

PLANNING COMMISSION – DECEMBER 5, 2023 – 6:00PM

City Hall Council Chambers

Applicant: James Ingalls, P.E.

Address/Location: 1450 FM 1101

PROPOSED REZONING – CASE # SUP23-454

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	COURTNEY BILLY E & SUZANNE ARGEANTON	34	NAVA SARAH A
2	MARQUEZ ANNA & CLEMENTE	35	CARREJO ROSEMARY
3	MENDEZ NATALI	36	OLIVARES BRAULIO LIMON
4	NEW BRAUNFELS COMMUNITY RESOURC	37	RIGGINS WAUNITA
5	SORENSEN CARA	38	DELMATTER THEODORE
6	HEART OF THE FAMILY ASSISTANCE INC	39	KORIOTH JOSEPH C & DESIREE D
7	SODDERS PROPERTIES LLC	40	TREVINO HECTOR I & CASSANDRA A
8	BROWN PATRICK J & WENDY L	41	MORALES ROSA M
9	JUHAS SARAH B	42	HERNANDEZ HONORINA
10	WEEMS JANETTE K	43	STAHL TRAVIS S
11	SULAICA RANDY J	44	ATCHLEY DEBRA KAY
12	YANKOWSKI PETER III	45	CRUZ ENRIQUE III & TINA E
13	CRUZ HOLLY L	46	ROSALES FELIX C
14	QUAID EMMA	47	GARBER FREDERICK W JR
15	CROWE JOHN M JR	48	GUTIERREZ ELEAZAR L
16	KROLCZYK JAMES E	49	JAIMES MARICELA L
17	CLIFTON DOUG & LAURA	50	PROGRESS RESIDENTIAL BORROWER 19 LLC
18	ROWCLIFFE KATHERINE J	51	STANGE THOMAS
19	FLACK JOY A	52	WURST PARTNERS LLC
20	RUBIO LINDA G & RAUL J JR	53	SMITH JODI H
21	NEALEIGH MARTIN I II & CYNTHIA A	54	GILLESPIE SANDRA J
22	GEORGE JERRY D	55	GONZALEZ DORA MARIA
23	MENA ARMANDO & SONIA	56	DOUGLAS DIANNA MICHELLE
24	CARDENAS JOE J & JOSHUA CARDENAS	57	GONZALEZ DORA
25	MCDONALD HAROLD D	58	BOYD MARTHA B
26	EAVENSON JERRY & TERESA	59	TIMMERMANN PROP INC
27	DOLLAR MOBILE HOME PARK INC	60	PATEL PETE B & PARUL
28	NEW BRAUNFELS CITY OF	61	STICH REBECCA
29	STORE MASTER FUNDING I LLC	62	MAYS BYRON K & DENISE K
30	COMAL I S D	63	PEREZ DELIA & GERALDO
31	ACEVEDO FRANCINE		
32	ROTH MARTIN J		
33	PROPERTY OWNER		

SEE MAP

STICH REBECCA
883 SEMINOLE DR
NEW BRAUNFELS TX 78130
Property #: 61
SUP23-454
Case Manager: ML

COMMENTS

FAVOR ☐
OPPOSE ☒

- lack of privacy
- traffic increase
- noise
- Safety (traffic)
- flooding/drainage concerns

KORIOTH JOSEPH C & DESIREE D
1381 BRADFIELD CIRCLE
NEW BRAUNFELS TX 78130
Property #: 39
SUP23-454
Case Manager: ML

COMMENTS

FAVOR ☐
OPPOSE ☒

FLACK JOY A
12589 FM 3353
KINGSBURY TX 78638
Property #: 19
SUP23-454
Case Manager: ML

COMMENTS

FAVOR ☐
OPPOSE ☒

GEORGE JERRY D

1368 VALERO DR

NEW BRAUNFELS TX 78130

Property #: 22

SUP23-454

Case Manager: ML

COMMENTS

FAVOR ☐

OPPOSE ☒

RUBIO LINDA G & RAUL J JR

804 HUECO DR

NEW BRAUNFELS TX 78130

Property #: 20

SUP23-454

Case Manager: ML

COMMENTS

FAVOR ☐

OPPOSE ☒

Martin Nealeigh
871 Seminole Drive (Property #21)
New Braunfels, TX 78130

City of New Braunfels
Planning and Development Services
550 Landa Street
New Braunfels, TX 78130

November 26, 2023

RE: SUP23-454

Ms. Lovell,

I write in opposition to the proposed rezoning of 1450 FM 1101 from R-2 AH (Single-Family and Two-Family District with Airport Overlay) to R-2 SUP AH (Single-Family and Two-Family District with a Special Use Permit for Multifamily with Airport Overlay).

The reasons for opposition include:

- The Planning Commission previously heard this issue and the key point of contention by the area residents, specifically the extension of Seminole Drive, and voted to recommend removal of Seminole Drive from the City of New Braunfels Thoroughfare Plan. City staff and City Council have elected to use the Planning Commission's lack of recommendation of an alternative to the extension as justification to ignore the neighboring citizens' requests to remove the extension of Seminole Drive. An alternative to the extension already exists and was approved in the 2019 Bond Election.
- The subject property is already zoned to allow for future development and should be consistent with the adjacent single-family zoning.
- The City of New Braunfels is requiring the developer to include an extension of Seminole Drive from Alves Lane to FM 1101. This extension will necessarily dramatically increase traffic in the associated Northview area, the addition of multifamily housing will exacerbate that already challenging traffic situation.
- Placement of multifamily housing directly across from the entrance of Canyon High School will jeopardize the safety of those students, parents, faculty, and staff who use the FM 1101 entrances to access Canyon High School.
- A lack of sidewalks and other infrastructure necessary to allow the extension of Seminole Drive to occur safely cannot be imposed on the developer to the degree necessary to address impact to both Seminole Drive and Hueco Drive.

- Should the city elect to include sidewalks on Seminole Drive and Hueco Drive, the cost of utility improvements would be prohibitive, or unnecessarily burdensome to the New Braunfels Utilities rate payers.
- In 2018 the City of New Braunfels modified existing code to not allow backing from driveways onto minor collectors. Seminole Drive only serves as a minor collector if it is extended. Up to this point, Seminole Drive has only been a residential collector. City Staff are incorrectly applying the concept of “vesting” which is designed to protect developers and not municipalities. Further, Northview is not a vested subdivision, as the last development in the area occurred over 25 years ago, and current project was only proposed in 2022. See Texas Local Government Code Title 7, Subtitle C, Chapter 245.
- Numerous impacted citizens (see attached) residing in the Northview area previously signed in opposition to any development that would result in an extension of Seminole Drive. As the issue has not changed, reasonably, neither has that opposition.

Thank you for your time.

Sincerely,

Martin Nealeigh

DELMATTER THEODORE
1376 BRADFIELD CIR
NEW BRAUNFELS TX 78130
Property #: 38
SUP23-454
Case Manager: ML

COMMENTS

FAVOR ☐
OPPOSE ☒

ROTH MARTIN J
320 DOLLAR DR
NEW BRAUNFELS TX 78130
Property #: 32
SUP23-454
Case Manager: ML

COMMENTS

FAVOR ☐
OPPOSE ☒

ATCHLEY DEBRA KAY
836 HUECO DR
NEW BRAUNFELS TX 78130
Property #: 44

SUP23-454

Case Manager: ML

FAVOR ☐
OPPOSE ☒

COMMENTS

I built this house, I have lived here since 1998. Please don't

bring this to my neighborhood. Property values will go down. And crime up!! I like watching the sunset, Please don't!!

GARBER FREDERICK W JR
828 HUECO DR
NEW BRAUNFELS TX 78130
Property #: 47
SUP23-454
Case Manager: ML

COMMENTS

~~FAVOR~~

☐

OPPOSE

☒

DOUGLAS DIANNA MICHELLE
840 PUEBLO CIR
NEW BRAUNFELS TX 78130
Property #: 56
SUP23-454
Case Manager: ML

COMMENTS

FAVOR

☐

OPPOSE

☒

This is the reason
My house is up for
Sale! I want out
of this mess
and complete disaster
of this city!!

GUTIERREZ ELEAZAR L

823 HUECO DR

NEW BRAUNFELS TX 78130

Property #: 48

SUP23-454

Case Manager: ML

COMMENTS

FAVOR

☐

OPPOSE

☒

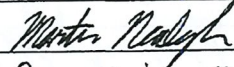
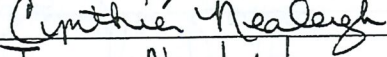
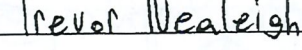
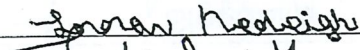
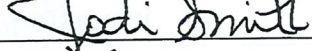


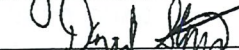
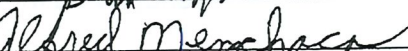
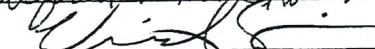


CONSTRUCT ELSEWHERE

I am a property owner and/or resident of a street impacted by the development of 1450 FM 1101, New Braunfels, Texas. By signing below, I am notifying the City of New Braunfels that I object to any extension of Seminole Drive, as extending Seminole Drive will significantly increase traffic and impact safety of those living in neighborhoods inclusive of the following streets:

Seminole Drive
Hueco Drive
Salado Drive
Wichita Drive

Caddell Lane
Apache Drive
Navaho Circle

Tonkawa Circle
Pueblo Circle
Dakota Circle
Lipan Drive

Owner/Resident				
Name	Signature	Address	Years Owned/Resided	Date Signed
Martin Nealeigh		871 Seminole Drive	26	11-19-2022
Cynthia Nealeigh		871 Seminole Drive	26	11-19-2022
Trevor Nealeigh		871 Seminole Drive	21	11-19-2022
Landon Nealeigh		871 Seminole Drive	19	11-19-2022
Jodi Smith		800 Hueco Dr.	26	11-20-22
Kari May		879 Seminole Dr.	21	11-20-22
Joann Delano		891 Seminole Dr.	22	11-20-22
Daniel Stayer		921 Seminole Dr.	8	11-20-22
ALFRED MENCHACA		939 Seminole Dr.	16	11-20-22
Vincent Sias		963 Seminole Dr.	3	11-20-22
Elizabeth Dupnick		963 Seminole Dr.	3	11-20-22
Donnie Sorgan		993 Seminole Dr.	3	11-20-22

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Seminole Drive
Hueco Drive
Salado Drive
Wichita Drive

Caddell Lane
Apache Drive
Navaho Circle

Tonkawa Circle
Pueblo Circle
Dakota Circle
Lipan Drive

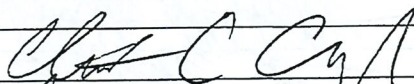
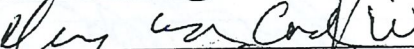
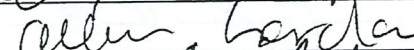
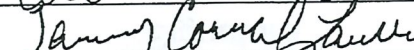
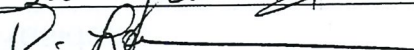
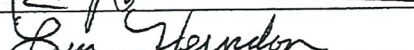
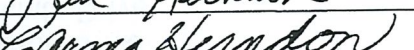
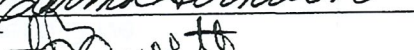



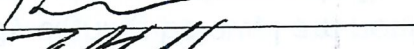
Owner/Resident				
Name	Signature	Address	Years Owned/Resided	Date Signed
Linda Rubio	Linda Rubio	804 Hueco Dr.		
Linda Rubio	Linda Rubio	804 Hueco Dr.	23	11-19-2022
Paul CLIFTON	Paul Clifton	812 HUECO DR.	11	11-20-2022
Thomas Stange	Thomas Stange	820 Hueco Drive	12	11-20-2022
Bret Booth	Bret Booth	824 Hueco Drive	18	11-20-2022
Frederick W. Acosta	Frederick W. Acosta	828 Hueco Dr.	25	11-20-2022
Polando Huevo	Polando Huevo	840 Hueco Dr.	19 yrs.	11/20/2022
Serena Molina	Serena Molina	840 Hueco Dr.	19 yrs	11/20/2022
Gertrud Hogan	Gertrud Hogan	848 Hueco Dr	26 yrs	11/20/2022
Richard Hogan	Richard Hogan	848 Hueco Dr	26 yrs	11/20/2022
Kathy Vickair	Kathy Vickair	827 Hueco Dr.	24 years	11-20-22
James S. Voigt	James S. Voigt	827 Hueco	20 years	11-20-22
John Crowe	John Crowe	811 Hueco Dr.	26 years	11-20-22

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Apache Drive
Navaho Circle

Tonkawa Circle
Pueblo Circle
Dakota Circle
Lipan Drive

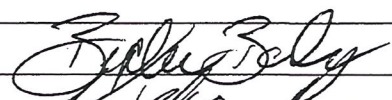

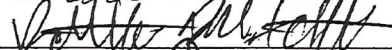

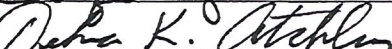
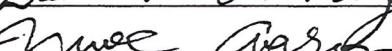
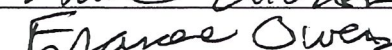


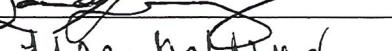
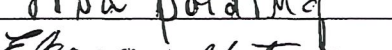
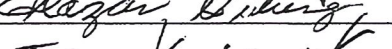
Owner/Resident				
Name	Signature	Address	Years Owned/Resided	Date Signed
CLINT ANGLIN		42 Navaho Circle ^{NR} 9030	12	11-20-2022
Danny & Carol Wink		36 Navaho Circle 9030	28	11-20-2022
Allen Gordon		18 Navaho Circle	16	11-20-2022
Tammy Lawrence		24 Navaho Cir	25	11-20-2022
KEITH LAWRENCE		24 Navaho Cir.	25	11/20/22
LEN HERNDON		35 Dakota Cir.	25	11/20/22
CARMA HERNDON		35 Dakota Cir	31 yrs	11/20/22
Amanda Barnett		38 & 47 Dakota Cir	17 years	11-20-22
Teany Ryan		22 Salado DR	10 Years	11-20-22
Sandra Madrid		26 Salado DR	26 years RS	11-20-2022
Hank Pish		30 Salado Dr	24 yrs	11-20-2022
PAUL RUBIO JR		804 Hueco Dr.	23 yrs	11-20-2022

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Apache Drive
Navaho Circle

Tonkawa Circle
Pueblo Circle
Dakota Circle
Lipan Drive

Owner/Resident				
Name	Signature	Address	Years Owned/Resided	Date Signed
BRYDEN BAKER		803 Hueco Dr	1996	11/20/22
Katherine Ravelle		803 Hueco Dr	since 1996	11/20/22
Dalton Mitchell		803 Hueco Dr	Since 2002	11/20/22
Enrique Cruz		832 Hueco Dr.	Since 24 yrs	11.26.22
Debra K. Atchley		836 Hueco Dr.	24 yrs	11-26-22
TRUOC T. AARON		289 CADDELL LANE	27 Years	11-26-22
Francine Owens		851 Hueco Drive	4 Years	11-26-22
Selena Suenz		913 Seminole Dr	8 years	11/26/22
Samuel Suenz		913 Seminole Dr	8 Years	11/26/22
Lisa Golding		835 Hueco Drive	1998	11/26/22
ELIZABETH BERTING		823 Hueco Drive	20	11/26/22
James Kralczyk		807 Hueco Dr	10	11-26-22

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Navaho Circle

Tonkawa Circle
Pueblo Circle
Dakota Circle
Lipan Drive

[illegible]

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Lipan Drive




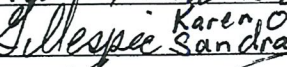
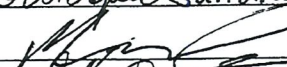


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Caddell Lane
Apache Drive
Navaho Circle

Tonkawa Circle
Pueblo Circle
Dakota Circle
Lipan Drive

Owner/Resident				
Name	Signature	Address	Years Owned/Resided	Date Signed
Kevin & Dianne Douglas		840 Pueblo circle	10 yrs / 30	11-26-22
Travis Stahl		851 Pueblo Circle	13 yrs	11-26-22
Raul Hernandez		948 Pueblo Circle	24 yrs	11/26/22
Karen O'Neal / Sandra Gillespie		852 Pueblo Circle	24 years	11/26/22
Rosa Morales		856 Pueblo Circle	32 yrs.	11/26/22
Stewart & Dawn Solbrig		887 Seminole Drive	15 years	11/26/2022
Delia & Gerardo		875 Seminole Dr.	14 yrs	11-27-22