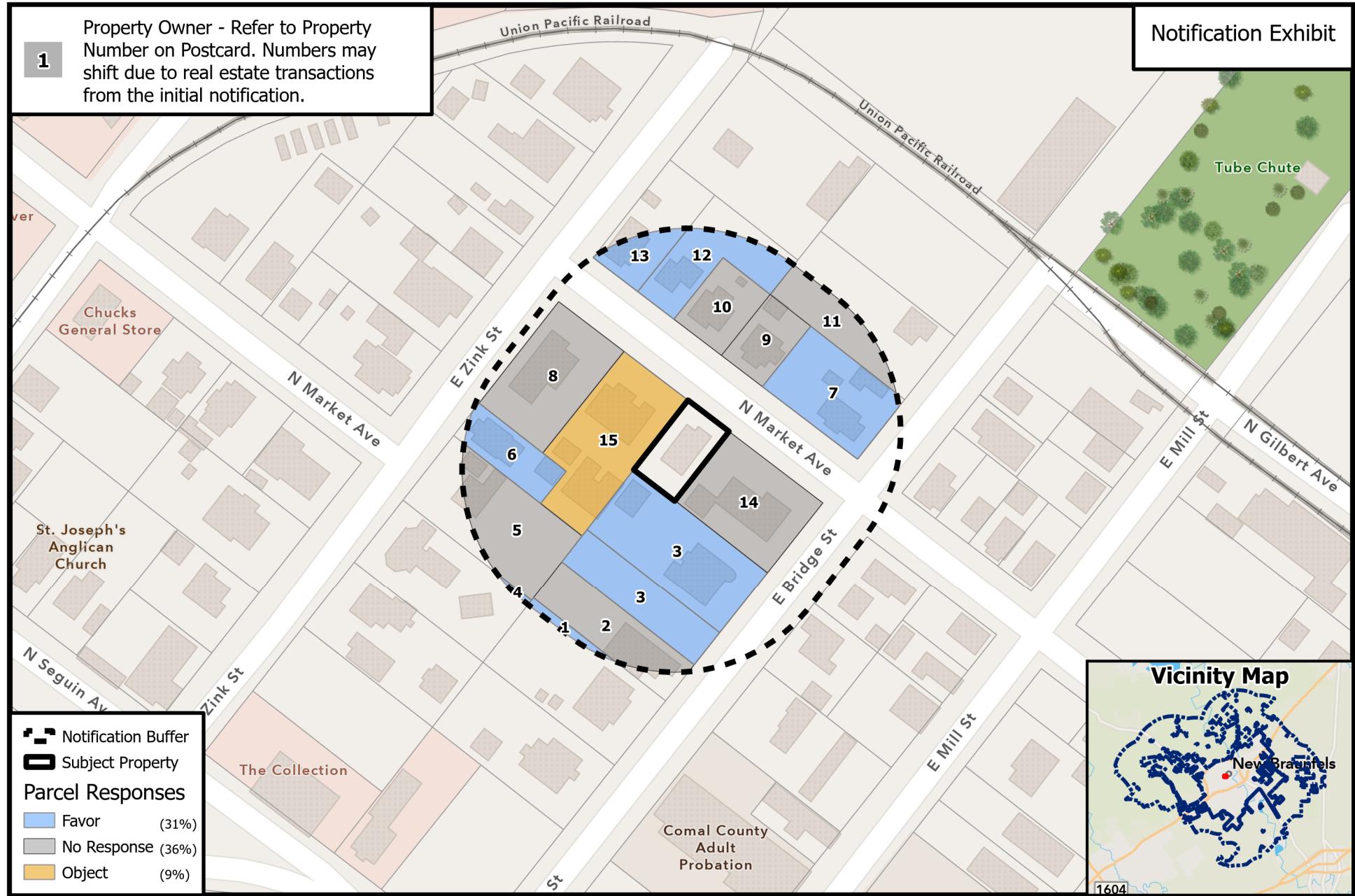


**341 N Market Ave**



**1** Property Owner - Refer to Property Number on Postcard. Numbers may shift due to real estate transactions from the initial notification.

## Notification Exhibit



**SUP25-233**

**341 N Market Ave - SUP for STR**

0 80 160  
Feet



**PLANNING COMMISSION – September 3, 2025 – 6:00PM**  
City Hall Council Chambers

**Applicant:** Evelyn Orr Westfahl

**Owner:** June Orr

**Address/Location:** 341 N MARKET AVE

**SUP25-233**

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. ANZ DONALD E & CHERYL P	9. RIZZATTO JAMES
2. JJSM REEVES PROPERTIES LLC	10. MORALES ELEANOR A
3. SAEGERT JOEL & MERRY	11. CARRASCO GUADALUPE ET AL
4. ALEXANDER TED W	12. CAMPOS ATANACIO
5. GOLEMON WILLIAM & KRISTIN	13. KOBESKI LEONARD J JR & FRANCES K
6. GOODWIN MORGAN & WADE	14. CASTEEL PARTNERS LTD
7. LEATHERWOOD PAUL W	15. Property Owner # 15
8. BUNNY & EDS ZINK HAUS LLC	

**SEE MAP**

ALEXANDER TED W  
614 S BUSINESS IH 35 STE C # 18  
NEW BRAUNFELS TX 78130  
Property #: 4  
SUP25-233  
Case Manager: AM

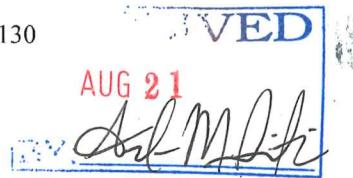
COMMENTS

FAVOR   
OPPOSE

Case Manager: AM  
SUP25-233  
Case Manager: AM  
SUP25-233

KOBESKI LEONARD J JR & FRANCES K  
394 N MARKET  
NEW BRAUNFELS TX 78130

Property #: 13  
SUP25-233  
Case Manager: AM



COMMENTS

FAVOR   
OPPOSE

Please keep it  
maintained with  
a reputable mgt  
company. (wish  
more permanent  
residents though! )

GOODWIN MORGAN & WADE  
230 E ZINK ST  
NEW BRAUNFELS TX 78130  
Property #: 6  
SUP25-233  
Case Manager: AM

FAVOR   
OPPOSE

COMMENTS



SAEGERT JOEL & MERRY  
257 E BRIDGE ST  
NEW BRAUNFELS TX 78130  
Property #: 3  
SUP25-233  
Case Manager: AM

COMMENTS

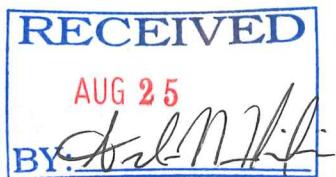
FAVOR   
OPPOSE



LEATHERWOOD PAUL W  
307 E BRIDGE ST  
NEW BRAUNFELS TX 78130  
Property #: 7  
SUP25-233  
Case Manager: AM

COMMENTS

FAVOR   
OPPOSE



ANZ DONALD E & CHERYL P  
187 E BRIDGE ST  
NEW BRAUNFELS TX 78130  
Property #: 1  
SUP25-233  
Case Manager: AM

COMMENTS

FAVOR   
OPPOSE



CAMPOS ATANACIO  
PO BOX 310859  
NEW BRAUNFELS TX 78131  
Property #: 12  
SUP25-233  
Case Manager: AM

COMMENTS

FAVOR   
OPPOSE



**From:** [Planning Division](#)  
**To:** [Amanda Mushinski](#)  
**Subject:** FW: SUP25-233 Community Input  
**Date:** Monday, August 11, 2025 10:32:00 AM

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**From:**  
**Sent:** Friday, August 8, 2025 3:36 PM  
**To:** Planning Division <[Planning@newbraunfels.gov](mailto:Planning@newbraunfels.gov)>  
**Subject:** SUP25-233 Community Input

## Property # 15

**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,

I am writing to express my opposition to the proposed zoning overlay change for Case SUP25-233, which pertains to the short term rental (STR) request for the property at 341 N Market Ave. My understanding has always been that since 2011, only multi-unit condos in the historic areas of New Braunfels are permissible as STRs. The property in question is a single-family home and has been vacant until recently.

As owners of two properties on N Market St. (365 and 367), my family and I are particularly concerned about the implications of this change, especially given the proposed redevelopment of the ADM property. We strongly believe that the city should adhere to its established policies and guidelines in this matter.

We kindly request that our names not be shared but that our concerns and opposition be duly noted.

9/3/2025

Agenda Item No. B)

**PRESENTER:**

Applicant: Alba Henriquez  
Owner: Luciano Henriquez

**SUBJECT:**

**SUP25-237** Public hearing and recommendation to City Council to rezone approximately 0.3 acres out of the A M Esnaurizar Survey 1, Abstract 1, from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit to allow Short Term Rental of a residence), currently addressed as 1160 Dunlap Drive

**DEPARTMENT:** Planning and Development Services

**COUNCIL DISTRICTS IMPACTED:** 5

**BACKGROUND INFORMATION:**

**Case No:** SUP25-237

**Applicant:**

Alba Henriquez  
(512) 656-8092 | ahenriquez2105@gmail.com

**Owner:**

Luciano Henriquez  
(512) 970-6653 | lhenriquez6653@gmail.com

**Staff Contact:**

Amanda Mushinski, AICP, CNU-A  
(830) 221-4056 | amushinski@newbraunfels.gov

The subject ~.3 acre property is located on the southeast side of Dunlap Drive, approximately 200 feet southwest of the intersection of Dunlap Drive and State Highway 46 South, and approximately  $\frac{1}{4}$  of a mile northeast of the Guadalupe River. It is bordered by C-3 and R-2 zoning. Adjacent land uses consist of a single-family neighborhood and commercial properties.

The 1950s residence is roughly 924 square feet with 3 bedrooms and 2 bathrooms. This Special Use Permit (SUP) application is proposed to allow the short-term rental (STR) of the existing home. Per the Zoning Ordinance, the maximum occupancy of an STR with a 3 bedrooms and 2 bathrooms is 8 occupants, and the minimum off-street parking is 3 spaces. There is sufficient room to accommodate the minimum parking requirements.

**ISSUE:**

STR standards in the Zoning Ordinance help to ensure proper measures are in place to protect public health, safety, and neighboring properties. If this rezoning request is approved, the registration of the STR and online payment of hotel occupancy taxes are required. Also, the project must comply with all other City Code standards.

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There are currently no approved short-term rental SUPs and no active STRs within one-half mile of the subject property.

## **COMPREHENSIVE PLAN REFERENCE:**

The request is consistent with the following actions from Envision New Braunfels:

- **Action 1.3:** Encourage balanced and fiscally responsible land-use patterns.
- **Action 1.14:** Ensure regulations do not unintentionally inhibit the provisions of a variety of flexible and innovative lodging options and attractions.

**Future Land Use Plan:** The subject property is located within the Oak Creek Sub Area and near an existing market center and future employment center.

## **STRATEGIC PLAN REFERENCE:**

Economic Mobility Enhanced Connectivity Community Identity  
Organizational Excellence Community Well-Being N/A

- Incentivize mixed-use developments and redevelopments in targeted locations to create a built environment with integrated housing, commercial centers, and opportunities for improved connectivity.

## **FISCAL IMPACT:**

The requested rezoning is in alignment with the following recommendations and strategies of the Land Use Fiscal Analysis:

- Provide a mix of uses and building types, heights, and sizes in a more walkable context to produce more value and fiscal productivity.
- Mix of uses (residential and short-term rental) developed on a single parcel of land increases revenue to cover costs of services.
- If approved, the property will be subject to local and state hotel occupancy tax (HOT).

## **RECOMMENDATION:**

Approval with the following conditions:

1. The residential character of the property must be maintained.
2. The property will remain in compliance with the approved site plan and floor plan. Any significant changes to the site plan or floor plan will require a revision to the SUP.

## Code of Ordinances Sec. 144-2.1 *Changes and Zoning Amendments:*

(b) *Considerations for approving or denying a zoning change.* In making a determination regarding a requested zoning change, the planning commission and the city council shall consider the following factors:

- (1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the city as a whole;
- (2) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area;
- (3) How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved;
- (4) Any other factors that will substantially affect the public health, safety, morals, or general welfare; and
- (5) Whether the request is consistent with the comprehensive plan.

## *Mailed notification as required by state statute:*

Public hearing notices were sent to owners of 13 properties within 200 feet of the request. As of the date this

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agenda was posted, the city has received no responses in opposition.

Resource Links:

- Chapter 144, Sec. 144-3.3-9 (C-3) of the City's Code of Ordinances:  
[https://library.municode.com/tx/new\\_braunfels/codes/code\\_of\\_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?)
- Chapter 144, Sec. 3.6 (SUP) of the City's Code of Ordinances:  
[https://library.municode.com/tx/new\\_braunfels/codes/code\\_of\\_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?)
- Chapter 144, Sec. 5.17 (Short-term Rental) of the City's Code of Ordinances:  
[https://library.municode.com/tx/new\\_braunfels/codes/code\\_of\\_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?)



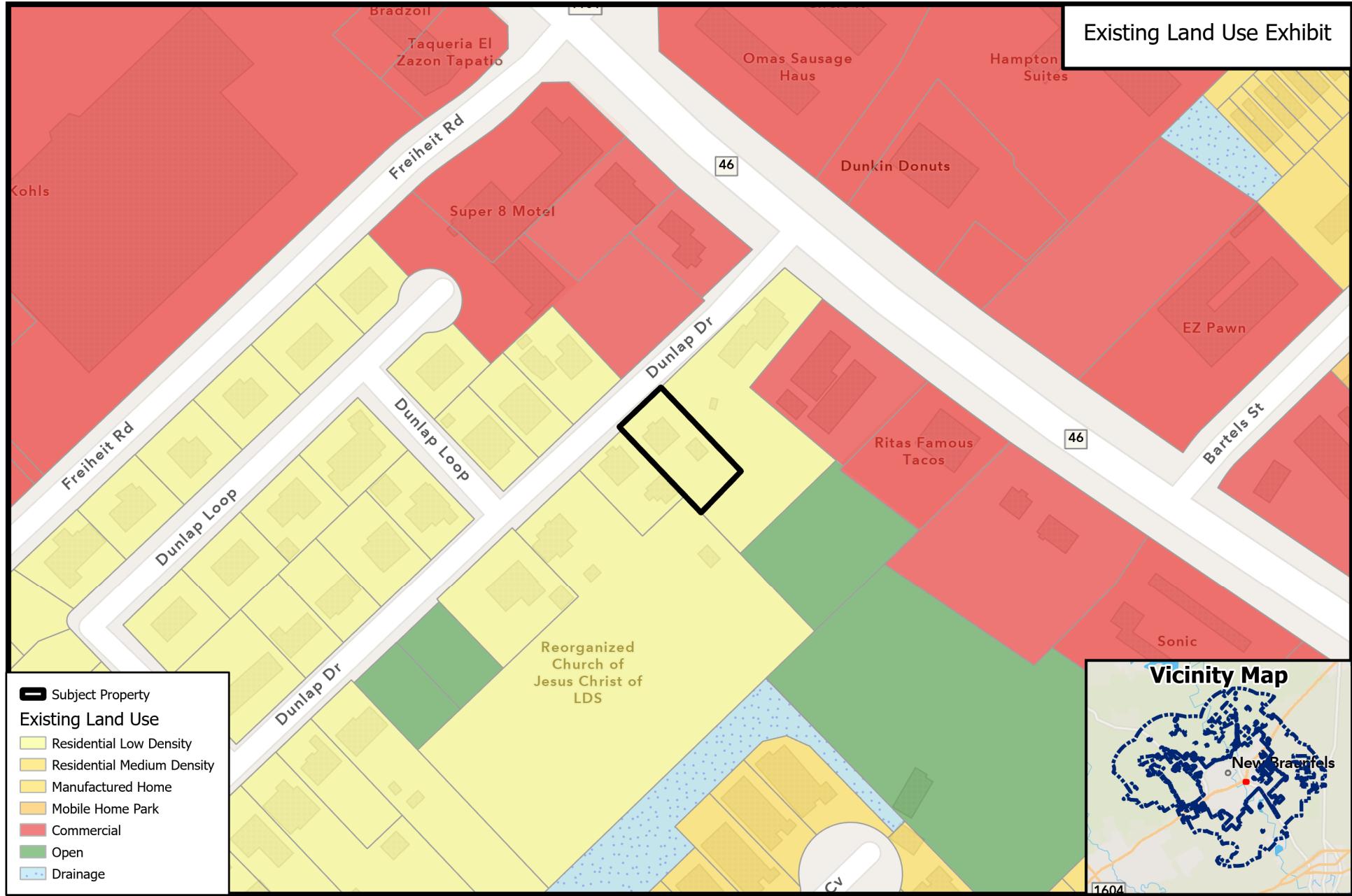
Path:  
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**SUP25-237**  
**1160 Dunlap Dr - SUP for STR**

Source: City of New Braunfels Planning  
Date: 8/4/2025

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**SUP25-237**  
**1160 Dunlap Dr - SUP for STR**

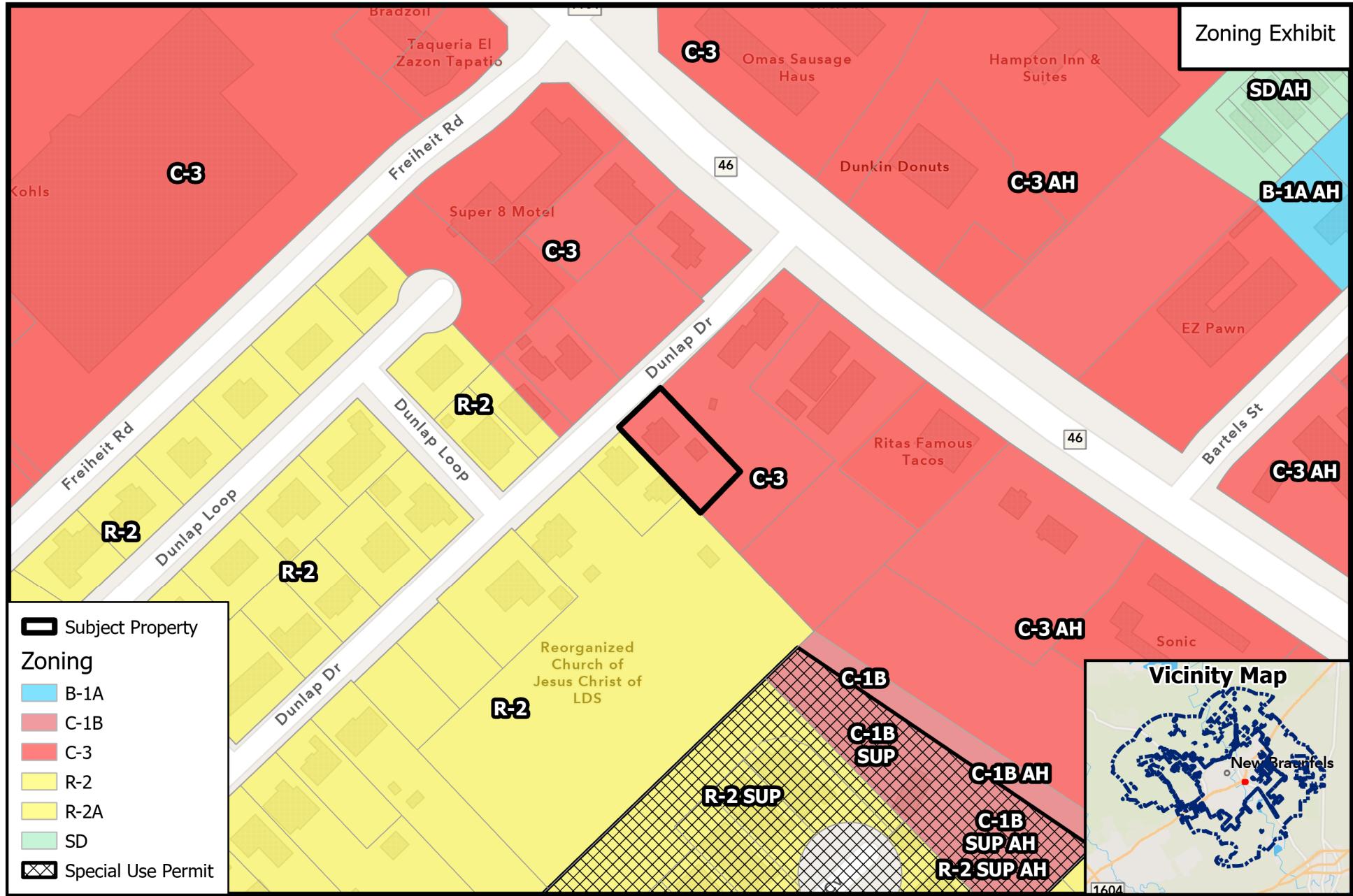
Source: City of New Braunfels Planning  
Date: 8/4/2025

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Feet



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## Zoning Exhibit



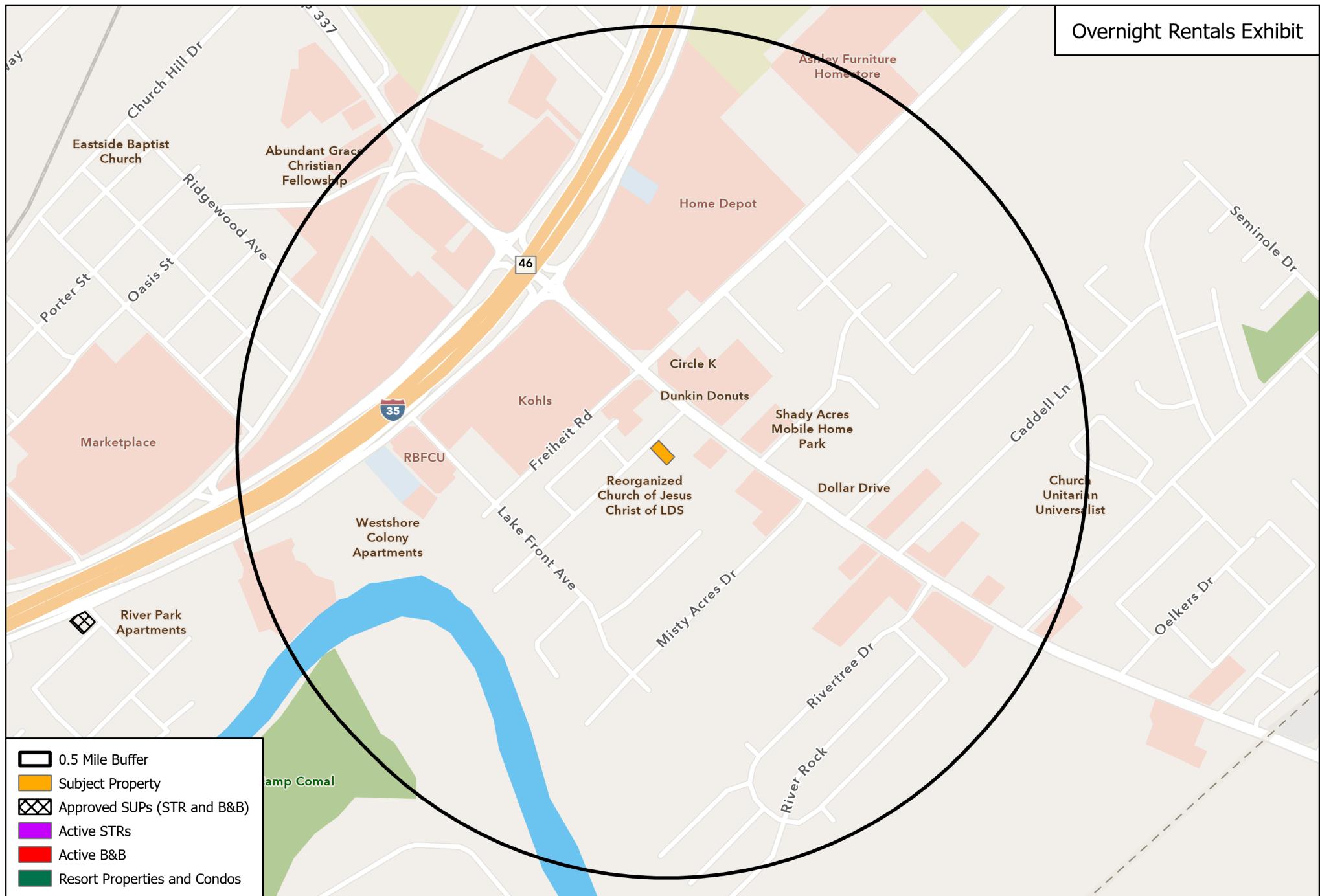
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**SUP25-237**  
**1160 Dunlap Dr - SUP for STR**

Source: City of New Braunfels Planning  
Date: 8/4/2025

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SUP25-237

1160 Dunlap Dr - SUP for STR

0 390 780 Feet  
1:9,525



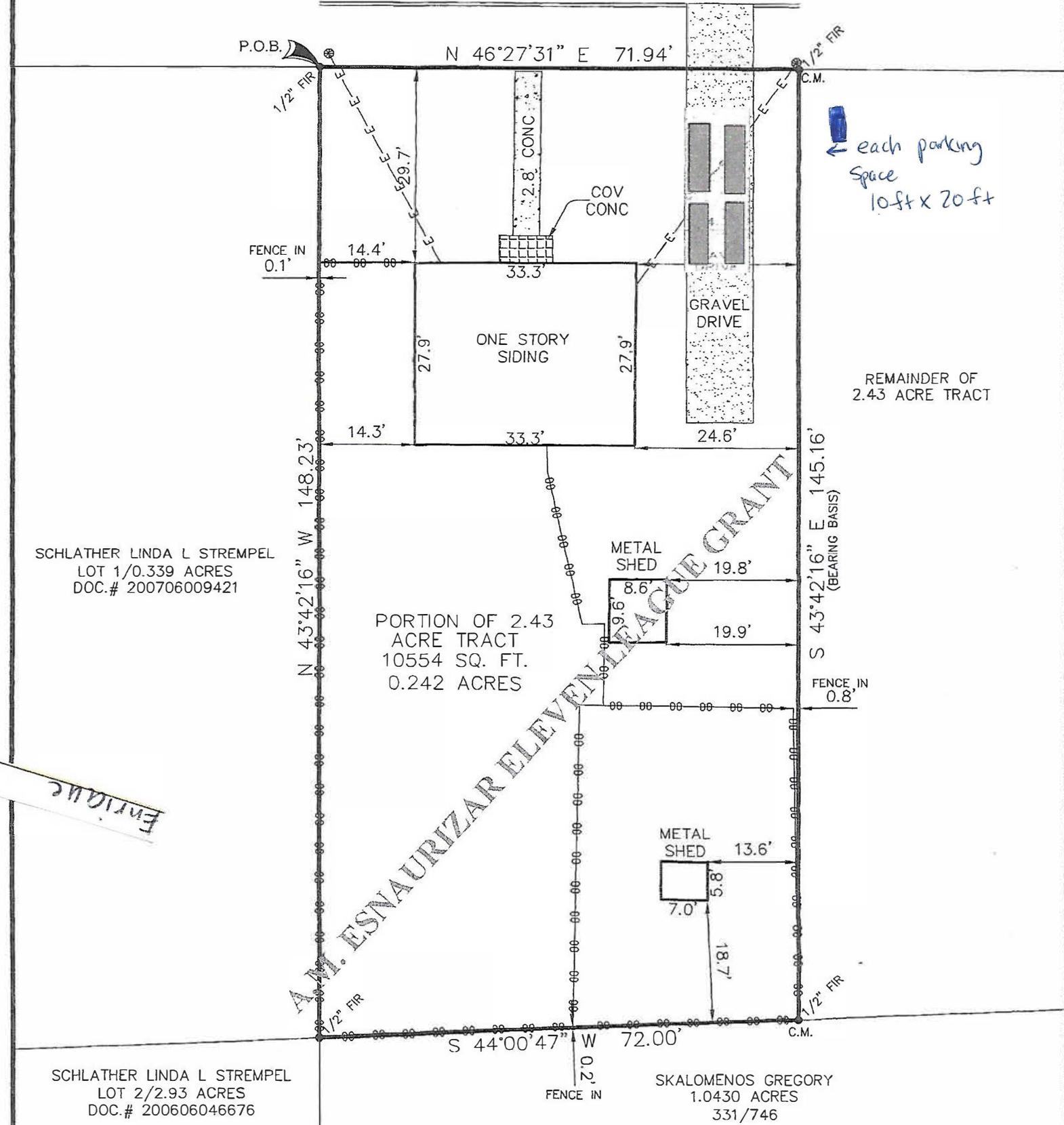
NOTE: ~~REDACTED~~  
TITLE REPORT INDICATES THERE ARE NO RESTRICTION OR COVENANTS OF RECORD.

NOTE:  
BEARINGS SHOWN HEREON ARE BASED ON DEED RECORD INDICATED BELOW.

I, Luciano Henriquez, the property owner, acknowledge that this site plan submitted for the purposes of rezoning this property is in accordance with all applicable provisions of the Zoning Ordinance. Additionally, I understand that City Council approval of this site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City adopted Codes/Ordinances at the time of plan submittal for building permits. Nor does it relieve me from adherence to any/all state or federal rules and regulations.

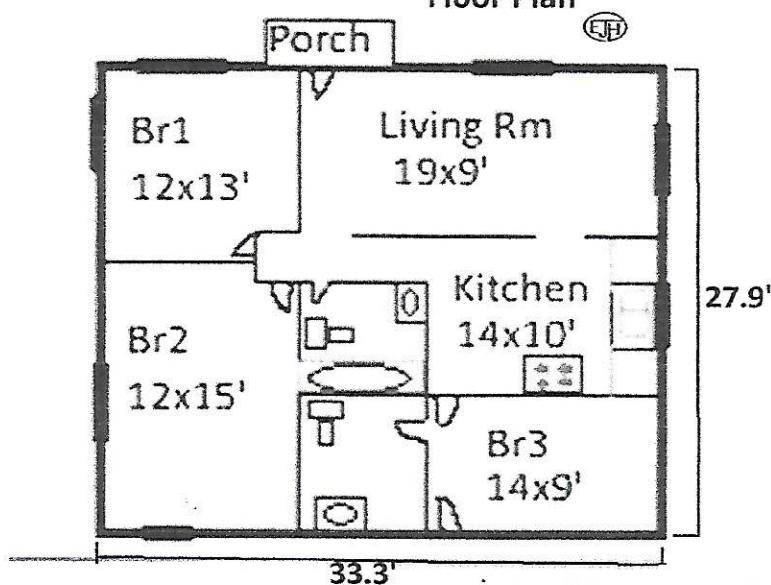
# DUNLAP DRIVE (40' R.O.W.)

SCALE: 1"=20'



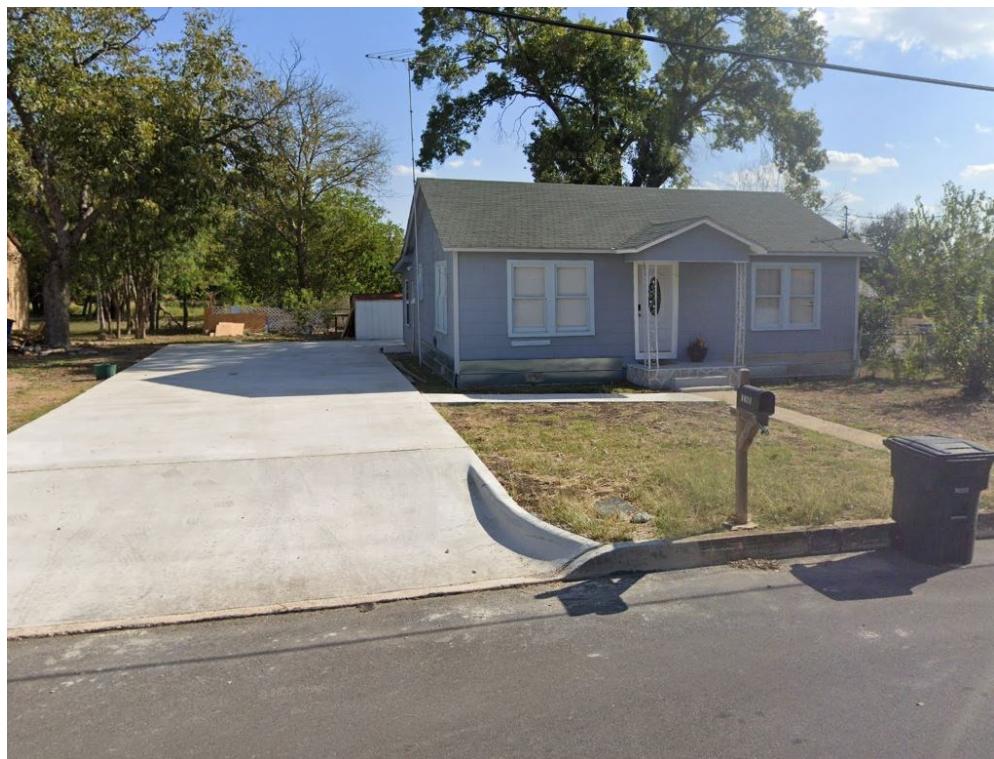
1160 Dunlap Dr

Floor Plan





**1160 Dunlap Drive—Property Frontage**

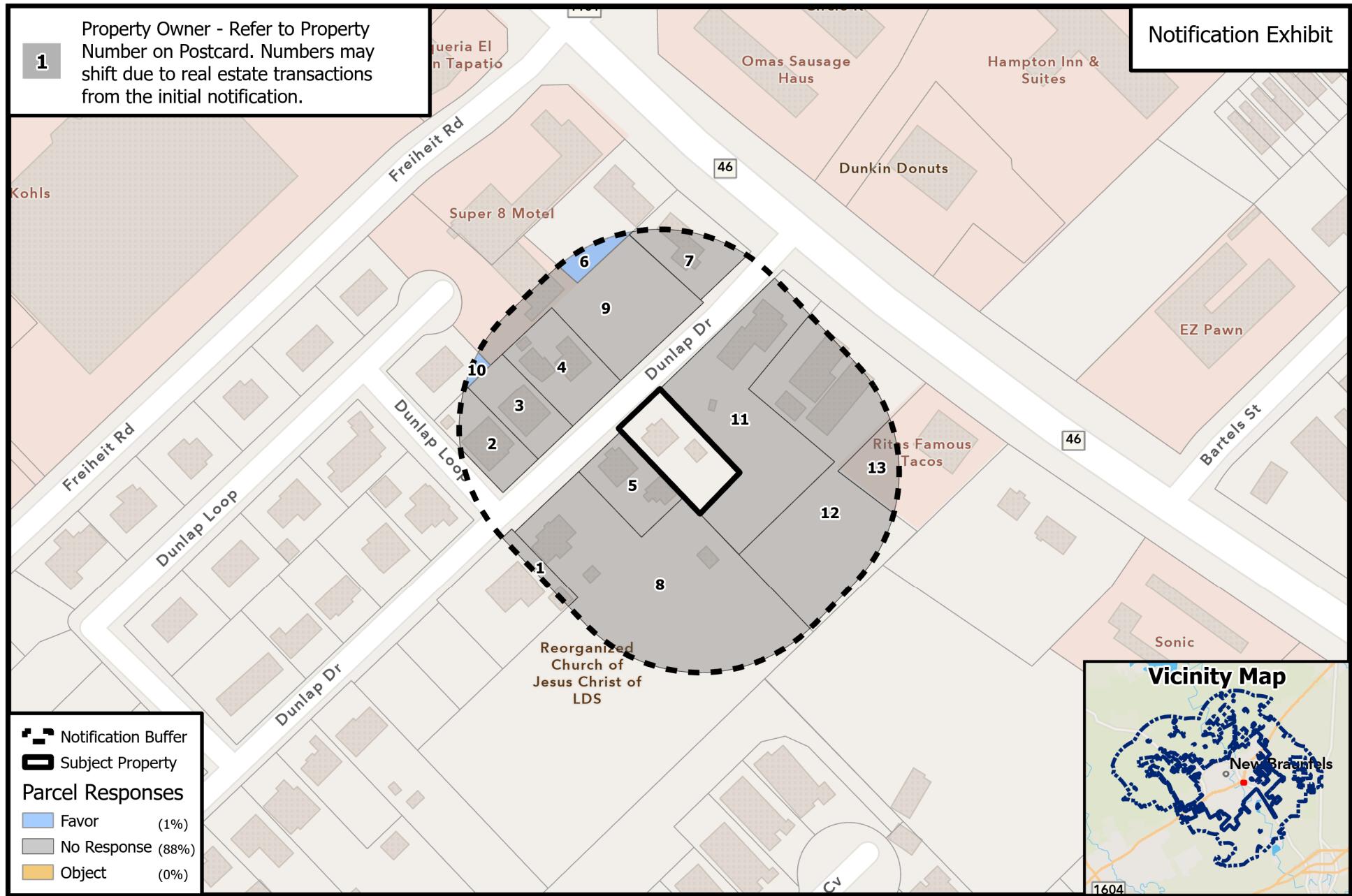


**1160 Dunlap Drive**



**1** Property Owner - Refer to Property Number on Postcard. Numbers may shift due to real estate transactions from the initial notification.

## Notification Exhibit



Path:  
P:\ZoneChange & SUPs\2025\SUP25-237 - 1160 Dunlap Dr - SUP for

**SUP25-237**  
**1160 Dunlap Dr - SUP for STR**

Source: City of New Braunfels Planning  
Date: 8/21/2025

0 90 180 Feet



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**PLANNING COMMISSION – September 3, 2025 – 6:00PM**  
City Hall Council Chambers

**Applicant:** Alba Henriquez

**Owner:** Luciano Henriquez

**Address/Location:** 1160 Dunlap Dr

**SUP25-237**

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. REED JACOB	8. TEXAS CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTISTS
2. LITTLE AMY	9. AMBITION DEVELOPMENT INC
3. KENNEDY JAMAL	10. WILLIAMS KAREN E
4. TEAM PETS PROPERTY LLC	11. HENRIQUEZ LUCIANO
5. MARTINEZ JEANIE U	12. SKALOMENOS GREGORY
6. BROWN TODD & FANG HUANG	13. DUPONT KASEY N & JACQUELYN R DUPONT
7. NGUYEN TRANG NGOC THI	

**SEE MAP**

BROWN TODD & FANG HUANG  
814 TIMBER DRIVE  
NEW BRAUNFELS TX 78130  
Property #: 6  
SUP25-237  
Case Manager: AM

COMMENTS

FAVOR

OPPOSE



WILLIAMS KAREN E  
1144 DUNLAP LOOP  
NEW BRAUNFELS TX 78130  
Property #: 10  
SUP25-237  
Case Manager: AM

COMMENTS

FAVOR   
OPPOSE



9/3/2025

Agenda Item No. C)

**PRESENTER:**

Applicant: Austen Keithly  
Owner: Julie Aniol Turner

**SUBJECT:**

**PZ25-0274** Public hearing and recommendation to City Council to rezone approximately 70.198 acres consisting of Lots 1A and 1B, out of the Resubdivision Plat of Lot One, River Gardens, from R-2 SUP (Single-Family and Two-Family District with a Special Use Permit allowing a facility for disabled persons) to MU-A (Low Intensity Mixed Use District), currently addressed as 740 & 750 Rusk St.

**DEPARTMENT:** Neighborhood and Community Planning

**COUNCIL DISTRICTS IMPACTED:** 5

**BACKGROUND INFORMATION:**

**Case Number:** PZ25-0274

**Applicant:** Austen Keithly, [akeithly@tbastudio.com](mailto:akeithly@tbastudio.com)

**Owner:** Julie Aniol Turner, [jturner.seraphim@gmail.com](mailto:jturner.seraphim@gmail.com)

**Staff Contact:** Mary Lovell, (830) 221-4051 | [mlovell@newbraunfels.gov](mailto:mlovell@newbraunfels.gov)

The subject property is centrally located within city along Rusk Street, which runs southeast to northwest, and is located approximately 1 mile northwest of Interstate 35. The current zoning of the property is R-2 SUP, last rezoned in 1977 to allow the operation of an intermediate care facility for individuals with intellectual disabilities.

Surrounding zoning includes R-2 (Single-Family and Two-Family District) to the east and west, PD (allows single-family residential) to the east, R-3 (Multifamily District) and M-2 (Heavy Industrial District) to the south. Approximately 500 feet to the south is also a 28-acre property zoned MU-B (High Intensity Mixed Use District) in 2022 for the redevelopment of River Mill. Single-family residences, the Guadalupe River, and vacant land are currently abutting the subject property.

The applicant indicates that the proposed development includes the construction of single-family homes to be built with accessible features and amenities for individuals with disabilities and their families. In addition, the applicant is exploring models of utilizing a portion of revenues from retail operations to generate funds that support programs for individuals with disabilities.

**ISSUE:**

The applicant requests to rezone the property to MU-A for a low-intensity mixed-use development that provides housing, retail, a special needs facility, and office space in a thoughtful, neighborhood-scale development. Approximately fifty percent of the property is within flood risk areas and any development within the floodplain must meet minimum flood protection measures. The applicant states the proposed development will adhere to New Braunfels' goals of housing diversity in a walkable setting that balances infill with preservation of the surrounding community character and the natural beauty of riparian environments.

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**Traffic Impact Analysis (TIA):** Per adopted ordinance, if a TIA is required, it will be conducted at the Subdivision Platting and/or Building Permit stage, as applicable.

**Drainage:** Per adopted ordinance, if a drainage study is required, it will be conducted with the Public Infrastructure Construction Plan approval process and/or Building Permit stage, as applicable.

**Utilities:** As part of the routine intake review process, the water provider for the subject site, NBU (New Braunfels Utilities), reviewed the proposed zoning change request and has responded with no comments.

### **COMPREHENSIVE PLAN REFERENCE:**

MU-A at this location is consistent with the following actions from Envision New Braunfels:

- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
- **Action 1.6:** Incentivize infill development and redevelopment to take advantage of existing infrastructure.
- **Action 1.11:** Update policies and codes to achieve development patterns that implement the goals of this plan.
- **Action 2.33:** Encourage vertical growth and development of key areas to take advantage of infrastructure capacity, maintain the core, and discourage sprawl.
- **Action 3.1:** Plan for a healthy jobs/ housing balance.
- **Action 3.13:** Cultivate an environment where a healthy mix of different housing products at a range of sizes, affordability, densities, amenities, and price points can be provided across the community as well as within individual developments.
- **Action 3.15:** Incentivize home development that is affordable and close to schools, jobs, and transportation.
- **Action 3.30:** Encourage and incentivize workforce/affordable housing to attract new workforce entrants and young families.
- **Action 3.31:** Adopt policies and ordinances supportive of workforce housing, creating opportunities that make an investment in workforce housing more feasible for private and nonprofit developers.

**Future Land Use Plan:** The subject property is located within the New Braunfels Sub Area, near Existing Tourist and Market Centers.

### **STRATEGIC PLAN REFERENCE:**

Economic Mobility Enhanced Connectivity Community Identity  
Organizational Excellence Community Well-Being N/A

- **Economic Mobility:** Incentivize mixed-use developments and redevelopments in targeted locations to create a built environment with integrated housing, commercial centers, and opportunities for improved connectivity.
- **Economic Mobility:** Develop a cohesive framework for economic development incentives that encourage a built environment that results in enhanced walkability, mixed housing types, and the co-location of commercial and residential uses.

### **FISCAL IMPACT:**

The proposed rezoning request is in alignment with the following recommendations and strategies of the Land Use Fiscal Analysis:

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- Provide a mix of uses and building types, heights, and sizes in a more walkable context to produce more value and fiscal productivity.
- Prioritize infill projects that add people and buildings in areas with existing infrastructure. This will increase revenue to provide service delivery without significant impacts on infrastructure costs, and distribute cost burdens across more home/business owners.

**RECOMMENDATION:**

Staff recommends approval. The proposed MU-A district would allow for a planned low-density mixed-use development that aligns with Envision New Braunfels and the Strategic Plan. The proposed rezoning would enable a development that provides housing options, encourages reinvestment in an existing urbanized area, and supports the fiscal sustainability of the City by maximizing use of existing infrastructure, while preserving the natural areas along the Guadalupe River.

*Mailed notification as required by state statute:*

Public hearing notices were sent to owners of 51 properties within 200 feet of the request, and 41% opposition responses have been received by staff at the time of posting the agenda.

Resource Links:

- Chapter 144, Sec. 3.3-2 (R-2) of the City's Code of Ordinances:  
[https://library.municode.com/tx/new\\_braunfels/codes/code\\_of\\_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?)
- Chapter 144, Sec. 3.4-10 (MU-A) of the City's Code of Ordinances:  
[https://library.municode.com/tx/new\\_braunfels/codes/code\\_of\\_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?)
- Chapter 144, Sec. 3.6 (SUP) of the City's Code of Ordinances:  
[https://library.municode.com/tx/new\\_braunfels/codes/code\\_of\\_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?)



**PZ25-0274**

**R-2 SUP to MU-A**

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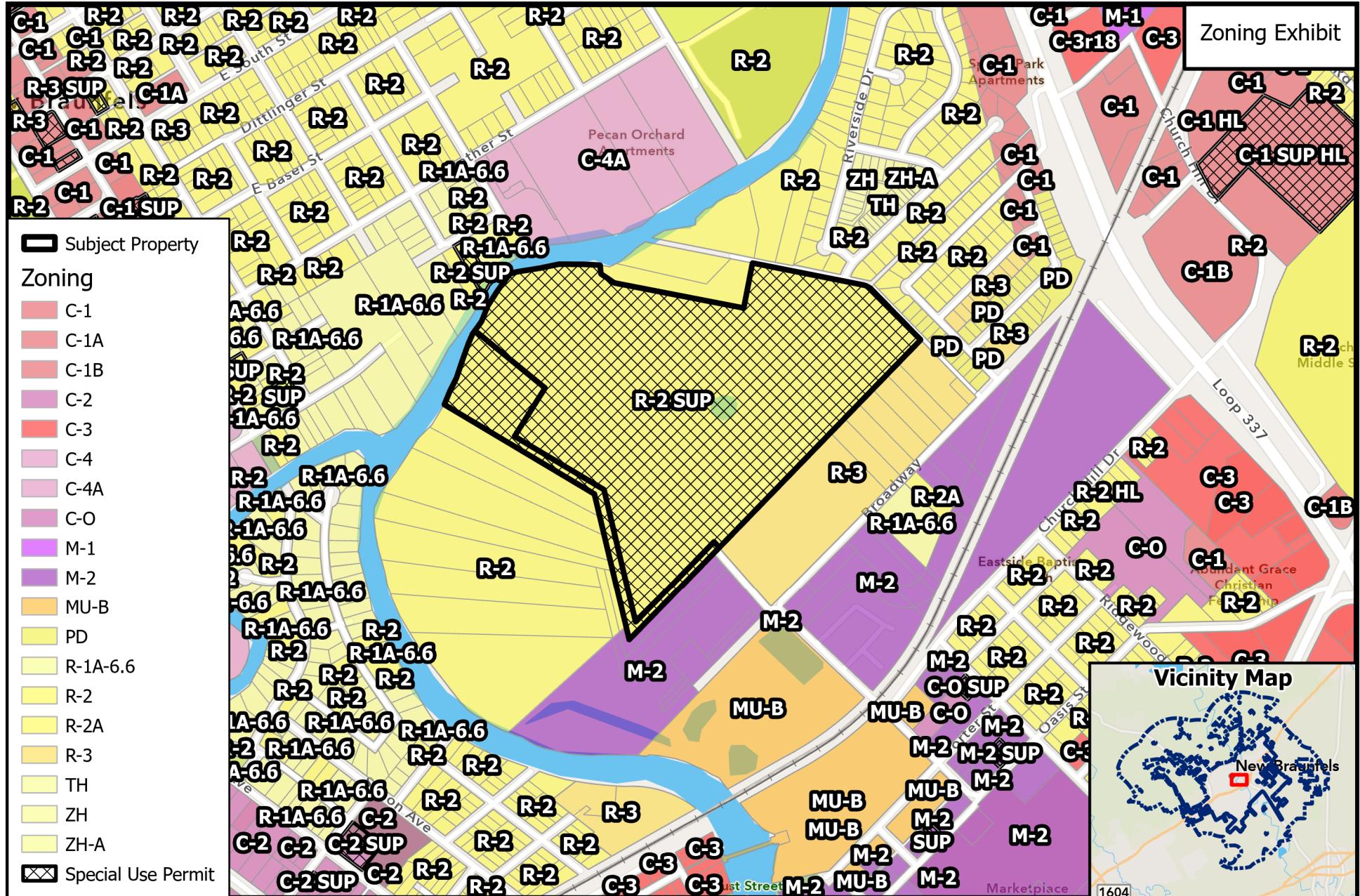


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Source: City of New Braunfels Planning  
Date: 8/11/2025

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PZ25-0274

R-2 SUP to MU-A

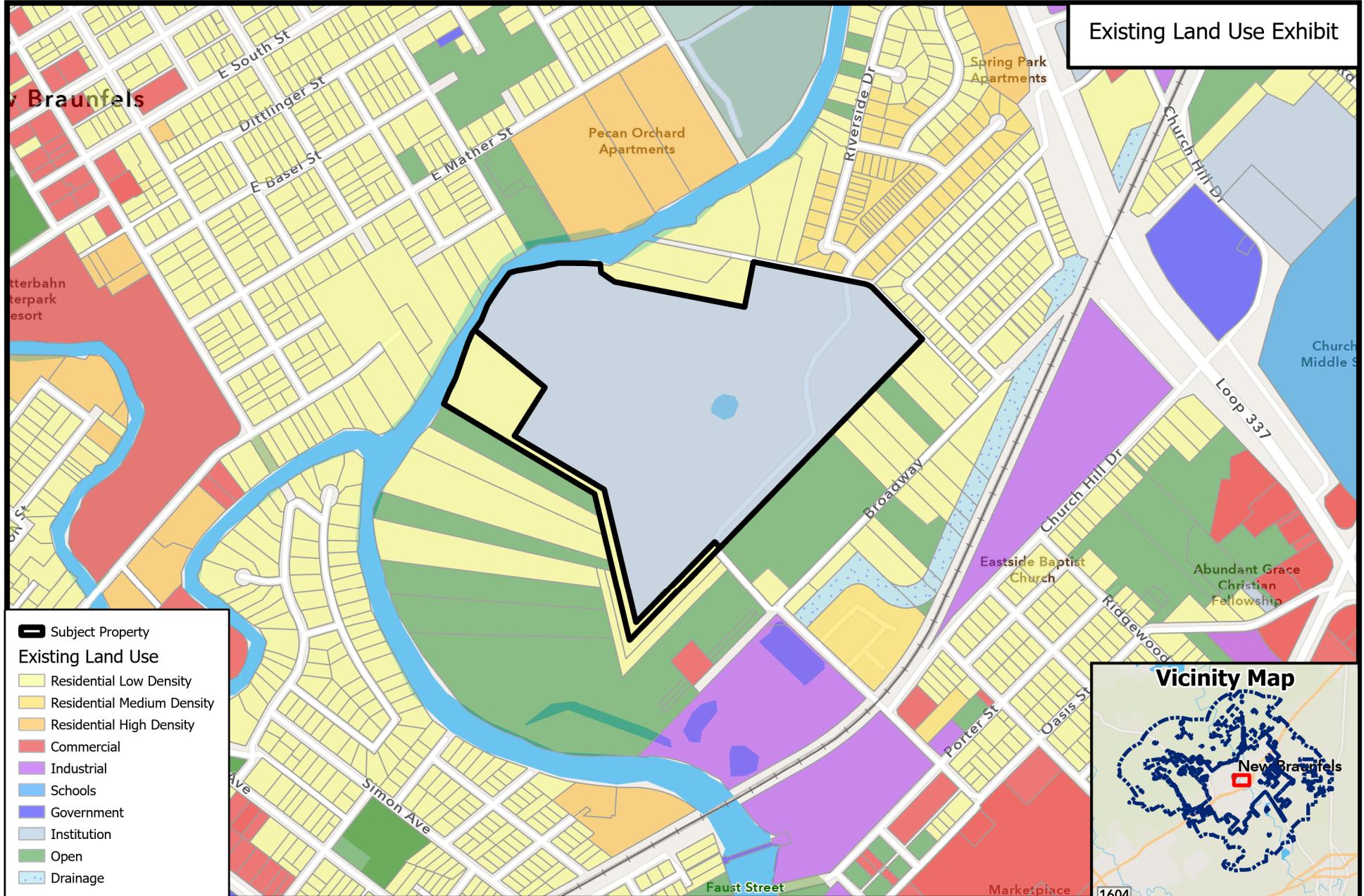
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Path:  
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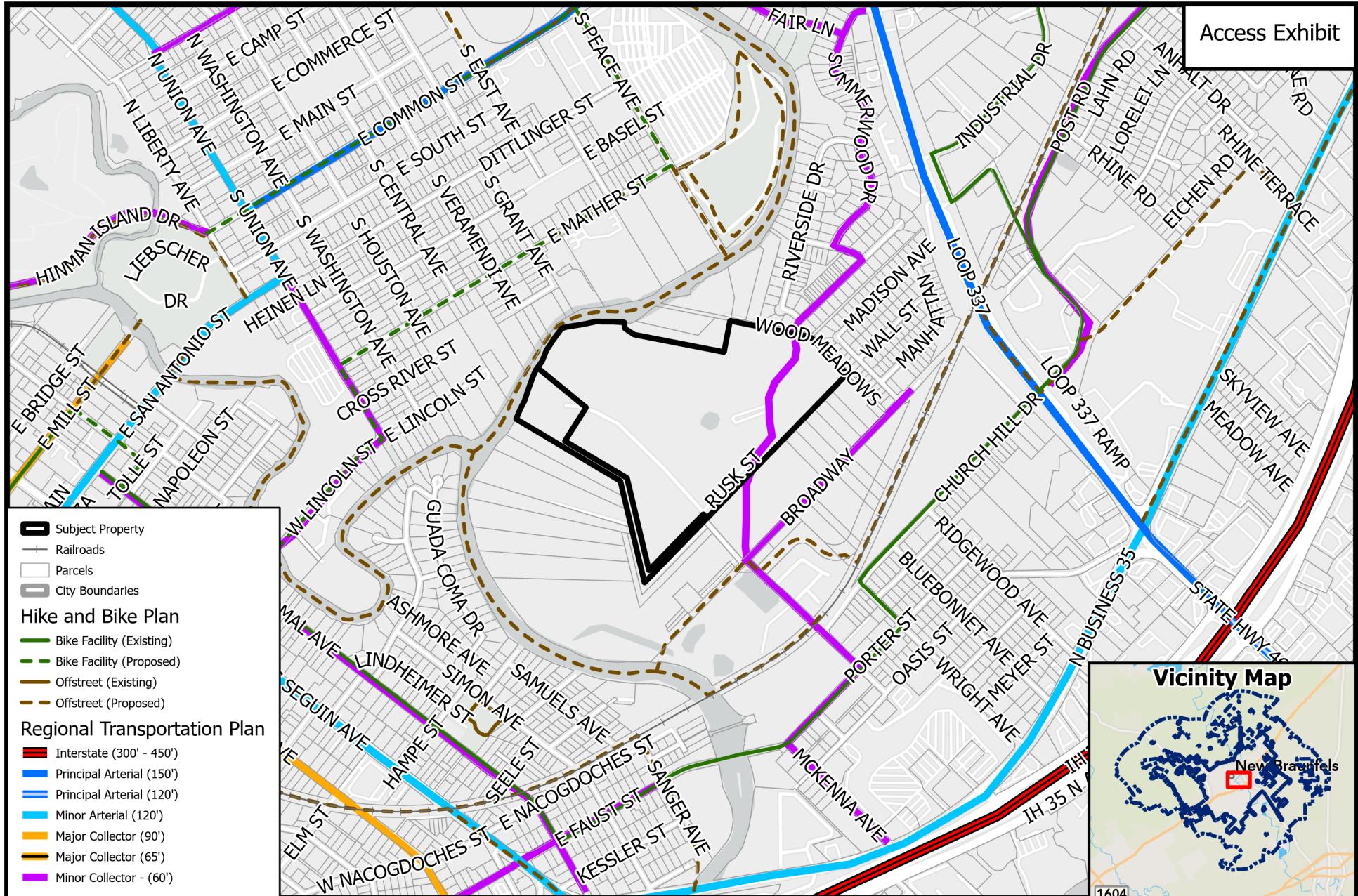
**PZ25-0274**  
**R-2 SUP to MU-A**

Source: City of New Braunfels Planning  
Date: 8/11/2025

0 440 880  
Feet



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Land Use	Existing	Proposed
	R-2 SUP	MU-A
Accessory building/structure (see section 144-5.4)	P	P
Accessory dwelling (one accessory dwelling per lot)	P	P
Accounting, auditing, bookkeeping, and tax preparations		P
Acid manufacture		
Adult day care (no overnight stay)		P
Adult day care (with overnight stay)		P
Aircraft support and related services		
Airport		
All-terrain vehicle (ATV) dealer/sales		
Ambulance service (private)		
Amphitheaters (outdoor live performances)		
Amusement devices/arcade (four or more devices)		P
Amusement services or venues (indoors) (see section 144-5.13)		
Amusement services or venues (outdoors)		
Animal grooming shop		P
Answering and message services		P
Antique shop		P
Appliance repair		P
Archery range		
Armed services recruiting center		P
Art dealer/gallery		P
Artist or artisans studio		P
Assembly/exhibition hall or areas		
Assisted living facility/retirement home		P
Athletic fields		
Auction sales (non-vehicle)		
Auto body repair, garages (see section 144-5.11)		
Auto glass repair/tinting (see section 144-5.11)		
Auto interior shop/upholstery (see section 144-5.11)		
Auto leasing		P
Auto muffler shop (see section 144-5.11)		
Auto or trailer sales rooms or yards (see section 144-5.12)		
Auto or truck sales rooms or yards—Primarily new (see section 144-5.12)		
Auto paint shop		
Auto repair as an accessory use to retail sales		
Auto repair garage (general) (see section 144-5.11)		
Auto supply store for new and factory rebuilt parts		P
Auto tire repair/sales (indoor)		P
Auto wrecking yards		
Automobile driving school (including defensive driving)		
Bakery (retail)		P
Bank, savings and loan, or credit union		P
Bar/tavern (no outdoor music)		P
Bar/tavern		P
Barber/beauty college (barber or cosmetology school or college)		
Barns and farm equipment storage (related to agricultural uses)	P	P
Battery charging station		P

Land Use	Existing	Proposed
	R-2 SUP	MU-A
Bed and breakfast inn (see section 144-5.6)		P
Bicycle sales and/or repair		P
Billiard/pool facility		
Bingo facility		P
Bio-medical facilities		
Blacksmith or wagon shops		
Blooming or rolling mills		
Boarding house/lodging house		
Book binding		P
Book store		P
Bottling or distribution plants (milk)		
Bottling works		
Bowling alley/center (see section 144-5.13)		
Breweries/distilleries and manufacture of alcohol and alcoholic beverages		
Broadcast station (with tower) (see section 144-5.7)		
Bulk storage of gasoline, petroleum products, liquefied petroleum and flammable liquids (see section 5.27)		
Bus barns or lots		
Bus passenger stations		
Cabin or cottage (rental)		
Cabin or cottage (rental for more than 30 days)		
Cafeteria/cafe/delicatessen		P
Campers' supplies		P
Campgrounds		
Canning/preserving factories		
Car wash (self-service; automated)		
Car wash, full service (detail shop)		
Carpenter, cabinet, or pattern shops		
Carpet cleaning establishments		
Caterer		P
Cement, lime, gypsum or plaster of Paris manufacture		
Cemetery and/or mausoleum	P	P
Check cashing service		P
Chemical laboratories (e.g., ammonia, bleaching powder)		
Chemical laboratories (not producing noxious fumes or odors)		
Child day care/children's nursery (business)		P
Church/place of religious assembly	P	P
Cider mills		
Civic/conference center and facilities		
Cleaning, pressing and dyeing (non-explosive fluids used)		P
Clinic (dental)		P
Clinic (emergency care)		P
Clinic (medical)	P	P
Club (private)		
Coffee shop		P
Cold storage plant		
Commercial amusement concessions and facilities		

Land Use	Existing	Proposed
	R-2 SUP	MU-A
Communication equipment—Installation and/or repair		P
Community building (associated with residential uses)	P	P
Community home (see definition)	P	P
Computer and electronic sales		P
Computer repair		P
Concrete or asphalt mixing plants—Permanent		
Concrete or asphalt mixing plants—Temporary		
Confectionery store (retail)		P
Consignment shop		P
Contractor's office/sales, with outside storage including vehicles		
Contractor's temporary on-site construction office	P	P
Convenience store with gas sales		
Convenience store without gas sales		P
Cotton ginning or baling works		
Country club (private)	P	
Credit agency		P
Crematorium		
Curio shops		P
Custom work shops		P
Dance hall/dancing facility (see section 144-5.13)		
Day camp		
Department store		P
Distillation of bones		
Dormitory (in which individual rooms are for rental)		
Drapery shop/blind shop		P
Driving range		
Drug store/pharmacy		P
Duplex/two-family/duplex condominiums	P	P
Electrical generating plant		
Electrical repair shop		P
Electrical substation		P
Electronic assembly/high tech manufacturing		
Electroplating works		
Enameling works		
Engine repair/motor manufacturing re-manufacturing and/or repair		
Explosives manufacture or storage		
Exterminator service		
Fairground		
Family home adult care	P	P
Family home child care	P	P
Farmers market (produce market—wholesale)		
Farms, general (crops) (see chapter 6 and section 144-5.9)	P	P
Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9)	P	P
Feed and grain store		
Fertilizer manufacture and storage		
Filling station (gasoline tanks must be below the ground)		
Florist		P

Land Use	Existing	Proposed
	R-2 SUP	MU-A
Flour mills, feed mills, and grain processing		
Food or grocery store with gasoline sales		
Food or grocery store without gasoline sales		P
Food processing (no outside public consumption)		
Forge (hand)		
Forge (power)		
Fraternal organization/civic club (private club)		
Freight terminal, rail/truck (when any storage of freight is wholly outside an enclosed building)		
Freight terminal, truck (all storage of freight in an enclosed building)		
Frozen food storage for individual or family use		P
Funeral home/mortuary		
Furniture manufacture		
Furniture sales (indoor)		
Galvanizing works		
Garbage, offal or dead animal reduction or dumping		
Garden shops and greenhouses		P
Gas manufacture		
Gas or oil wells		
Golf course (public or private)	P	P
Golf course (miniature)		
Government building or use with no outside storage (outside storage allowed in M-2 and M-2A)	P	P
Grain elevator		
Greenhouse (commercial)		P
Handicraft shop		P
Hardware store		P
Hay, grain, and/or feed sales (wholesale)		
Health club (physical fitness; indoors only)		P
Heating and air-conditioning sales/services		P
Heavy load (farm) vehicle sales/repair (see section 144-5.14)		
Heavy manufacturing		
Heliport		
Hides/skins (tanning)		
Home occupation (see section 144-5.5)	P	P
Home repair and yard equipment retail and rental outlets		
Hospice		P
Hospital, general (acute care/chronic care)		
Hospital, rehabilitation		P
Hotel/motel		
Hotels/motels—Extended stay (residence hotels)		
Ice delivery stations (for storage and sale of ice at retail only)		
Ice plants		
Indoor or covered sports facility		
Industrial laundries		
Iron and steel manufacture		
Junkyards, including storage, sorting, baling or processing of rags		
Kiosk (providing a retail service)		P
Laboratory equipment manufacturing		

Land Use	Existing	Proposed
	R-2 SUP	MU-A
Laundromat and laundry pickup stations		P
Laundry, commercial (without self-serve)		
Laundry/dry cleaning (drop off/pick up)		P
Laundry/washateria (self-serve)		P
Lawnmower sales and/or repair		P
Leather products manufacturing		
Light manufacturing		
Limousine/taxi service		
Livestock sales/auction		
Locksmith		P
Lumber mill		
Lumberyard (see section 144-5.15)		
Lumberyard or building material sales (see section 144-5.15)		
Machine shop		
Maintenance/janitorial service		
Major appliance sales (indoor)		
Manufacture of carbon batteries		
Manufacture of paint, lacquer, oil, turpentine, varnish, enamel, etc.		
Manufacture of rubber, glucose, or dextrin		
Manufactured home—HUD Code compliant (see Texas Occupations Code ch. 1201)		
Manufactured home park—HUD Code compliant (see Texas Occupations Code ch. 1201)		
Manufactured home subdivision—HUD Code compliant (see Texas Occupations Code ch. 1201)		
Manufactured home sales		
Manufacturing and processes		
Manufacturing processes not listed		
Market (public, flea)		
Martial arts school		P
Meat or fish packing/storage plants		
Medical supplies and equipment		
Metal fabrication shop		
Micro brewery (onsite mfg. and/or sales)		
Micro distillery (onsite mfg. and/or sales)		
Mini-warehouse/self-storage units (no boat and RV storage permitted)		
Mini-warehouse/self-storage units with outside boat and RV storage		
Monument, gravestone, or marble works (manufacture)		
Motion picture studio, commercial film		
Motion picture theater (indoors)		
Motion picture theater (outdoors, drive-in)		
Motorcycle dealer (primarily new/repair)		
Moving storage company		
Moving, transfer, or storage plant		
Multifamily (apartments/condominiums)		P
Museum		P
Natural resource extraction and mining		
Needlework shop		P
Nonbulk storage of gasoline, petroleum products and liquefied petroleum		
Nursing/convalescent home/sanitarium		P

Land Use	Existing	Proposed
	R-2 SUP	MU-A
Offices, brokerage services		P
Offices, business or professional		P
Offices, computer programming and data processing		P
Offices, consulting		P
Offices, engineering, architecture, surveying or similar		P
Offices, health services		P
Offices, insurance agency		P
Offices, legal services, including court reporting		P
Offices, medical offices		P
Offices, real estate		P
Offices, security/commodity brokers, dealers, exchanges and financial services		P
Oil compounding and barreling plants		
One-family dwelling, detached	P	P
Outside storage (as primary use)		
Paint manufacturing		
Paper or pulp manufacture		
Park and/or playground (private and public)	P	P
Parking lots (for passenger car only) (not as incidental to the main use)		P
Parking structure/public garage		P
Pawn shop		P
Personal services		P
Personal watercraft sales (primarily new/repair)		
Pet shop/supplies (less than 10,000 sq. ft.)		P
Pet store (over 10,000 sq. ft.)		
Petroleum or its products (refining of)		
Photo engraving plant		
Photographic printing/duplicating/copy shop or printing shop		P
Photographic studio (no sale of cameras or supplies)		P
Photographic supply		P
Plant nursery (no retail sales on site)	P	P
Plant nursery (retail sales/outdoor storage)		P
Plastic products molding/reshaping		
Plumbing shop		
Portable building sales		
Poultry killing or dressing for commercial purposes		
Propane sales (retail)		
Public recreation/services building for public park/playground areas	P	P
Publishing/printing company (e.g., newspaper)		
Quick lube/oil change/minor inspection		P
Radio/television shop, electronics, computer repair		P
Railroad roundhouses or shops		
Rappelling facilities		
Recreation buildings (private)		P
Recreation buildings (public)	P	P
Recycling kiosk		P
Refreshment/beverage stand		P
Rental or occupancy for less than one month (see section 144-5.17)		

Land Use	Existing	Proposed
	R-2 SUP	MU-A
Research lab (non-hazardous)		
Residential use in buildings with non-residential uses permitted in the district		P
Restaurant/prepared food sales		P
Restaurant with drive-through service		P
Retail store and shopping center without drive-through service (50,000 sq. ft. bldg. or less)		P
Retail store and shopping center with drive-through service (50,000 sq. ft. bldg. or less)		P
Retail store and shopping center (more than 50,000 sq. ft. bldg.)		
Retirement home/home for the aged		P
Rock crushers and rock quarries		
Rodeo grounds		
RV park		
RV/travel trailer sales		
Sand/gravel sales (storage or sales)		
School, K-12 public or private	P	P
School, vocational (business/commercial trade)		P
Security monitoring company (no outside storage or installation)		P
Security systems installation company		P
Sexually oriented business (see chapter 18)		
Sheet metal shop		
Shoe repair shops		P
Shooting gallery—Indoor (see section 144-5.13)		
Shooting range—Outdoor (see section 144-5.13)		
Shopping center		P
Sign manufacturing/painting plant		
Single-family industrialized home (see section 144-5.8)	P	P
Smelting of tin, copper, zinc or iron ores		
Specialty shops in support of project guests and tourists		P
Stables (as a business) (see chapter 6)		
Stables (private, accessory use) (see chapter 6)		
Steel furnaces		
Stockyards or slaughtering		
Stone/clay/glass manufacturing		
Storage—Exterior storage for boats and recreational vehicles		
Storage in bulk		
Structural iron or pipe works		
Studio for radio or television, without tower (see zoning district for tower authorization)		
Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.)		P
Sugar refineries		
Tailor shop (see home occupation)		P
Tar distillation or manufacture		
Tattoo or body piercing studio		P
Taxidermist		
Telecommunications towers/antennas (see section 144-5.7)		
Telemarketing agency		P
Telephone exchange buildings (office only)		P
Tennis court (commercial)		
Theater (non-motion picture; live drama)		P

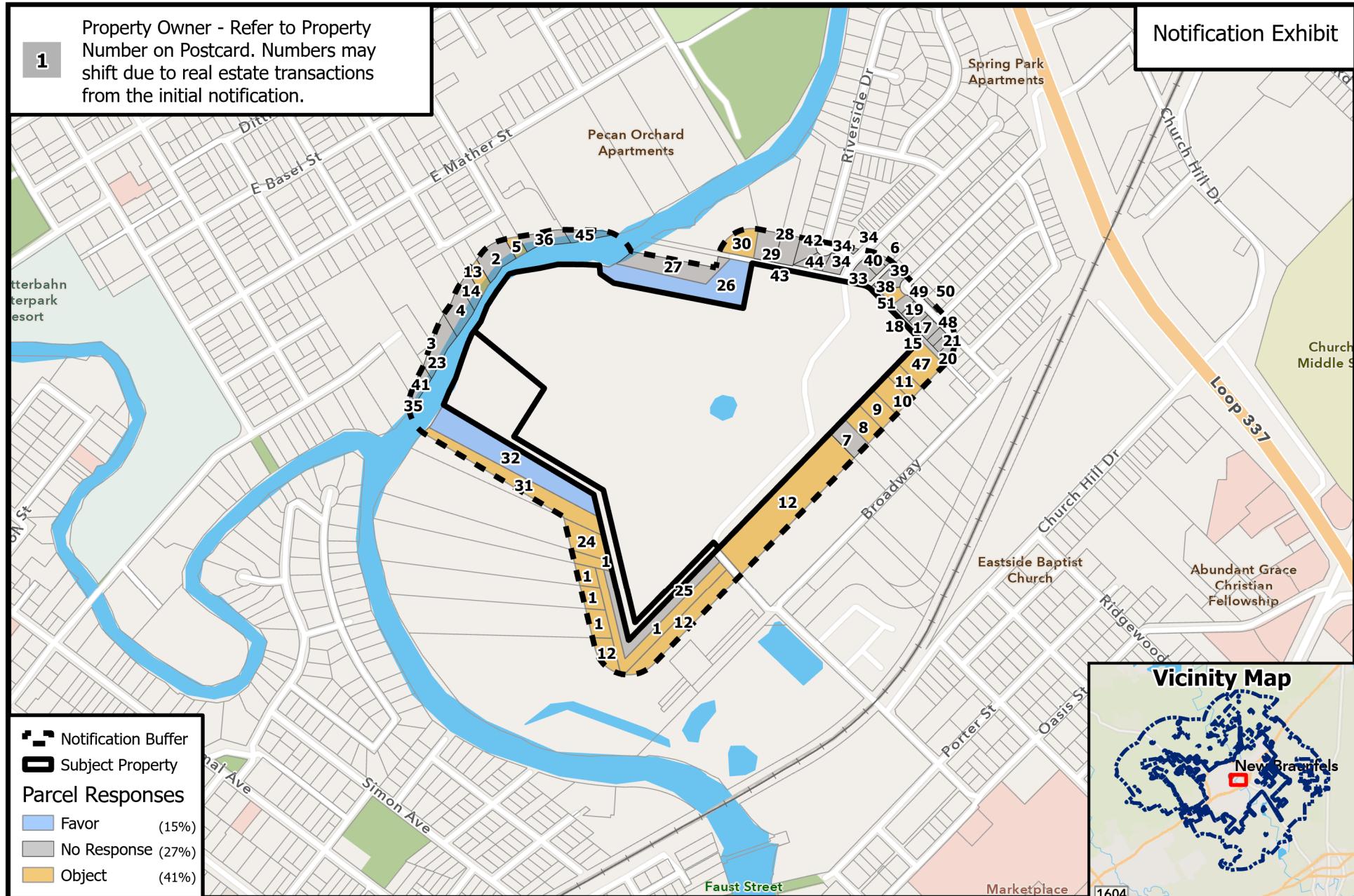
Land Use	Existing	Proposed
	R-2 SUP	MU-A
Tire sales (outdoors)		
Tool rental		P
Townhouse (attached)		P
Transfer station (refuse/pick-up)		
Travel agency		P
Truck or transit terminal		
Truck stop		
Tuber entrance and takeout facilities (see section 144-5.13)		
University or college (public or private)		P
Upholstery shop (non-auto)		
Used or second hand merchandise/furniture store		
Vacuum cleaner sales and repair		P
Vehicle storage facility		
Veterinary hospital (no outside animal runs or kennels)		P
Veterinary hospital (with outdoor animal runs or kennels that may not be used between the hours of 9:00 p.m. and 7:00 a.m.)		
Video rental/sales		P
Warehouse/office and storage/distribution center		
Waterfront amusement facilities—Berthing facilities sales and rentals		
Waterfront amusement facilities—Boat fuel storage/dispensing facilities		
Waterfront amusement facilities—Boat landing piers/launching ramps		
Waterfront amusement facilities—Swimming/wading pools/bathhouses		
Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system	P	P
Welding shop		
Wholesale sales offices and sample rooms		
Wire or rod mills		
Wood distillation plants (charcoal, tar, turpentine, etc.)		
Woodworking shop (ornamental)		P
Wool scouring		
Zero lot line/patio homes		P



740 & 750 Rusk St

Property Owner - Refer to Property Number on Postcard. Numbers may shift due to real estate transactions from the initial notification.

## Notification Exhibit



**PZ25-0274**  
**R-2 SUP to MU-A**

0 440 880  
 Feet



## Data

Path: R:\ZoneChange & SLIRs\2025\R725-0274 - 740 & 750 Buck St - P-2 SLIR to MU-

Source: City of New Braunfels Planning  
Date: 8/26/2025

**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 or its officials or employees for any discrepancies, errors, or variances which may exist.

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

**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

$\times$   
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  
• Bar/Tavern • Pawn Shop • etc.  
- Seth Reichenau

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 Annier Turner and I believe the plans for this property are in keeping with the residential status of our neighborhood.

LaVerne  
Johnson

FAVOR   
OPPOSE

COMMENTS

PRAFOR FAMILY TRUST 5-18-2023

314 E LINCOLN ST

NEW BRAUNFELS TX 78130

Property #: 35

PZ25-0274

Case Manager: ML

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 - rru-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 & run-off from upstream communities.

ALCALA EUNICE LOIS ZAMORANO  
983 BROADWAY  
NEW BRAUNFELS TX 78130  
Property #: 11  
PZ25-0274  
Case Manager: ML

COMMENTS  
FAVOR   
OPPOSE

I NEED more information. How Many, New Streets Are going to be made. If this is already zones for Single Family - Two Family District, What More Do they Want? I was under the assumption that it was NOT zones for Housing (Single Family) <sup>Amn</sup> until I find out More I OPPOSE IT

When is Enough ENOUGH?  
Stop Building so they will STOP Com with it! Some (City People) keep getting \$\$ in their pockets

N/A 1 921 Rusk ST  
Property #: 24  
PZ25-0274  
Case Manager: ML

COMMENTS  
Jonathan L. MARKLEY

COMMENTS  
FAVOR   
OPPOSE

BURTCHE 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 River Mill - too much traffic now
- Emergency evacuation - impossible
- TRUST - An old family has lost the trust of the neighborhood Residents, i.e. SUP 20, 073 - 3rd time they went to Rezone! 1st 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 floodarea.
- TRAFFIC - Rusk, a narrow road w/steep RR crossing, only one 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., SEP 22, 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.

Mary Lovell

Property # 46

**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 <tonynaylormllc@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 be 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"<sup>1</sup>
- 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.<sup>1</sup>
- 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 communities<sup>1</sup>
- 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. Rumple 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](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 - addl notes 72

**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](mailto: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](mailto:myrtlemarie18@gmail.com)>  
**Subject: Case# PZ25-0274**  
**Date:** August 22, 2025 at 1:20:13 PM CDT  
**To:** [mlovell@newbraunfels.gov](mailto: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 asked 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](mailto:myrtlemarie18@gmail.com) | 27725 Legacy Woods, Boerne, TX 78015 | (210) 215-3691

# Property # 10 + #31

75

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

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**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

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**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

