

**PLANNING COMMISSION – SEPTEMBER 4, 2019 – 6:00PM**

New Braunfels City Hall Council Chambers

**Applicant/Owner:** Moeller and Associates (James Ingalls, P.E.)

**Address/Location:** 45 acres out of the Orilla Russell League Survey, No. 2, Abstract No. 485, in the City of New Braunfels, Comal County, Texas, located on the south side of Orion Drive and east of the Union Pacific Rail Road.

**PROPOSED SPECIAL USE PERMIT – CASE #SUP19-121**

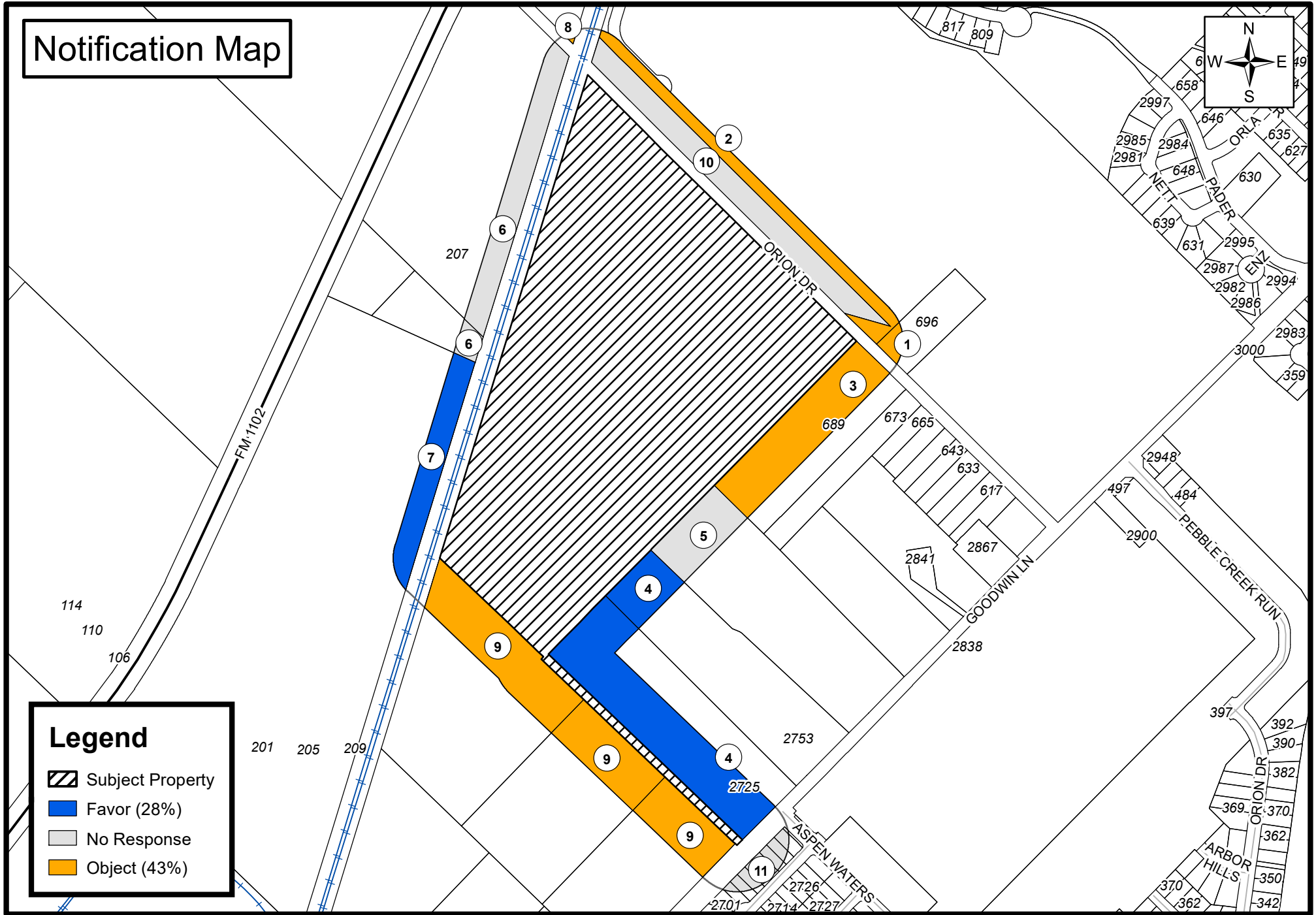
The circled numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as "Subject Property".

- |   |                                  |
|---|----------------------------------|
| 1 MICHIE REXFORD J & SALLY A WEITZ-MICHIE | 7 HOLLMIG MARY ANN               |
| 2 E B INDUSTRIES                          | 8 ROW JOHNNIE F                  |
| 3 WHIPKEY ROBERT D & PAULA J              | 9 KOONTZ MCCOMBS 1 LTD           |
| 4 KESTER LAVAIN & BARBARA RVCBL TRST      | 10 CHESMAR HOMES CT              |
| 5 LEHMANN LARRY W & MARY ANN              | 11 AMH CREEKSIDE DEVELOPMENT LLC |
| 6 KOEPP NOLAND & VERA LTD PRTRNSHP LTD    |                                  |

**SEE MAP**

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# Notification Map



## Reasons for objecting to SUP 19-106 MG

1. Condition of Orion Drive road surface and width
  2. High density housing
  3. Flooding conditions
  4. Limited access to the area with train blockage
  5. City previous denial of trailer at 673 Orion Drive address
  6. Unanswered questions regarding details of development
  7. Previous experience with SUP for the 4 acres that are included in addresses 609-667 Orion Drive
- 
1. Orion Drive is a narrow road that has minimal upkeep and is not on the city's improvement plan. So change in conditions is not expected. In 2015 four acres were built on from 609 to 667 Orion. These 16 homes are built very close to Orion Drive without sidewalks and do not have adequate parking for the residents. It is not unusual to wait for pedestrians or oncoming passing motorists so you can make your way down the road. The proposed SUP is for mobile homes. Using five homes per acre. This would add 250 homes in the area and with at least two vehicles per home, that makes a minimum of 500 additional cars and pickup trucks using Orion Drive. Already "speed limit" and "no thru truck traffic" signs are ignored and pedestrian traffic is in danger with the drive-thru vehicles using Orion Drive.
  2. High density housing does not fit into the current neighborhood. Areas along Alligator Creek and Goodwin Lane are upscale homes with neighborhood parks and amenities.
  3. With current agricultural use of the land, flooding is not unusual with heavy rainfalls. Water flows across Orion Drive in numerous places. Water drainage downstream along Orion Drive from this property is already inadequate. By adding pavement, sidewalks, and rooftops, even more water will be running off the property and not be absorbed by the agricultural ground. The road in front of the 609-667 properties is already an area of severe flooding with the current conditions.
  4. In the 900 block of Orion there are two railroad tracks. It is not uncommon for one of these tracks to be occupied by a stationary train. These trains may sit for a few minutes or up to three days without moving. Thus access to the 1102 from Orion Drive is impossible. This also limits access to the area by current residents, not to mention all emergency vehicles and first responders.

5. The residents at 673 Orion requested a permit to put a mobile home on the two acre property and were denied. The city informed them they were not giving out permits for mobile homes and were discouraging them in all future situations.
6. The special use permit does not give enough detail about the proposed mobile home park. Some questions that need answers are as follows:  
Number and layout of the lots? City utilities available to the project?  
Water? Sewer system or septic fields? Park area for residents? Access to and from property? Will there be multiple access roads? Sidewalks and safe walking paths? Sidewalks along Orion Drive?
7. In 2014 a special use hearing was held for the 4 acre property that is 609-667 Orion Drive. The proposed development submitted and approved, did not match what was built. If a change order was approved the residents were not informed and if one was not approved how was the construction allowed?

If this SUP is allowed we urge the board to have strict guidelines and expectations that are limited in scope and specific in the design and implementation of the project.

Respectfully submitted,

*Rex J Michie*  
*Sally A. Weitz-Michie*  
Rex J Michie  
Sally A Weitz-Michie

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP19-106 MG

Name: *Rex J Michie Sally Weitz-Michie*

Address: *656 Orion Dr*

Property number on map: *1*

I favor: \_\_\_\_\_

I object: *XX*

(State reason for objection)

Comments: (Use additional sheets if necessary)

*Rexford Michie*

Signature: *Rex J Michie Sally A Weitz-Michie*



I sold the property that has many row  
houses on it. I was lied to by developer  
and real estate agents. It was represented  
to me that since only 1 septic per acre could  
be done that 2 duplexes would be built  
there. If I had known that I would  
not have sold the property. Now places  
there do nothing for the neighborhood.  
Therefore please take my objection  
into consideration

Thank You  
Wilene [Signature]

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP19-106 MG

Name:

EB INDUSTRIES

Address:

111 Bluebonnet Circle

Property number on map:

2

Comments: (Use additional sheets if necessary)

Just N. T. 76247

Since I have a lot of property along Orion  
and mobile homes especially a lot of property  
values are relatively low. I don't think it would  
be a good fit for the  
neighborhood. We are trying to upgrade  
neighborhood. (Order)

Signature:

Wilene [Signature]

RECEIVED  
JUN 03 2019  
BY: \_\_\_\_\_

I favor:

I object: ☒

(State reason for objection)



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP19-106 MG

Name: ROBERT WHIPKEY

Address: 689 ORION DRIVE

Property number on map: 3

I favor: \_\_\_\_\_

I object: ☒ SEE COMMENTS

(State reason for objection)

Comments: (Use additional sheets if necessary)

NEGATIVE EFFECT ON PROPERTY VALUE  
ORION DRIVE NOT ABLE TO HANDLE INCREASED TRAFFIC SAFELY  
NEGATIVE EFFECT ON WILDLIFE HABITAT

Signature: Robert Whipkey

OVER

RECEIVED

JUN 03 2019

HOW WOULD CITY SERVICES BE PROVIDED TO THE RESIDENTS  
HOW MANY DWELLINGS ARE PLANNED ON THE ACREAGE  
HOW WILL TRAFFIC ACCESS BE PROVIDED  
ARE THERE PLANS TO ELIMINATE THE TRAIN FROM BLOCKING  
ORION DRIVE  
WHAT IS DRAINAGE PLAN DEVELOPED BY THE ENGINEERS

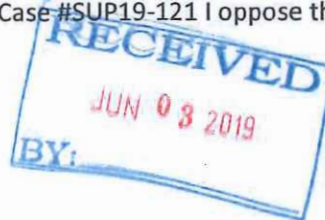
**Matt Greene**

**From:** salvia4810@gmail.com  
**Sent:** Sunday, June 02, 2019 9:32 PM  
**To:** Matt Greene  
**Subject:** Rezoning. Case #SUP19-106 MG

My name is Jenelle Ray and I am the president of EB Industries, Inc, property #2 on your map My address is 16044 E Sunflower Dr. in Fountain Hills, AZ. 85268 I am submitting my protest for the proposed rezoning. In the past instances when land has been rezoned for trailer homes surrounding property values have gone down. Most of the surrounding properties are having houses built. Why mix the surrounding area? Most residents like things that are similar and will not affect their property values Proposed Special Use Permit Case #SUP19-121 I oppose the proposed rezoning.

Jenelle Ray  
President  
EB Industries, Inc

Sent from my iPhone



**YOUR OPINION MATTERS - DETACH AND RETURN**

**Case:** #SUP19-106 MG

**Name:** LAVINE KESTER

**Address:** 2753 Goodwin Lane

**Property number on map:** 4

**Comments:** (Use additional sheets if necessary)

**Signature:** Lavine Kester

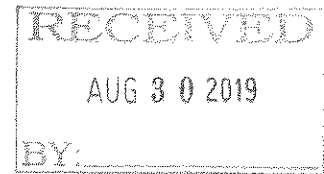
**I favor:** ☒

**I object:** ☐

(State reason for objection)



August 28, 2019



City of New Braunfels  
Planning Commission  
550 Landa Street  
New Braunfels, Texas 78130

Re: Public hearing for Kenneth and Dwight Schmidt and  
Cynthia Bennett Special Use Permit.

Dear Planning Commission Members:

Due to a prior meeting commitment at my church occurring at the same time as this meeting, I am unable to attend tonight's hearing.

My wife and I want you to understand that we are IN FAVOR of passing this request. We have lived on Goodwin Lane for 40 plus years and have seen this area grow by leaps and bounds. Buddy and Bea Schlichting and Harry Heinshon were our neighborhood watch. A stranger who came down Goodwin and stopped at our home they were at our driveway wanting to know who they were and if they might be back. We also were on a party line phone. Bennie and Lorene



Schmidt were great neighbors also, although they did not live on their property. Lorene and I talked on the phone often until her passing.

My wife and I are now in our 80's and need to sell our place, however, we are not going to give it away. We are for any development which will enhance the sale of our place.

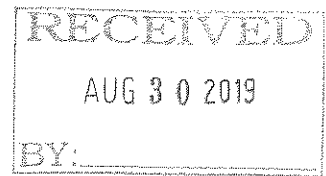
Again, we urge you to pass their request.

Respectfully Submitted,

LaVaine Kester

Barbara Kester  
2753 Goodwin Lane  
New Braunfels, Texas 78130

830-625-8668



Response to Case: #SUP19-106 MG / #SUP19-121

Name: Carson Trainer, Land Manager for Chesmar

Address: 1846 N. Loop 1604 W., Ste. 200, San Antonio, TX

Comment:

I, Carson Trainer - Land Manager for Chesmar, hereby remove my objection to #SUP19-106 MG / #SUP19-121.

Thank you,

A handwritten signature in black ink, appearing to be "C. Trainer", written over a horizontal line.

Carson Trainer, Land Manager for Chesmar

A handwritten date "8/28/19" in black ink.

Date

Response to Case: #SUP19-106 MG / #SUP19-121

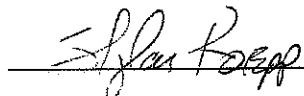
Name: Skylar Koepp, Noland & Vera Joyce Koepp Ltd Partnership

Address: 2755 Hunter Rd New Braunfels, TX 78132

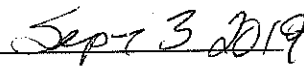
Comment:

I, Skylar Koepp of Noland & Vera Joyce Koepp Ltd Partnership, hereby remove my objection to #SUP19-106 MG / #SUP19-121.

Thank you,



Skylar Koepp, Noland & Vera Joyce Koepp Ltd Partnership



Date

Response to Case: #SUP19-106 MG / #SUP19-121

Name: Craig Hollmig

Address: 396 Lakeview Blvd. New Braunfels, TX 78130

Comment:

I, Craig Hollmig, hereby support #SUP19-106 MG / #SUP19-121 also known as the Schmidt 50.533 acres of the A-485 Sur - 2 O Russell.

Thank you,

Craig Hollmig  
Craig Hollmig

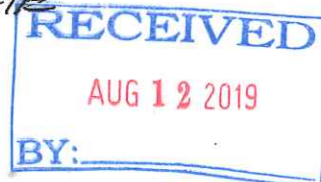
Aug 8, 2019 #7

Date

Cheryl Wornecke  
CHERYL WORNECKE

8-10-19

DATE



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP19-106 MG

Name: Johnnie F Row

Address: 1323 Hillcrest Dr

Property number on map: #8



I favor: \_\_\_\_\_

I object: ☒ \_\_\_\_\_

(State reason for objection)

Comments: (Use additional sheets if necessary)

*We don't need trailer park in area! We need  
Industrial business, for job market!  
People here are in need of good job market! Not  
Trailers.*

Signature: Johnnie F Row



## Matt Greene

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**From:** Julie Cantu <jcantu@mccombshq.com>  
**Sent:** Thursday, May 30, 2019 11:13 AM  
**To:** Matt Greene  
**Subject:** CASE # SUP19-106 MG  
**Attachments:** KOONTZ-MCCOMBS 1, LTD OBJECTION TO SUP19-106 MG NEW BRAUNFELS, TX.pdf

Please find attached objection from Koontz McCombs 1, Ltd. regarding the Notice of Public Hearing to allow a Special Use Permit in the above referenced case. Please contact us with any questions you may have and thank you for your consideration of our opinion in the matter.

Julie A. Cantu  
Executive Assistant to Gary Woods  
McCombs Enterprises  
755 E. Mulberry Avenue, Suite 600  
San Antonio, TX 78212  
210-821-6523 Main  
210-731-4716 Direct  
210-930-3856 Fax  
[jcantu@mccombshq.com](mailto:jcantu@mccombshq.com)

### YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP19-106 MG

Name: Koontz-McCombs 1, Ltd.

I favor: \_\_\_\_\_

Address: 755 E. Mulberry, San Antonio, TX 78212

Property number on map: 9

I object: XX

(State reason for objection)

Comments: (Use additional sheets if necessary)

Attached

Signature: \_\_\_\_\_

*Gary V. Woods*

outside  
JCO notification  
Area

**Matt Greene**

**From:** Elizardo Hernandez <elizardo.hernandez@yahoo.com>  
**Sent:** Sunday, June 30, 2019 9:08 PM  
**To:** Matt Greene  
**Subject:** Oppose Case: #SUP19-106 MG

Mr. Greene,

I'm a resident at 3025 Sandstone Way, NB, Texas 78130. I oppose the Variance for a "Special Use Permit" to allow a mobile home community built off Orian Drive, East of the railroad tracks, between Common Lane and Goodwin Lane (Case: # SUP19-106 MG).

I feel this will adversely affect our community and say NO!

Please include my email in your report.

Thank you.

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP19-106 MG

Name: ELIZARDO HERNANDEZ

Address: 3025 SANDSTONE WAY, NB, TX. 78130

Property number on map: OAK CREEK SUBDIVISION

I favor: \_\_\_\_\_

I object: ✓

(State reason for objection)

Comments: (Use additional sheets if necessary)

I SAY "NO" TO THE MOBILE HOME COMMUNITY. THIS WILL AFFECT OUR PROPERTY VALUE, SCHOOLS, STREETS AND SAFETY IN OUR NEIGHBORHOODS. WE PURCHASED OUR HOME TO LIVE IN A NICE AREA FOR OUR CHILDREN. A MOBILE COMMUNITY WILL ONLY BRING OUR COMMUNITY DOWN AND BRING NON-INVESTED MEMBERS TO OUR AREA.

Signature: Elizardo Hernandez

I SAY NO!! SHAME ON THE LAND OWNERS AND CHAIR PERSON FOR ENTERTAINING THE IDEA.



## Matt Greene

**From:** Joan Messinger <joan.messinger99@gmail.com>  
**Sent:** Wednesday, June 26, 2019 8:27 PM  
**To:** Matt Greene  
**Subject:** PROPOSED MOBIL HOME COMMUNITY

Matt Greene,

Someone just delivered a letter to our door re:PROPOSED MOBILE HOME COMMUNITY IN OUR BACKYARD.

The arguments seem to apply only to the proposed mobile home park and not to the several builders along Goodwin Road.

School attendance. Is it only the mobile homes that will swell the number of students attending the local elementary school. Are not the housing tracts going to contribute to the school numbers?

Traffic on Goodwin is already bad with the rough roads. Again, the housing tracts will swell the number of cars. I would think many of the people in the proposed park would choose to exit and enter from Orion and FM1102.

There have been articles in the local paper about the need for affordable housing in New Braunfels. Many people who work here cannot afford to live here. The mentality in Oak Creek, where I own a home, seems to be, not in my backyard. My questions for the opponents: do you recognize a need for affordable housing? If you do, where would you suggest these people live?

Do you eat out? Do you shop at local businesses? Have you ever asked the employees if they live in New Braunfels? My husband and I often do ask. Rarely do we hear that they live here.

I am in favor of approving the special use permit.

Joan Messinger

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP19-106 MG

Name: Joan Messinger

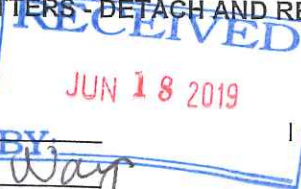
Address: 349 Creekview Way

Property number on map: Oak Creek Estates Phase 3  
Block F, Lot 18

Comments: (Use additional sheets if necessary)

I read much about need for affordable housing in New Braunfels. This is privately owned land. If developed in a responsible way, I see no reason to deny the owners the permit. The mind set of "not in my backyard" is not going to solve the affordable housing problem.

Signature: Joan Messinger



I favor: the special use permit

I object: \_\_\_\_\_

(State reason for objection)

Outside 200'  
Notification Area



YOUR OPINION MATTERS - DETACH AND RETURN

Outside of  
200' Notification  
Area

Case: #SUP19-106 MG

Name: William E Wehling Jr.

I favor: \_\_\_\_\_

Address: 636 Wipper

Property number on map: 636

I object: X

(State reason for objection)

Comments: (Use additional sheets if necessary)

I do not want this type of community bringing my property value down.

Signature: [Signature]

YOUR OPINION MATTERS - DETACH AND RETURN

Outside of  
200' Notification  
Area

Case: #SUP19-106 MG

Name: Dawn Wehling

I favor: \_\_\_\_\_

Address: 636 Wipper

Property number on map: 636

I object: X

(State reason for objection)

Comments: (Use additional sheets if necessary)

I do not want our property bordered by a mobile home park. I lived in one previously.

Signature: Dawn Wehling

## Matt Greene

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**From:** Gordy Hall <gordyhall73@gmail.com>  
**Sent:** Tuesday, June 04, 2019 5:34 PM  
**To:** Matt Greene  
**Subject:** Orion and Hunter/FM 1102 vote against

*Outside of 200  
Notification Area*

Mr. Greene,

I am strongly against the rezoning of this area to a trailer park. Please think about the consequences of this action on the area. This will severely decrease home values and increase crime in our area.

Thank you!

John Hall  
Arroyo Verde Resident



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP19-106 MG

Name: Agapito Hernandez, Jr.

Address: 1647 Wipper

Property number on map: 2

Comments: (Use additional sheets if necessary)

Signature: [Signature]

I favor: Outside ZCC Notification Area

I object: ✓

(State reason for objection)

It will bring the value of my property down.

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP19-106 MG

Name: Stephanie Eickman

Address: 1647 Wipper

Property number on map: 2

Comments: (Use additional sheets if necessary)

Signature: Stephanie Eickman

I favor: Outside ZCC Notification Area

I object: ✓

(State reason for objection)

It will bring the value of our property down.

## Matt Greene

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**From:** Amy Cole-Gusman <amy@strategic300.com>  
**Sent:** Thursday, June 27, 2019 4:11 PM  
**To:** Matt Greene; Matthew E. Hoyt  
**Subject:** Case# SUP19-106-MG - proposed mobile home park on 50.533 acres @ FM 1102 and Orion Drive

*Outside 200'  
Notification Area*

Case# SUP19-106-MG - proposed mobile home park on 50.533 acres @ FM 1102 and Orion Drive



Dear Mr. Greene,

Please accept this letter of opposition to the requested Variance for the above referenced case.

As a property owner within the Oak Creek Estates neighborhood and parent with children attending Oak Creek Elementary School, I am opposed to approval of a Special Use Permit to allow a mobile home community to be built in proximity to our home and school community.

Our property values will clearly be diminished by this type of development. Those of us who reside in the Goodwin Lane Corridor Community already battle daily traffic issues related to insufficient roadway structure, fast single family growth along Goodwin Lane, plus the train that seems to regularly be parked and blocking the junction at Orion and FM 1102. It appears the only way into this mobile home community is using Orion Drive. Have you driven on Orion Drive? If you have not, please try it out and hope the train is not parked at the intersection that day.

Our neighborhood elementary school will also be negatively affected as 180 units will only contribute to swelling enrollment at a special settings campus, likely causing Oak Creek Elementary to regress back into Title I status and lose its services for special needs students due to overcrowding.

With the newer Wasser Ranch Development, Arroyo Verde, Oak Creek Estates and the new single family American Homes rental development under construction on Goodwin Lane, we have plenty of rooftops in our area at varying price points. Adding up to 180 mobile home units into the immediate mix is not an option for us. This site would, however, be a perfect site for a private baseball/softball complex, light industrial warehouses or even another self storage property, but definitely not mobile homes.

Please consider my opposition to this variance request.

Respectfully,  
Amy Gusman  
3015 Shale Cove  
New Braunfels, TX 78130



YOUR OPINION MATTERS - DETACH AND RETURN

outside 200'  
Notification Area

Case: #SUP19-106 MG

Name: THOMAS GREENSTEIN

Address: 142 MERIDIAN CT., N.B., TX 78132

Property number on map: 44877

Comments: (Use additional sheets if necessary)

I favor: \_\_\_\_\_

I object: DEVALUE PROPERTY VALUE  
(State reason for objection)



Signature: [Signature]

YOUR OPINION MATTERS - DETACH AND RETURN

outside 200'  
Notification Area

Case: #SUP19-106 MG

Name: MICHAEL A. CARROLL

Address: 3334 KINGLET COURT

Property number on map: QUAIL VALLEY 5  
BLOCK A, LOT 74

Comments: (Use additional sheets if necessary)

THE PROPOSED USE DOES NOT COMPORT WITH THE PLAN  
FOR RESIDENTIAL GROWTH OUTLINED IN  
ENVISION NEW BRAUNFELS. STICK WITH THE  
LONG-TERM STRATEGY!

Signature: [Signature]

I favor: \_\_\_\_\_

I object: ✓  
(State reason for objection)

YOUR OPINION MATTERS - DETACH AND RETURN

outside 200'  
Notification Area

Case: #SUP19-106 MG

Name: MONTE PEACE

Address: 632 W. 7th

Property number on map: 632

Comments: (Use additional sheets if necessary)

I favor: \_\_\_\_\_

I object: X- Property Value  
(State reason for objection)



Signature: \_\_\_\_\_



## YOUR OPINION MATTERS - DETACH AND RETURN

RECEIVED

JUN 03 2019

BY: \_\_\_\_\_

Case: #SUP19-106 MG

Outside 200'  
Notification AreaName: John Slough

I favor: \_\_\_\_\_

Address: 340 LillianiteI object: X

Property number on map: \_\_\_\_\_

(State reason for objection)

Comments: (Use additional sheets if necessary) Orion and Goodwin & 1102 cannot handle the traffic as it is. The denseness of homes in a mobile home park will be too great for the surrounding infra structure.

Signature: John Slough

## YOUR OPINION MATTERS - DETACH AND RETURN

RECEIVED

JUN 03 2019

BY: \_\_\_\_\_

Case: #SUP19-106 MG

Outside of  
Notification AreaName: Betty S. Slough

I favor: \_\_\_\_\_

Address: 340 Lillianite (opp Goodwin)I object: ✓

Property number on map: \_\_\_\_\_

(State reason for objection)

Comments: (Use additional sheets if necessary)

We use Orion a lot - All of these roads are used with a lot of traffic - Train also blocks roads a lot - New housing areas are going in on all roads leading into area - Too much - One trailer park & 2 rental areas already here - Please refuse charge. 1102 is very busy & traffic too congested.

Signature: Betty S. Slough

## YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP19-106 MG

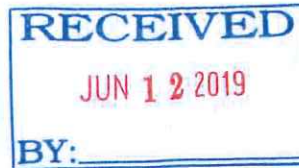
Name: CARLOS BINAENAddress: 653 ARROYO LOMAProperty number on map: NO. 2 ABSTRACT NO 485

Comments: (Use additional sheets if necessary)

I favor: \_\_\_\_\_

I object: ✓

(State reason for objection)

Signature: [Signature]

*Outside 200' Notification Area*

## YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP19-106 MG

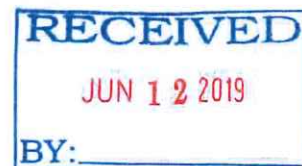
Name: SHANE NUTTAddress: 3208 ARROYO DEL SOLProperty number on map: NO 2, ABSTRACT NO. 485

Comments: (Use additional sheets if necessary)

I favor: \_\_\_\_\_

I object: X

(State reason for objection)

Signature: [Signature]

*Outside 200' Notification Area*

## YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP19-106 MG

Name: Amanda + Brandon HaasAddress: 641 VolmeProperty number on map: 641

Comments: (Use additional sheets if necessary)

I favor: \_\_\_\_\_

I object: X

(State reason for objection)

Signature: Amanda Haas

Manufactured homes will decrease property values at Wasser Ranch + affect resale values. Current infrastructure is incapable of sustaining increased traffic volume. There is an existing manufactured home subdivision 1/2 mile south on Goodwin - no need for this one. It's a statistical fact that mobile homes increase the crime rate.

*Outside 200' Notification Area*



RECEIVED

JUN 04 2019

BY:



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

### NOTICE OF PUBLIC HEARING

The New Braunfels Planning Commission will hold a public hearing at the request of Moeller and Associates (James Ingalls, P.E.) agent for Kenneth Schmidt, Dwight Schmidt and Cynthia Bennett, owners, to consider the following Special Use Permit:

**Property:** 50.533 acres out of the Onila Russell League Survey, No. 2, Abstract No. 485, in the City of New Braunfels, Comal County, Texas, located on the south side of Orion Drive and east of the Union Pacific Rail Road.

**Request:** A Special Use Permit to allow a mobile home community in the "M-1A" Light Industrial District.

Because your property is located within 200 feet of the request, State law requires that we notify you of the public hearing. However, the zoning of your property will not be affected. The public hearing process allows an opportunity to provide comments on the request. This aids the Commission in making a recommendation to City Council.

Public hearings for this request are scheduled before the Planning Commission on Tuesday, June 4, 2019, and tentatively before City Council on Monday, June 24, 2019. Both meetings begin at 6:00 p.m. in the City Hall Council Chambers, 550 Landa Street and are open to the public. To submit written comments complete the information below, including your signature, and return to:

Mail: City of New Braunfels  
Planning Commission  
550 Landa Street  
New Braunfels, TX 78130

Email: [mgreene@nbtexas.org](mailto:mgreene@nbtexas.org)

If you have questions, please call Matt Greene at (830) 221-4053

Matt Greene

#### YOUR OPINION MATTERS - DETACH AND RETURN

Case: SUP19-108/MG

Name: MICHAEL SENNEWAY

Address: 2642 RED BUD WAY

Property number on map:

I favor:

I object: X

(State reason for objection)

Comments: (Use additional sheets if necessary)

1. WILL ADD TO CONGESTION ALREADY BECOMING A PROBLEM
2. WILL REDUCE SURROUNDING PROPERTY VALUES
3. NEED STREET, NOT PEOPLE.

Signature:

YOUR OPINION MATTERS - DETACH AND RETURN

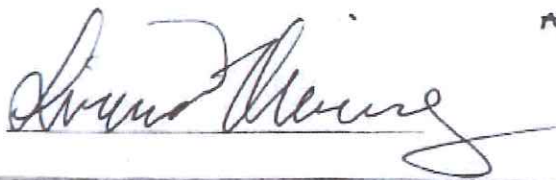
Case: #SUP19-106 MG

Name: SIRENA Thering

Address: 639 Wipper

Property number on map: left of 635

Comments: (Use additional sheets if necessary)

Signature: 

I favor: \_\_\_\_\_

I object: X

(State reason for objection)

This will not add to the current area value and may negatively affect us who already live in the area.

outside of 200' Notification Area

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP19-106 MG

Name: Matthew Thering

Address: 639 Wipper New Braunfels Tx 78130

Property number on map: 635 to the left of

Comments: (Use additional sheets if necessary)

Signature: 

I favor: \_\_\_\_\_

I object: X

(State reason for objection)

The request of the property in question will not add value to the surrounding area and may in fact decrease property value.

outside of 200' Notification Area

Outside of 200'  
Notification Area

**Matt Greene**

**From:** Lee Lewis <leewlewis@gmail.com>  
**Sent:** Friday, May 31, 2019 8:45 PM  
**To:** Matt Greene  
**Subject:** Rezoning Orion/Hunter

Hello

I would like to express my disapproval to rezone this plot for mobile homes as it will negatively impact property values in nearby neighborhoods.

I live at at [369 Creekview Way](#) that is in OakCreek and often use Hunter to Orion to Goodwin.

Please let me know how I can participate in this decision

Thank you

Lee Lewis  
[505-301-8810](#)

YOUR OPINION MATTERS - DETACH AND RETURN

Outside 200'  
Notification Area

Case: #SUP19-106 MG

Name: Dallas & Sheridan Rowley  
Address: 640 Nett View Braunfels TX 78130  
Property number on map: 640

I favor: \_\_\_\_\_

I object: X  
(State reason for objection)

Comments: (Use additional sheets if necessary)

Putting a mobile home community near us will decrease the values of our homes, attract more crime, and deter contributing families from moving into our neighborhood.

Signature: Sheridan Rowley  
Dallas Rowley

YOUR OPINION MATTERS - DETACH AND RETURN

outside 200'  
Notification Area

Case: #SUP19-106 MG

Name: Robert Hills  
Address: 656 Whipper, New Braunfels 78130  
Property number on map: 656

I favor: \_\_\_\_\_

I object: X  
(State reason for objection)

Comments: (Use additional sheets if necessary)

A mobile Home PARK ADJACENT TO my property will lower the Value of my property. Will A Subsequent TAX APPRAISAL Reflect THAT DECREASE IN Value?

Signature: Robert Hills



outside 200'  
Notification Area

**Matt Greene**

**From:** Dad <rhfenderjr@gmail.com>  
**Sent:** Saturday, June 01, 2019 6:07 PM  
**To:** Matt Greene  
**Subject:** Mobil Home Park

Oppose the 50+ acres.  
Robert H Fender Jr.  
457 Apex Ave.  
New Braunfels, TX., 78132

YOUR OPINION MATTERS - DETACH AND RETURN

outside 200'  
Notification Area

Case: #SUP19-106 MG

Name: **Betsy Montoya**

Address: **235 Creekview Way**

Property number on map: \_\_\_\_\_

Comments: (Use additional sheets if necessary)

I favor: \_\_\_\_\_

I object:   
(State reason for objection)



Signature: 

PhotoGrid

YOUR OPINION MATTERS - DETACH AND RETURN

outside 200'  
Notification Area

Case: #SUP19-106 MG

Name: **Oscar Montoya**

Address: **235 Creekview Way**

Property number on map: \_\_\_\_\_

Comments: (Use additional sheets if necessary)

I favor: \_\_\_\_\_

I object:   
(State reason for objection)



Signature: 

Outside 200'  
Notification  
Area

## PROPOSED MOBILE HOME COMMUNITY IN OUR BACKYARD!

There is a very important vote to take place at the Planning and Zoning (P&Z) office on July 2nd at 6:00 PM (postponed from June 4th) at the Municipal City offices located at Landa and Walnut Streets. As a Homeowner in Oak Creek Estates, I feel that the vote in question will adversely affect our property values if it is approved! I am opposed to this requested Variance as a fellow Homeowner.

The vote concerns a 50.533 acre tract of land on Orion Dr., East of the railroad tracks, between Common Ln. (FM 1102) and Goodwin Ln. This parcel of land is currently zoned M-1A (Light Industrial) and the owners have requested approval for a variance for a "Special Use Permit" to allow a mobile home community to be built. **Case: # SUP19-106 MG**

In a conversation with the Chairperson on the P&Z board on 6/10, it is apparent that he is in favor of approving the variance request as it would bring sewer and water closer to other properties and facilitate road improvement on Orion Dr. I was informed that the requested permit called for development for up to 180 units within the 50.533 acre tract. This would account for approximately 300+ automobiles and an indeterminable number of children enrolling in Oak Creek Elementary School. Current enrollment is 517 students as of May 17th of this year. With the current building going on in Cloud Country, Arroyo Verde, Oak Creek Estates, and Wasser Ranch (Approximately 600 platted lots); the Elementary School enrollment will most certainly escalate to a point requiring that an additional Elementary School be constructed.

Chesmar Homes has already given or committed money to the City of New Braunfels for installing a culvert or bridge over Alligator Creek and will be improving the road in the vicinity of their new entrance East of the railroad tracks; Goodwin Ln. is to be improved with approved bond money. There is already a large residential "Rental" community (Creekside Ranch) under construction by American Homes on Goodwin Dr. close to Hwy-306 and the existing mobile home community there. Homes currently being built by the builders within a 2.5 mile area of the requested variance are currently priced from the mid \$200's to the high \$400's. It is felt that approval of the requested Variance will adversely affect our property values and is not needed nor wanted! Do we really need this?

I strongly recommend that you voice your concern and register your opposition to the requested Variance with Matt Greene at 830-221-4053 (mgreen@nbtexas.org) with the P&Z Board and contact the New Braunfels City Council members as they will have the final vote for approval or disapproval of the requested Variance. Collectively, we may make a difference. I have the forms to send to P&Z if needed.

Buck Schott

252 Lillianite

New Braunfels, TX 78130

651-503-1177

buckschott88@gmail.com



## Matt Greene

**From:** Bill McRight <wcmcrigh@gmail.com>  
**Sent:** Monday, June 03, 2019 11:44 AM  
**To:** Matt Greene  
**Cc:** Matthew E. Hoyt  
**Subject:** Proposed Zoning Change - Case # SUP18-106MG, proposal to allow mobile home park in M-1A Light Industrial District.  
**Attachments:** Zoning Proposal letter.pdf

Good morning, Matt –

Thank you for the opportunity to comment on this proposal.

My wife and I strongly object to this proposed zoning change for the following reasons:

1. Increased traffic congestion in already overcrowded area with poor roads
  - Orion Drive is very narrow (trucks are not allowed) and in poor condition.
  - Goodwin Lane is in extremely poor condition.
  - Goodwin Lane frequently floods just north of Orion Drive.
  - Orion Drive is frequently (several times a day) blocked by trains, sometimes for hours, and access to FM 1102 is not available. The alternative is to use Goodwin Lane.
2. There is a lot of wildlife that live in this area, especially deer. We believe this would adversely affect their habitat.
3. This would likely drive increased enrollment in Oak Creek Elementary School, which is very nearly full now.
4. We are also very concerned that this development would reduce property values in all the surrounding neighborhoods (Oak Creek estates, Quail Valley, Wasser Ranch, and other new neighborhoods along Goodwin Lane and Conrads Road.

Thank you for giving us the chance to comment on this proposal.

*William C and Betty S McRight*

William C and Betty S McRight  
321 Creekview Way  
New Braunfels, Texas 78130  
(512) 740-0975  
wcmcrigh@gmail.com



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP18-106 MG

Name: WILLIAM C & BETTY S McRIGHT

Address: 321 CREEKVIEW WAY

Property number on map: \_\_\_\_\_

Comments: (Use additional sheets if necessary)

1. INCREASED TRAFFIC  
2. ADVERSE AFFECT ON WILDLIFE  
3. INCREASED ENROLLMENT IN SCS  
4. DECREASED PROPERTY VALUES

Signature: William C McRight

SEE ATTACHED LETTER

I favor \_\_\_\_\_

I object X

(State reason for objection)

Outside Zoning Notification Area

RECEIVED  
JUN 03 2019  
BY: \_\_\_\_\_

6-26-19

To: Matt Greene

City of New Braunfels, Texas

Regarding: Proposed Zoning Change – Case # SUP19-106MG, proposal to allow mobile home park in M-1A Light Industrial District.

Good morning, Matt –

Thank you for the opportunity to comment on this proposal.

My wife and I strongly object to this proposed zoning change for the following reasons:

1. Increased traffic congestion in already overcrowded area with poor roads
  - Orion Drive is very narrow (trucks are not allowed) and in poor condition.
  - Goodwin Lane is in extremely poor condition.
  - Goodwin Lane frequently floods just north of Orion Drive.
  - Orion Drive is frequently (several times a day) blocked by trains, sometimes for hours, and access to FM 1102 is not available. The alternative is to use Goodwin Lane.
2. There is a lot of wildlife that live in this area, especially deer. We believe this would adversely affect their habitat.
3. The current corn field has environmental benefits, due to the oxygen that it releases, creating clean air for all of us to enjoy.
4. This development would likely drive increased enrollment in Oak Creek Elementary School, which is very nearly full now.
5. We are also very concerned that this development would reduce property values in all the surrounding neighborhoods (Oak Creek Estates, Quail Valley, Wasser Ranch, and other new neighborhoods along Goodwin Lane and Conrads Road.

*up to 24 hours!*

Thank you for giving us the chance to comment on this proposal.

*William C McRight*  
*Betty S McRight*

William C and Betty S McRight  
321 Creekview Way  
New Braunfels, Texas 78130  
(512) 740-0975  
wcmcright@gmail.com



YOUR OPINION MATTERS - DETACH AND RETURN

outside 200' Notification Area

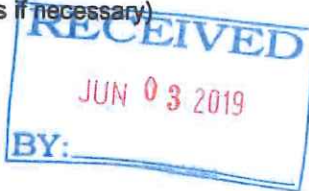
Case: #SUP19-106 MG

Name: SANDRA FULLER

Address: 651 WIPPER, NEW BRAUNFELS

Property number on map: WASSER RANCH

Comments: (Use additional sheets if necessary)



Signature: [Signature]

I favor: \_\_\_\_\_

I object: ☒

(State reason for objection)

I'M VERY CONCERNED THAT THIS MOBILE HOME PROJECT WILL DEVALUE MY PROPERTY AND THE ENTIRETY OF WASSER RANCH. I JUST BOUGHT MY HOME LESS THAN SIX MONTHS AGO.

YOUR OPINION MATTERS - DETACH AND RETURN

Outside 200' Notification Area

Case: #SUP19-106 MG

Name: BRAD L. RAMEY

Address: 5870 HOPPER CT, NB, TX 78132

Property number on map: \_\_\_\_\_

Comments: (Use additional sheets if necessary)

If land is to be used, use it for infrastructure in order to keep up with population.



Signature: [Signature]

I favor: \_\_\_\_\_

I object: ☒

(State reason for objection)

PROPERTY USE AND VALUE. EFFECT ON OTHERS. DO NOT NEED LOW INCOME HOUSING IN TOWN.

YOUR OPINION MATTERS - DETACH AND RETURN

outside 200' Notification Area

Case: #SUP19-106 MG

Name: Shawn Pearce

Address: 632 Wipper

Property number on map: 632

Comments: (Use additional sheets if necessary)

Signature: Shawn Pearce

I favor: \_\_\_\_\_

I object: ☒

(State reason for objection)

Property Value

Case: #SUP19-106 MG

Name: LARRY D. + MICKEY A. ILLIFF

Address: 304 Lillianite, New Braunfels, TX

Property number on map: Lot 14 Block L of Oak Creek Estates Phase 2C A Subdivision

Comments: (Use additional sheets if necessary)

We feel a mobile home park will devalue our property

Signature: Larry D. Illiff Mickey A. Illiff

I favor: \_\_\_\_\_

I object: ✓

(State reason for objection)

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JUN 26 2019

BY: \_\_\_\_\_

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP19-106 MG

Name: MARTIN ROTHROCK

Address: 2987 GYPSUM COVE

Property number on map: 3000

Comments: (Use additional sheets if necessary)

THE REASON TO OPPOSE IS OBVIOUS! OVERDEVELOPMENT AND VALUATION OF PROPERTIES WHICH WE PURCHASED UNDER DIFFERENT CONDITIONS AND COVENANTS. LIGHT INDUSTRIAL MAKES MUCH MORE SENSE WITH R/R TRACK NEXT TO AREA.

Signature: Martin Rothrock

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JUL 01 2019

I favor: \_\_\_\_\_

I object: X

(State reason for objection)

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP19-106 MG

Name: THOMAS PRICE

Address: 313 CREEKVIEW WAY

Property number on map: oak creek estates

Comments: (Use additional sheets if necessary)

CASE # SUP19-106 MG

Signature: Thomas Price

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JUN 28 2019

BY: \_\_\_\_\_

I favor: \_\_\_\_\_

I object: X

(State reason for objection)

PROPERTY VALUES INCREASED TRAFFIC OVER LOAD AREA SCHOOL



From:  
Sent:  
To:  
Subject:

Jennifer Quinata <quinataj@gmail.com>  
Monday, July 01, 2019 8:56 PM  
Matt Greene  
Case #SUP-19-106 MG

Outside 200'  
Notification Area

Matt,

I am a concerned home owner at oak creek estates. I am concerned about the new proposed community (Alligator Creek) and how it will affect my property value.

The increase influx in the area will cause higher traffic and a burden on the current enrollment at oak creek elementary school.

I am opposed of this new community.

Thank you,

Jennifer Quinata  
Phone # 701-818-7816  
address: 3032 sandstone way

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP19-106 MG

Name: JO PINTO

Address: 635 WIPPER NEW BRUNSWICK, NJ

Property number on map: 635

Comments: (Use additional sheets if necessary)

I OBJECT DUE TO THE IMPACT A MOBILE HOME COMMUNITY WILL LOWER THE PROPERTY VALUE AND OF THE SAFETY CONCERNS FOR HAVING A LOW INCOME NEIGHBORHOOD SO CLOSE TO OUR NEIGHBORHOOD.

Signature: [Signature]

Outside 200'  
Notification Area



I object: [Signature]  
(State reason for objection)

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP19-121 MG

Name: Lindsey Smith-Punford

Address: 2662 Red Bud Way

Property number on map:

Comments: (Use additional sheets if necessary)

I would rather see the property used for non-mobile home housing. I firmly object to allowing a mobile home community. I believe it decreases property value so less money will go towards property taxes and you will see an increase of crime and theft to surrounding communities.

Signature: Lindsey Smith-Punford

Outside 200'  
Notification Area



I favor: [Signature]

I object: [checkmark]  
(State reason for objection)

**From:** Daniel Hansen <hmchansen@gmail.com>  
**Sent:** Tuesday, July 02, 2019 11:22 AM  
**To:** Matt Greene  
**Subject:** P&Z Case #SUP19-106 MG

Outside ZCD  
Notification  
Area

Hello,

As a property owner in the Oak Creek Subdivision and registered voter in the community I am writing to express my concern regarding the proposed rezoning of the 50 acre tract on Orion Dr. I understand you will be voting on a request to rezone this tract from M-1A to Special Use Permit allowing a mobile home community to be built on this land.

We already have a large and growing rental community in this area and I am concerned that additional mobile homes in this area will have a negative affect on current property values. Additionally the surrounding developments are growing at a rate that will make it difficult for the Oak Creek Elementary school to effectively serve this area. As you know the high Comal ISD ratings have a large positive influence on our current growth rate. Please consider slow and controlled growth distribution and rate to allow for our school districts to meet the needs of our communities.

I am asking you to vote No on Case #SUP19-106 MG

Thank you.

Daniel Hansen  
3003 Shale Cove, New Braunfels, TX 78130

**YOUR OPINION MATTERS - DETACH AND RETURN**

**Case:** #SUP19-106 MG

**Name:** Justin Harter

**Address:** 343 Escarpment Ck

**Property number on map:** 355 / Not shown

**Comments:** (Use additional sheets if necessary)

**Signature:**

*Justin Harter*

I favor: \_\_\_\_\_

I object: ☒

(State reason for objection)

Outside ZCD  
Notification  
Area

Scanned with CamScanner



## YOUR OPINION MATTERS - DETACH AND RETURN

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JUL 15 2019

Case: #SUP19-106 MG

Name: DAVID T BAUM

I favor: \_\_\_\_\_

Address: 247 Lillianite N.B.Property number on map: OAK CREEK RESIDENT OWNERI object: ☒

(State reason for objection)

Comments: (Use additional sheets if necessary)

Negative impact  
on property values.Signature: David T BaumOutside 200'  
Notification Area

## YOUR OPINION MATTERS - DETACH AND RETURN

Outside 200'  
Notification  
Area

Case: #SUP19-106 MG

Name: BRENDA ARMER

I favor: \_\_\_\_\_

Address: \_\_\_\_\_

Property number on map: \_\_\_\_\_

I object: Brenda Armer

(State reason for objection)

Comments: (Use additional sheets if necessary)

De value property  
& TrafficSignature: Brenda Armer

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JUL 01 2019

BY: \_\_\_\_\_