

PLANNING COMMISSION – May 6, 2025 – 6:00PM

City Hall Council Chambers

Applicant: Shannon Mattingly

Address/Location: Bounded by Hunter Rd. to the north and FM 1102 to the south and located at the intersection of Hunter Rd. and Rolling Field.

PROPOSED REZONING– CASE # SUP25-103

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 CENTURION INDUSTRIES INC | 15 BV LANDHAUS LLC |
| 2 PERRY VICKI M | 16 WARNECKE CHERYL L ET AL |
| 3 HOUSE GEORGE W JR | 17 766 FM 306 LTD |
| 4 PERRY RAYMOND B | 18 NOLAND & VERA KOEPP LTD PRTNRSHP LTD |
| 5 MULDEZ VALERIE A & MARCUS M | 19 GONZALEZ ROLANDO X |
| 6 SMITH MICHAEL | 20 THOMAS STACY H |
| 7 BROWN HOLLIE D | 21 BHAKTA KRUTARATHKUMAR M ET AL |
| 8 BLACK MAUREEN J | 22 BARNETT IAN |
| 9 BYRD ZELDAJEAN | 23 NUNEZ HECTOR J & MARY ANN |
| 10 MURPHY ELIZABETH M | 24 DURMAZ AMANDA A |
| 11 LANDRY KATHY & KEITH RVCBL LVNG TRST 1-14-2025 | 25 GOODLETT EMILY E & JEREMY T |
| 12 REMBERT KRISTY L | 26 BYRD ROBERT P & DEBRA K |
| 13 CHALOUPKA CHERYL D & KEN J | 27 SCHAAR THOMAS C |
| 14 SJOLANDER ALYSSA R | |

SEE MAP

HOUSE GEORGE W JR

142 ELM CREEK RD

LOCKHART TX 78644

Property #: 3

SUP25-103

Case Manager: ML

FAVOR ☒

OPPOSE ☐

COMMENTS

More single family housing is needed for a growing NB population. I understand the builder/developer is planning to offer entry level starter homes that are very affordable. And affordable housing is in short supply around here. It'll greatly increase NB's tax base too!!

THOMAS STACY H
2228 BLUESTEM BEND
NEW BRAUNFELS TX 78132
Property #: 20
SUP25-103
Case Manager: ML

FAVOR ☐
OPPOSE ☒

COMMENTS

GOODLETT EMILY E & JEREMY T
2276 BLUESTEM BND
NEW BRAUNFELS TX 78132
Property #: 25
SUP25-103
Case Manager: ML

FAVOR ☐
OPPOSE ☒

COMMENTS

Also what about the water shortage?!
And the traffic that the streets can't support?!
We bought this house w/
the understanding that there
would not be homes in this
area. This will alter the view
we paid for, drive down the
value of our home and
subject us to construction
noise at all hours. We do
not consent to the rezoning.

THOMAS STACY H
2228 BLUESTEM BEND
NEW BRAUNFELS TX 78132
Property #: 20
SUP25-103
Case Manager: ML

COMMENTS

FAVOR ☐
OPPOSE ☒

HOUSE GEORGE W JR
142 ELM CREEK RD
LOCKHART TX 78644

Property #: 3

SUP25-103

Case Manager: ML

FAVOR ☒

OPPOSE ☐

COMMENTS

I think single family homes
are a good idea. There are
already too many ugly looking
apartments on Common St. and
FM 1102. Besides, this sub-
division is close to the
Grune entertainment dist.

BYRD ROBERT P & DEBRA K

1306 COOL RIVER COURT

NEW BRAUNFELS TX 78132

Property #: 26

SUP25-103

Case Manager: ML


FAVOR ☐

OPPOSE ☒

COMMENTS

SMITH MICHAEL
2216 BLUESTEM BND
NEW BRAUNFELS TX 78132
Property #: 6
SUP25-103
Case Manager: ML

COMMENTS

FAVOR ☐
OPPOSE ☒


NUNEZ HECTOR J & MARY ANN
2268 BLUESTEM BEND
NEW BRAUNFELS TX 78132
Property #: 23
SUP25-103
Case Manager: ML

COMMENTS

FAVOR ☐
OPPOSE ☒

WE AS A FAMILY, DO NOT WANT
OUR PROPERTY TO BE JEOPARDIZED
IN PROPERTY VALUE OR NEW RULES.
(IF ANY INVOLVED) WE WISH TO
BE INVOLVED ONLY WITHIN THE
GREENFIELD COMMUNITY. WE
SHOULDN'T BE FORCED TO DO SO;
IT'S OUR CHOICE!

WARNECKE CHERYL L ET AL
991 HUECO SPRINGS
NEW BRAUNFELS TX 78132
Property #: 16
SUP25-103
Case Manager: ML

FAVOR ☒
OPPOSE ☐

COMMENTS

Mary Lovell

From: Nicole McCreary <nicolemmccreary@gmail.com>
Sent: Wednesday, May 7, 2025 12:10 PM
To: Planning Division
Subject: Public Comment on Case SUP25-103 (2250 Hunter Road Development)

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.

Public Comment on Case SUP25-103 (2250 Hunter Road Development)

Dear Planning Committee Members,

I'm writing as a concerned resident who lives just down the street from the proposed development at 2250 Hunter Road (Case SUP25-103). I second the concerns of several of my neighbors.

Besides sadness that all local farm land is becoming mass housing, it would cause major traffic, wildlife, resource, safety and overcrowding concerns for our neighborhood and Hunter Rd.

Thank you for your time and consideration.

Nicole McCreary

Mary Lovell

From: Steve Braverman <sbraverman203@gmail.com>
Sent: Tuesday, May 6, 2025 7:07 PM
To: Planning Division
Subject: Public Comment on Case SUP25-103 (2250 Hunter Road Development)

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 Planning Committee Members,

As a resident of the nearby Gruenefield community , I would like to express my concerns for the proposed rezoning of this 35 acres off of FM1102 from single family residential to multi-family. The intersection of FM306 and Hunter Road already has traffic safety concerns and issues due to the increased travel and lack of proper traffic lighting. Also, I'm concerned that property values may decrease due to multi-family residential. I request that you please reconsider approving this proposed rezoning. Thank you.

Steve Braverman
1340 Gruene Glen St.
New Braunfels, TX 78132
(513) 218-1990

Mary Lovell

From: Courtney Christian <courtney.christian12@gmail.com>
Sent: Tuesday, May 6, 2025 7:01 PM
To: Planning Division
Subject: Apartment complex

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.

City of new Braunfels,

I'm writing as a concerned resident who lives just down the street from the proposed development (Case SUP25-103). As someone who travels this area daily—especially around the Hunter Road and FM 306 intersection—I want to raise serious concerns about the safety and infrastructure impact of this proposed multifamily and condo project.

Please DO NOT DO THIS.

Hunter Road is already a heavily traveled two-lane road without a protected left turn lane onto FM 306. I personally witness near-accidents multiple times each week, and I've seen several collisions occur at this intersection over the years. The addition of more residents—and therefore more vehicles—will only worsen an already dangerous situation.

In addition to vehicular traffic, this area sees a mix of pedestrians, cyclists, and even golf carts traveling to and from the Gruene Historic District, often involving people who may be drinking. This informal traffic culture creates unpredictable movement patterns that are currently unsupported by basic safety infrastructure like sidewalks or crosswalks.

I'd love to walk with them to Gruene, which is less than half a mile away. But we simply don't feel safe doing so given the lack of pedestrian infrastructure. Adding a dense residential development without addressing these longstanding traffic and safety concerns puts both new and existing residents at risk..

Finally, I understand two new bars are also planned near this same intersection. The combination of increased traffic, limited road capacity, and new alcohol-serving establishments raises serious red flags from a public safety standpoint.

I respectfully ask that you take these issues into account when reviewing this permit request. Any growth in this area must be supported by meaningful infrastructure improvements to ensure the safety of all who live and travel here.

Thank you for your time and consideration.

Mary Lovell

From: Marketta Batiste <mbatiste1@yahoo.com>
Sent: Tuesday, May 6, 2025 5:58 PM
To: Planning Division
Subject: reference SUP25-103

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 contacting you in regards to the proposed multi unit development. My current concerns are 1. Water, water pressure

2 roads the current roads are currently very old , one way with no side walks 3. No turning signals its a struggle every day to make a left turn onto 306 because no one will out a left turning light at this location and it is getting more and more congested m. It is already a safety concern.

I do not support this proposal

Marketta Batiste
resident Greunfield

Sent from my iPhone

Mary Lovell

From: John Smallman <john.smallman.pp12@gmail.com>
Sent: Tuesday, May 6, 2025 5:39 PM
To: Planning Division
Subject: Fourth attempt?

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.

Planning, I'm more than concerned about the proposed multi unit dwelling application for Hunter Road just north of 306. I am a resident of Gruenfield and have terribly weak water pressure, why? Additionally I have repeatedly inquired about our dangerous lack of sidewalks both north and south of 306. No one has ever even responded? How can authorizing additional housing units be more important than resident safety. Walking to Gruene from Gruenfield is dangerous, we NEED sidewalks. This is a pressing safety issue. I request response.

Respectfully,
John Smallman
1309 Homestead Cove
NBTX 78132

Mary Lovell

From: Jennifer Carter <jennacarter2020@gmail.com>
Sent: Tuesday, May 6, 2025 4:26 PM
To: Planning Division
Subject: Public Comment on Case SUP25-103 (2250 Hunter Road Development)

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 Planning Committee Members,

I'm writing as a concerned resident who lives just down the street from the proposed development at 2250 Hunter Road (Case SUP25-103). As someone who travels this area daily—especially around the Hunter Road and FM 306 intersection—I want to raise serious concerns about the safety and infrastructure impact of this proposed multifamily and condo project.

Hunter Road is already a heavily traveled two-lane road without a protected left turn lane onto FM 306. I personally witness near-accidents multiple times each week, and I've seen several collisions occur at this intersection over the years. The addition of more residents—and therefore more vehicles—will only worsen an already dangerous situation.

In addition to vehicular traffic, this area sees a mix of pedestrians, cyclists, and even golf carts traveling to and from the Gruene Historic District, often involving people who may be drinking. This informal traffic culture creates unpredictable movement patterns that are currently unsupported by basic safety infrastructure like sidewalks or crosswalks.

As a parent of two young girls, I'd love to walk with them to Gruene, which is less than half a mile away. But we simply don't feel safe doing so given the lack of pedestrian infrastructure. Adding a dense residential development without addressing these longstanding traffic and safety concerns puts both new and existing residents at risk.

Finally, I understand two new bars are also planned near this same intersection. The combination of increased traffic, limited road capacity, and new alcohol-serving establishments raises serious red flags from a public safety standpoint.

I respectfully ask that you take these issues into account when reviewing this permit request. Any growth in this area must be supported by meaningful infrastructure improvements to ensure the safety of all who live and travel here.

Thank you for your time and consideration.

Jennifer Carter
2219 Meadow Way St
New Braunfels, TX 78132

Mary Lovell

From: Becky Whitaker <bjbwhitaker@aol.com>
Sent: Tuesday, May 6, 2025 4:18 PM
To: Planning Division
Subject: SUP25-103

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 Planning Committee Members

I'm writing as a concerned resident who resides in the Gruenefield neighborhood at 306 & Hunter Rd. First of all we have no turning lane from Hunter to 306, which is a major hazardous situation. We use the road on a daily basis, & have witnessed people that do not obviously know rules of driving. There are at least 2 new businesses being built now at the corner of 306 & Hunter, which with the apt complex will have a huge traffic impact. We can only water once a week as it is, so definitely do not want to lose our watering. Please reconsider these issues before voting on more permit requests. Thank you for your time & consideration

Sincerely,
Becky & Bill Whitaker
Sent from my iPhone

Mary Lovell

From: TED F NEVELS <nevels123@aol.com>
Sent: Tuesday, May 6, 2025 3:21 PM
To: Planning Division
Subject: Ref: SUP25-103 (2250 Hunter Road Development)

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing because of the proposal you will be considering this evening. My wife and I currently live in Gruenefield subdivision across the street from the proposed area under consideration this evening. We strongly urge you to consider the impact this will have on the area if approved.

First the infrastructure is already inadequate for the intersection at Hunter Road and FM 306. Turn signals, cross walks and even sidewalks are not present. Two bars are already planned for that area with one that is soon to be opened. Water has now become a commodity and is currently highly restricted. Do we really want to put additional pressure on the Edwards Aquifer at this time? High density apartments and even smaller condos should not be considered. If it is approved, ALL entrances and exits should be via FM 1102 instead of Hunter road. Additionally, all structures should be single story units. No one likes to build their forever home in a nice neighborhood and then all of a sudden someone across the street is looking down in your backyard from a second story dwelling.

I hope you consider all that is mentioned above. Please vote No.

Sincerely,
Ted and Cindy Nevels

Sent from my iPad

Mary Lovell

From: Victoria Bates <vduffoo@gmail.com>
Sent: Tuesday, May 6, 2025 2:35 PM
To: Planning Division
Cc: Husband!!!! 😊 Tambrein Shay Bates
Subject: Public Comment on Case SUP25-103 - Objection to Proposal

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 Planning Committee Members,

I am writing as a concerned resident who lives down the street from the proposed development. My husband and I live at 1311 Spring Row St, New Braunfels, TX 78132

I want to raise a few concerns 1) the safety and infrastructure impact of this proposed multifamily and condo project, 2) lack of adequate utilities to support this project, and 3) the difficulty of maintaining property values should this project be approved.

Hunter Road is already a heavily traveled two-lane road without a protected left turn lane onto FM 306. In addition to vehicular traffic, this area sees a mix of pedestrians, cyclists, and even golf carts traveling to and from the Gruene Historic District, often involving people who may be drinking. This informal traffic culture creates unpredictable movement patterns that are currently unsupported by basic safety infrastructure like sidewalks or crosswalks.

My family would love to walk to Gruene or take that route as a jog, which is less than half a mile away, but we simply don't feel safe doing so given the lack of pedestrian infrastructure. Adding a dense residential development without addressing these longstanding traffic and safety concerns puts both new and existing residents at risk.

I understand that a new bar is planned near this same intersection. The combination of increased traffic, limited road capacity, and new alcohol-serving establishments raises serious concern from a public safety standpoint.

We are also concerned about the lack of adequate utilities to support a multifamily project versus single-family homes. I understand that this concern has already been voiced by members of NBU, as water is a concern.

The existing apartments on the corner of 306 and Hunter Road are adjacent to our neighborhood. Adding another multi-family residence directly across will make the property values of our community in Gruenefield hard to maintain as it will be less desirable to purchase a home that is surrounded by the negative impacts mentioned above. Having a single-family community would better add value to this area of town.

I respectfully ask that you take these issues into account when reviewing this permit request.

Should this project be approved, I ask that the entrances be via 1102, and not Hunter Road.

Thank you for your time and consideration.

Kind regards,
Victoria and Tambrein Bates

Mary Lovell

From: Ashley Wright <ashleywright20@gmail.com>
Sent: Tuesday, May 6, 2025 2:02 PM
To: Planning Division
Subject: Public Comment on Case SUP25-103 (2250 Hunter Road Development)

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 Planning Committee Members,

I'm writing as a concerned resident who lives just down the street from the proposed development at 2250 Hunter Road (Case SUP25-103). As someone who travels this area daily—especially around the Hunter Road and FM 306 intersection—I want to raise serious concerns about the safety and infrastructure impact of this proposed multifamily and condo project.

Hunter Road is already a heavily traveled two-lane road without a protected left turn lane onto FM 306. I personally witness near-accidents multiple times each week, and I've seen several collisions occur at this intersection over the years. The addition of more residents—and therefore more vehicles—will only worsen an already dangerous situation.

In addition to vehicular traffic, this area sees a mix of pedestrians, cyclists, and even golf carts traveling to and from the Gruene Historic District, often involving people who may be drinking. This informal traffic culture creates unpredictable movement patterns that are currently unsupported by basic safety infrastructure like sidewalks or crosswalks.

As a parent of a young girl and our growing family, I'd love to walk with them to Gruene, which is less than half a mile away. But we simply don't feel safe doing so given the lack of pedestrian infrastructure. Adding a dense residential development without addressing these longstanding traffic and safety concerns puts both new and existing residents at risk.

Finally, I understand two new bars are also planned near this same intersection. The combination of increased traffic, limited road capacity, and new alcohol-serving establishments raises serious red flags from a public safety standpoint.

I respectfully ask that you take these issues into account when reviewing this permit request. Any growth in this area must be supported by meaningful infrastructure improvements to ensure the safety of all who live and travel here.

Thank you for your time and consideration.

—Ashley Gandrud

Mary Lovell

From: Anita Lunde <anita_lunde@yahoo.com>
Sent: Tuesday, May 6, 2025 1:59 PM
To: Planning Division
Subject: SUP25-103

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.

Public Comment on Case SUP25-103 (2250 Hunter Road Development) Dear Planning Committee Members,

As a retired couple, my husband and i bought our house here in Gruenefield because of the quiet, serene location. We want to raise serious concerns about the safety and infrastructure impact of this proposed multifamily and condo project.

Hunter Road is already a heavily traveled two-lane road without a protected left turn lane onto FM 306. I personally witness near-accidents multiple times each week, and I've seen several collisions occur at this intersection over the years. The addition of more residents—and therefore more vehicles—will only worsen an already dangerous situation

There is a huge apartment complex on 1102 that will be right across from your proposed project that will house hundreds of tenants adding to the congestion and chaos. We are becoming a city of overpopulated, giant apartment complexes that aren't only ruining our beautiful landscape, but infringing on our water and electrical availability.

My husband and I strongly object to your proposed project and respectfully ask that you take these issues into account when reviewing this permit request.

Thank you for your time and consideration.

Respectful,

Anita and Charles Lunde

1312 Hillsong Street

78132

[Yahoo Mail: Search, Organize, Conquer](#)

Mary Lovell

From: sergio guzman <sm.guzman07@gmail.com>
Sent: Tuesday, May 6, 2025 1:54 PM
To: Planning Division
Subject: Comment on SUP25-103 Concerned Resident

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 Planning Committee Members,

I'm unable to attend the zoning meeting today, but I wanted to share my thoughts on SUP25-103.

I'm strongly opposed to any plans for high-density apartment buildings in our area. The proposal currently mentions single detached condominiums, which feels much more appropriate for the neighborhood. Shifting to a high-density layout would add too much strain on the community and change the feel of the area.

I'm also concerned about the lack of adequate utilities to support a larger development. It doesn't seem like our current infrastructure can handle that kind of load without serious upgrades.

Lastly, I think it's really important that any entrances to this development go through FM 1102 instead of Hunter Road. Hunter just isn't built for that kind of traffic, and it would create more congestion and safety concerns.

Thanks for taking the time to read my comments. I hope they'll be considered as part of the public record for this proposal.

Best regards,
Sergio M. Guzman
1313 Cottonseed St. New Braunfels, TX 78132
Sm.guzman07@gmail.com

Mary Lovell

From: Jennifer Wornath <alaskajennifer@hotmail.com>
Sent: Tuesday, May 6, 2025 1:53 PM
To: Planning Division
Subject: SUP25-103

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 Planning Committee Members,

I write to you today as a member of the Gruenefield community, directly across Hunter Road from the land that is before you now for proposed rezoning to high density multi family.

When we first visited and then moved to New Braunfels in 2018, there were several factors that guided our choice: excellent education opportunities, beauty of nature, and the access to waterways. In the years since, excessive development has threatened all of these things.

In regards to this particular proposed development, I am especially concerned about the capability of the schools in the area to support the extra students. Both Hoffmann Lane and Oak Creek are already beyond capacity. Oak Creek, in particular, has 5 conexxes and is still bursting at the seams. Both of these schools are 'A' rated with TEAS but how long can they keep that up with the excessive strains being placed upon them? At what point will continued development start to deteriorate the quality of education and our children's futures?

Furthermore, we are out of water. Not only is this bad for residents, but eventually it will be bad for tourists, which are the backbone of much of the economy in New Braunfels. If we run out of water, the "progress" will actually be what destroys our local economy and housing prices.

I implore you to please consider what is best not just for the current property owner, but also the neighboring communities, their schools, their water supply, and their roads.

Sincerely,
Jennifer Wornath

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Mary Lovell

From: Mandi Cantrell <mandi018@hotmail.com>
Sent: Tuesday, May 6, 2025 1:53 PM
To: Planning Division
Subject: Public Comment on Case SUP25-103 (2250 Hunter Road Development)

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 Planning Committee Members,

I'm writing as a concerned resident who lives just down the street from the proposed development at 2250 Hunter Road (Case SUP25-103). As someone who travels this area daily—especially around the Hunter Road and FM 306 intersection—I want to raise serious concerns about the safety and infrastructure impact of this proposed multifamily and condo project.

Hunter Road is already a heavily traveled two-lane road without a protected left turn lane onto FM 306. I personally witness near-accidents multiple times each week, and I've seen several collisions occur at this intersection over the years. The addition of more residents—and therefore more vehicles—will only worsen an already dangerous situation.

In addition to vehicular traffic, this area sees a mix of pedestrians, cyclists, and even golf carts traveling to and from the Gruene Historic District, often involving people who may be drinking. This informal traffic culture creates unpredictable movement patterns that are currently unsupported by basic safety infrastructure like sidewalks or crosswalks.

As a parent of two, I'd love to walk with them to Gruene, which is less than half a mile away. But we simply don't feel safe doing so given the lack of pedestrian infrastructure. Adding a dense residential development without addressing these longstanding traffic and safety concerns puts both new and existing residents at risk.

The schools serving this area are already at capacity. Approving more housing puts strain on existing residents, as well as school staff and teachers. Not to mention the increased traffic that comes with increased residents.

Home valuations in this area are also already decreasing with the train and recently opened apartment complex, Tacara. The addition of more dense housing will add to the decrease in home values. We have empty houses that have never been filled and more on the market for longer than hoped for. Why build more housing when so much available housing still exists?

I respectfully ask that you take these issues into account when reviewing this permit request. Any growth in this area must be supported by meaningful infrastructure improvements to ensure the safety of all who live and travel here.

Thank you for your time and consideration.

Mandi Cantrell

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Mary Lovell

From: Patricia Hardin <pathardin7@icloud.com>
Sent: Tuesday, May 6, 2025 1:46 PM
To: Planning Division
Subject: Public Comment-case SUP25-103

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.

Public Comment on Case SUP25-103 (2250 Hunter Road Development) Dear Planning Committee Members,

I'm writing as a concerned resident who lives just down the street from the proposed development at 2250 Hunter Road (Case SUP25-103). As someone who travels this area daily—especially around the Hunter Road and FM 306 intersection—I want to raise serious concerns about the safety and infrastructure impact of this proposed multifamily and condo project.

Hunter Road is already a heavily traveled two-lane road without a protected left turn lane onto FM 306. I personally witness near-accidents multiple times each week, and I've seen several collisions occur at this intersection over the years. The addition of more residents—and therefore more vehicles—will only worsen an already dangerous situation.

In addition to vehicular traffic, this area sees a mix of pedestrians, cyclists, and even golf carts traveling to and from the Gruene Historic District, often involving people who may be drinking. This informal traffic culture creates unpredictable movement patterns that are currently unsupported by basic safety infrastructure like sidewalks or crosswalks.

As a parent of two young girls, I'd love to walk with them to Gruene, which is less than half a mile away. But we simply don't feel safe doing so given the lack of pedestrian infrastructure. Adding a dense residential development without addressing these longstanding traffic and safety concerns puts both new and existing residents at risk.

Finally, I understand two new bars are also planned near this same intersection. The combination of increased traffic, limited road capacity, and new alcohol-serving establishments raises serious red flags from a public safety standpoint.

I respectfully ask that you take these issues into account when reviewing this permit request. Any growth in this area must be supported by meaningful infrastructure improvements to ensure the safety of all who live and travel here.

Thank you for your time and consideration.
Patricia Hardin

Mary Lovell

From: Amber Ilseng <ailseng176@gmail.com>
Sent: Tuesday, May 6, 2025 1:19 PM
To: Planning Division
Subject: Resident Concern: Case SUP25-103 (2250 Hunter Road Development)

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.

City of New Braunfels Planning Committee,

Good afternoon. I will not be able to make the meeting today due to my children; however, I would like to be involved by sending this letter.

I'm writing as a concerned resident and mother who lives just yards from the proposed development at 2250 Hunter Road (Case SUP25-103).

My family and I travel this area daily by car or foot.

This proposed development raises many safety concerns. A few years ago, a large apartment complex was placed in front of the Gruenfield neighborhood. This has caused many issues to include increased traffic that roads and traffic lights cannot support, increased reckless driving and speeding concerns, increased littering and dog wastes, new drainage issues, noise pollution, and overall safety issues.

Hunter Road is an already heavily traveled two-lane road without a protected left turn lane onto FM 306. NBPD records can corroborate the many accidents, not to mention many near-accidents that occur. The addition of significantly more traffic has the high probability of increasing accidents and a very dangerous situation.

In addition to standard 4-wheel vehicles, this area sees a great number of pedestrians, cyclists, motor cycles, and golf carts traveling to and from the Gruene Historic District, often involving people who may be drinking or heavily distracted. Sidewalks are non-existent, and cars are able to take unprotected turns onto the roads.

Being the mother of 2 young children, part of the reason we moved to this area was the safety, the ability to safely walk in and around the neighborhood.

Adding a dense residential development without addressing these longstanding traffic and safety concerns puts both new and existing residents at risk...not to mention if the electric grid and water supply can sustain this without putting an established community at risk.

Finally, it has been rumored that two new bars are also planned near this same intersection. The combination of increased traffic, limited road capacity, and new alcohol-serving establishments raises serious red flags from a public safety standpoint and is questionable for Gruene and New Braunfels as a whole.

I respectfully ask that you take these issues into account when reviewing this permit request. Any growth in this area must be supported by meaningful infrastructure improvements and heavy police presence (due to alcohol serving establishments in an already highly trafficked FM 306 road) to ensure the safety of all who live and travel here.

Thank you for your time and consideration.

Amber Johnston, MS, RD, LD
361-290-9622

Mary Lovell

From: Stacey England <staceyhealthylife@gmail.com>
Sent: Tuesday, May 6, 2025 1:16 PM
To: Planning Division
Subject: Case SUP25-103

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Case SUP25-103 (2250 Hunter Road Development)

Dear Planning Committee Members,

I am a concerned citizen at 1303 Hillsong st (Case SUP25-103). Our area does not need a multi family housing structure. We already don't have the road infrastructure to accommodate the traffic this street already receives. We have no proper turn lanes at the Hunter and 306 intersection. We have wrecks all the time because of this. This is a dangerous area to cross.

This area sees a mix of pedestrians, cyclists, and even golf carts traveling to and from the Gruene Historic District, often involving people who may be drinking. This informal traffic culture creates unpredictable movement patterns that are currently unsupported by basic safety infrastructure like sidewalks or crosswalks. I would love to see these areas be addressed. I would love for the current residents to have the safety to walk to Gruene.

Finally, I understand two new bars are also planned near this same intersection. The combination of increased traffic, limited road capacity, and new alcohol-serving establishments raises serious red flags from a public safety standpoint.

I respectfully ask that you take these issues into account when reviewing this permit request. Any growth in this area must be supported by meaningful infrastructure improvements to ensure the safety of all who live and travel here.

Thank you for your time and consideration.

Stacey Miller

Mary Lovell

From: jack lienhard <ctdigitaladvisors@gmail.com>
Sent: Tuesday, May 6, 2025 12:39 PM
To: Planning Division
Subject: Public Comment on Case SUP25-103 (2250 Hunter Road Development)

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Dear Planning Committee Members,

I'm writing as a concerned resident who lives just down the street from the proposed development at 2250 Hunter Road (Case SUP25-103). As someone who travels this area daily—especially around the Hunter Road and FM 306 intersection—I want to raise serious concerns about the safety and infrastructure impact of this proposed multifamily and condo project.

Hunter Road is already a heavily traveled two-lane road without a protected left turn lane onto FM 306. I personally witness near-accidents multiple times each week, and I've seen several collisions occur at this intersection over the years. The addition of more residents—and therefore more vehicles—will only worsen an already dangerous situation.

In addition to vehicular traffic, this area sees a mix of pedestrians, cyclists, and even golf carts traveling to and from the Gruene Historic District, often involving people who may be drinking. This informal traffic culture creates unpredictable movement patterns that are currently unsupported by basic safety infrastructure like sidewalks or crosswalks.

As a parent of two young girls, I'd love to walk with them to Gruene, which is less than half a mile away. But we simply don't feel safe doing so given the lack of pedestrian infrastructure. Adding a dense residential development without addressing these longstanding traffic and safety concerns puts both new and existing residents at risk.

Finally, I understand two new bars are also planned near this same intersection. The combination of increased traffic, limited road capacity, and new alcohol-serving establishments raises serious red flags from a public safety standpoint.

I respectfully ask that you take these issues into account when reviewing this permit request. Any growth in this area must be supported by meaningful infrastructure improvements to ensure the safety of all who live and travel here.

Thank you for your time and consideration.

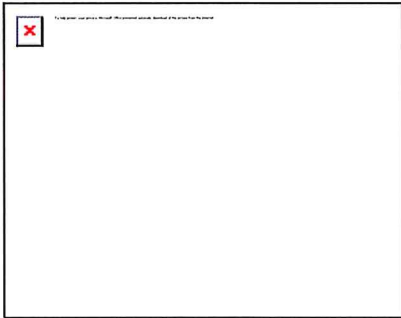
Sincerely,

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Jack Lienhard

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Property #: 10

SUP25-103

Case Manager: ML

COMMENTS

FAVOR ☐

OPPOSE ☐