



**PLANNING COMMISSION – October 4, 2023 – 6:00PM**

City Hall Council Chambers

**Applicant:** SERGIO LOZANO-SANCHEZ. P.E.

**Address/Location:** 1890 FM 1044

**PROPOSED SPECIAL USE PERMIT – CASE #PZ23-0349**

The circled numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as “Subject Property”.

- |  |                                     |
|--|-------------------------------------|
| 1. STAAB ANGELA C                        | 22. HERRING CLIFFORD E JR & JULIA M |
| 2. DELGADO KARMA                         | 23. VANVLACK LAUREN                 |
| 3. CONLEY GARY L & CHERYL A              | 24. JACKSON JUSTIN P ET AL          |
| 4. LEEWORTHY DANIEL                      | 25. NMEWBOURN EILEEN M              |
| 5. HALEY DERRIK W & KATIE                | 26. KAHOVEC TIMOTHY E               |
| 6. MENELEY JOSEPH M & NASHAWN M          | 27. KAHOVEC BRIAN & AMANDA          |
| 7. DELGADO LEONARDO V JR & JANIE         | 28. LOBOMLB HOLDINGS LLC            |
| 8. MALIK JOHN & LAURIE                   | 29. VELMA DEVELOPMENT LLC           |
| 9. CHRISTOPHERSON CRAIG & ALEXIS A PEREZ | 30. SA HIGHLAND GARDENS LTD         |
| 10. DOYAL RODNEY & VIRGINIA R MCGOWEN    | 31. SA HIGHLAND GARDENS LTD         |
| 11. VASEK THOMAS L & ANN                 | 32. SA HIGHLAND GARDENS LTD         |
| 12. BURLEY GREGORY J & BRENDA            | 33. SA HIGHLAND GARDENS LTD         |
| 13. WINSLOW FAMILY TRUST 5-18-2022       | 34. SA HIGHLAND GARDENS LTD         |
| 14. LOPEZ RUBEN & JOSEFINA               | 35. SA HIGHLAND GARDENS LTD         |
| 15. WOHLFAHRT RODGER W                   | 36. SA HIGHLAND GARDENS LTD         |
| 16. VOSS MATTHEW P                       | 37. SA HIGHLAND GARDENS LTD         |
| 17. HENK ERWIN TESTAMENTARY TRUST        | 38. SA HIGHLAND GARDENS LTD         |
| 18. MK REAL ESTATE LLC                   | 39. SA HIGHLAND GARDENS LTD         |
| 19. HEIMER ARCHIE TRUSTEE                | 40. SA HIGHLAND GARDENS LTD         |
| 20. HIGHLAND GROVE HOA INC               |                                     |
| 21. 21. MULLINIX MICHELLE & JAY          |                                     |

**SEE MAP**

MEWBOWN EILEEN M  
2906 DAISY MEADOW  
NEW BRAUNFELS TX 78130  
Property #: 25  
PZ23-0349  
Case Manager: ML

FAVOR ☐

OPPOSE ☒

COMMENTS

WINSLOW FAMILY TRUST 5-18-2022  
1975 LOU ANN DRIVE  
NEW BRAUNFELS TX 78130  
Property #: 13  
PZ23-0349  
Case Manager: ML

FAVOR ☐

OPPOSE ☒

COMMENTS

- FM 1044 Traffic is dangerous. During rush hour, very difficult to get onto FM 1044 from Lou Ann.
- Apartments have higher crime rates and high call volumes.
- Lowers property value of neighboring communities.
- EYS sore on our horizon.
- The development should match existing developments and be SINGLE Family houses!

MALIK JOHN & LAURIE  
1927 LOU ANN DR  
NEW BRAUNFELS TX 78130  
Property #: 8  
PZ23-0349  
Case Manager: ML

COMMENTS

FAVOR ☐

OPPOSE ☒

- High Density Apartments not compatible with surrounding single family.
- Drainage - the downhill area between this property and Lou Ann drive already has heavy sheet flow during rain events making the back half of our properties undevelopable. Drainage plan needs to push water down County line toward 1044. Highland Creek made the problem worse.
- Must include traffic light at 1044/County Line - Already difficult to enter 1044 from Lou Ann
- Need Privacy Fence / Light controls at border with Schwette Subdivision



DELGADO KARMA  
1967 LOU ANN DRIVE  
NEW BRAUNFELS TX 78130  
Property #: 2  
PZ23-0349  
Case Manager: ML

FAVOR ☐  
OPPOSE ☒

COMMENTS

JACKSON JUSTIN P ET AL  
2902 DAISY MEADOW  
NEW BRAUNFELS TX 78130  
Property #: 24  
PZ23-0349  
Case Manager: ML

FAVOR ☐  
OPPOSE ☒

COMMENTS

MENELEY JOSEPH M & NASHAWN M  
1945 LOU ANN DR  
NEW BRAUNFELS TX 78130  
Property #: 6  
PZ23-0349  
Case Manager: ML

COMMENTS

FAVOR ☐  
OPPOSE ☒

- 1) Traffic is already too much for 1044 to handle and we'll add to the already dangerous condition
- 2) Drainage issues are already an issue in the back of our home
- 3) Should preserve the continuity of adjacent developments (id single residence housing
- 4) Will lower our property values!

VOSS MATTHEW P

1853 FM 1044

NEW BRAUNFELS TX 78130

Property #: 16

PZ23-0349

Case Manager: ML

COMMENTS

~~FAVOR~~ ☒

OPPOSE ☒

The property across from  
my drive way will be  
A Convenience Store.  
Traffic will be blocking  
my driveway from the  
Street intersection.  
My property value will decrease

HENK ERWIN TESTAMENTARY TRUST

1953 TIARA DR

NEW BRAUNFELS TX 78130

Property #: 17

PZ23-0349

Case Manager: ML

COMMENTS

FAVOR ☐

OPPOSE ☒

*No high density  
housing!  
Too many houses  
already.*

VASEK THOMAS L & ANN

1931 LOU ANN DR

NEW BRAUNFELS TX 78130

Property #: 11

PZ23-0349

Case Manager: ML

COMMENTS

FAVOR ☐

OPPOSE ☒

Traffic  
Flooding  
Crime  
Effect on property values  
already OVERDEVELOPED  
2 lane Rd. (END OF)

LOPEZ RUBEN & JOSEFINA

1718 FM 1044

NEW BRAUNFELS TX 78130

Property #: 14

PZ23-0349

Case Manager: ML

COMMENTS

FAVOR ☐

OPPOSE ☒

HALEY DERRIK W & KATIE

1949 LOU ANN DR

NEW BRAUNFELS TX 78130

Property #: 5

PZ23-0349

Case Manager: ML

COMMENTS

FAVOR ☐

OPPOSE ☒

Traffic congestion - already a problem  
on 2 lane FM 1044 and multiple  
subdivisions haven't even been completed

Increased crime - already our police force  
is over extended

Negative impact on our home values

We are on strict water use regulations  
and an unstable electric grid - doesn't  
make sense to further cripple our  
utilities infrastructure



DELGADO LEONARDO V JR & JANIE  
1937 LOU ANN DR  
NEW BRAUNFELS TX 78130  
Property #: 7  
PZ23-0349  
Case Manager: ML

COMMENTS

FAVOR ☐

OPPOSE ☒

- ① TRAFFIC problem on Fm 1044
- ② DRAINAGE problems with the excess Amount of Water that is not contained, that will going downhill towards our Area.

BURLEY GREGORY J & BRENDA  
1919 LOU ANN DR  
NEW BRAUNFELS TX 78130  
Property #: 12  
PZ23-0349  
Case Manager: ML

COMMENTS

FAVOR ☐

OPPOSE ☒

I highly oppose this type of development. The traffic is already horrible and dangerous when pulling out of Lou Ann Drive. There is no green space allotted for this development. There is an abundance of wildlife that currently resides on that Property. I strongly disagree with apartment complexes and townhomes.  
Thanks  
Greg Burley

LEEWORTHY DANIEL  
1955 LOU ANN DR  
NEW BRAUNFELS TX 78130  
Property #: 4  
PZ23-0349  
Case Manager: ML

COMMENTS

FAVOR ☐

OPPOSE ☒

Traffic is terrible already on Fm 1044 when trying to pull out  
Drainage on my back acre - concerned what would happen  
Crime is an issue with apartments and also would lower my property's value

**From:** [Gary Conley](#)  
**To:** [Mary Lovell](#)  
**Subject:** Concerns about Proposal PZ23-0349  
**Date:** Tuesday, October 17, 2023 1:19:23 PM

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

To the entire City Council of new Braunfels,

My name is Gary Conley and I live with my wife Cheryl, at 1961 Lou Ann Drive. I would like to take some time to voice my objection and concerns about proposal PZ23-0349. We moved to New Braunfels and found a great home with 2 acres of land, on a quiet cul-de-sac, which could now be in jeopardy.

After reading the Project Letter several times, I am absolutely against High Density Multi-Family construction. A lot of rhetoric was used in the proposal, but said nothing to address the "real life" issues.

With over 192 apartments, plus 63 Town homes and an average family of 3.3 individuals, this represents 841.5 extra people, packed into an extremely small area. All of which need electricity, water, waste removal, sewage, etc. Add to this 2.3, vehicles per family. Where are they going to park all these vehicles?

The traffic on 1044 has steadily increased and sometimes it takes me 5-10 minutes to get on the highway from Lou Ann Dr. It is especially difficult with the addition of all the trucks.

Has anyone considered the consequences of a large rain fall. The water has to go somewhere and with all the construction of previous years, I have real concerns of the outcome. It is not a matter of "if" but rather a matter of "when", local flooding will be a real issue.

If County line road is allowed to continue across 1044 the ramifications could be significant. Extra traffic would continue down County line road and come to a stop light on Walnut, where there are three elementary schools. Traffic is almost impossible in the morning and when school is let out.

A proposed gas station and "Quick-e-mart is simply, not acceptable. More trucks, more cars, and more traffic. Additional jobs, bring in more people and additional traffic. I am absolutely apposed to a liquor store and fast food drive-thru, under any circumstances. This is a residential area no matter the zoning.

Crime is also a real concern and High density communities are often "breeding grounds" for a myriad of other problems. There is a real possibility of vandalism, vehicle and home break-ins, thefts, and domestic violence. All of these conditions would give me a real concern for my property, which will be 10 feet away from the proposed community.

In closing, although change is inevitable, once again, I have some real life concerns for the possible changes that will take place and especially my property values. Once the developers are finished with the job, they are gone and could care less about the issues and ramifications. It appears as though they want to pack as many people as possible into the smallest area, no matter the consequences.

Gary & Cheryl Conley  
1961 Lou Ann Dr.  
New Braunfels, Texas  
Lot#10 on proposal