

## **PLANNING COMMISSION – MARCH 2, 2021– 6:00PM**

Zoom Meeting

**Applicant/Owner:** David Morin, MNO Partners, agent for Noland and Vera Koepp, Ltd Partnership, owner

**Address/Location:** Approximately 10 acres located at the northwest corner of the intersection of E. Common Street and Old FM 306 (see map).

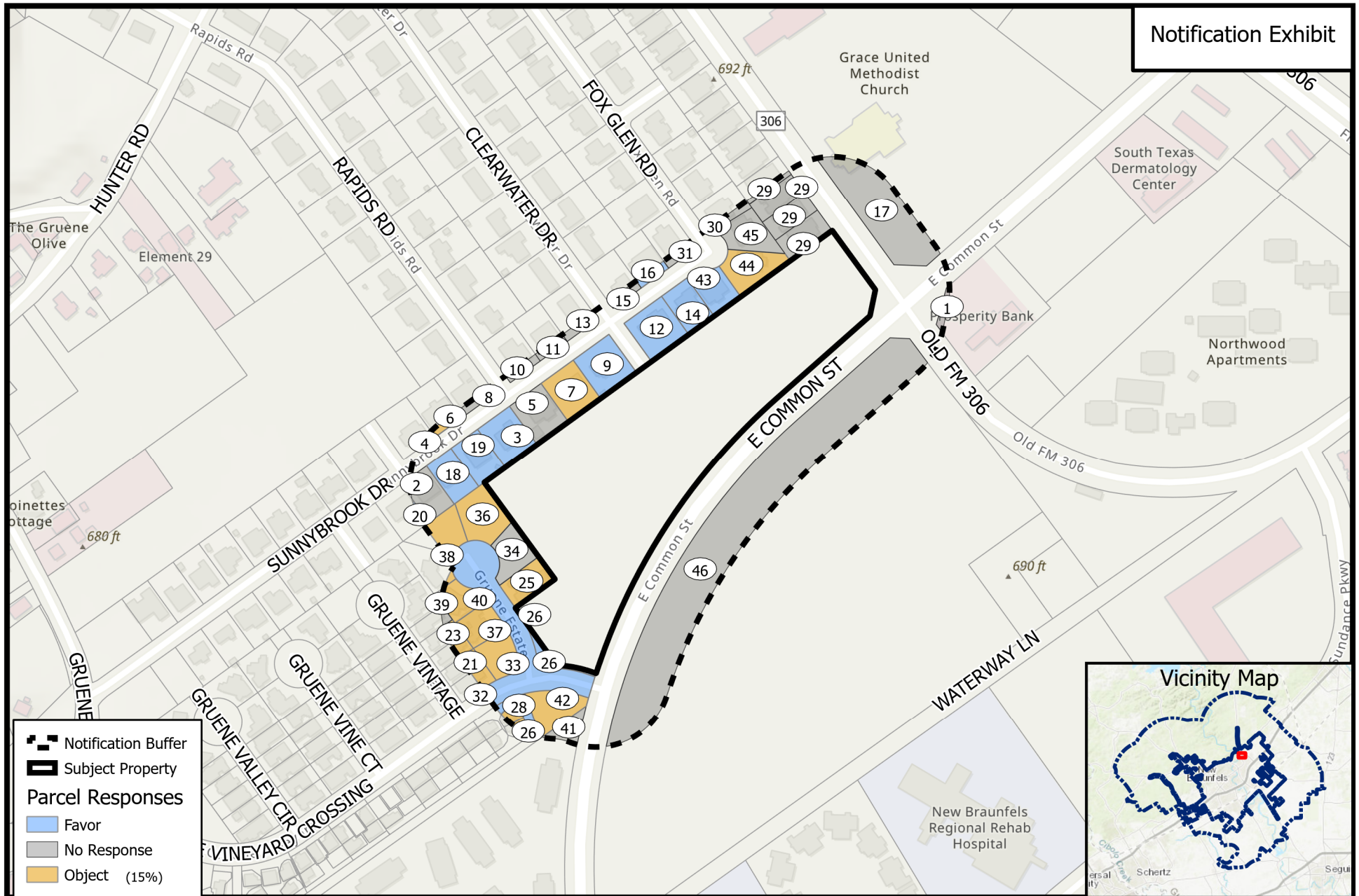
### **PROPOSED SUP – CASE #SUP21-037**

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. FIRST VICTORIA NATIONAL BANK        | 24. SIMECEK TIMOTHY D & CYNTHIA A         |
| 2. DELEON FELIPE JR                    | 25. KIMBLE TRACE N                        |
| 3. MORGAN LEE S & ELLEN                | 26. VINEYARD AT GRUENE POA                |
| 4. WEST BERT & HARRIET LIVING TRUST    | 27. WRIGHT MATTHEW                        |
| 5. CLOVER MARGARET G ESTATE OF         | 28. HOLTZCLAW DON & DENISE                |
| 6. REICHERT TERRANCE E & LINDA M       | 29. GRUENE NB LLC                         |
| 7. SCHEEL CLARENCE A                   | 30. BAUER JENNIFER W & SHANNON L          |
| 8. HENDRIKSEN JAMES J                  | 31. CARRINGTON NATHAN T & AMANDA J MARTIN |
| 9. QUINTERO BRIAN K & JENNIFER M       | 32. ABBOTT DAVID W & EMILY JO             |
| 10. BENAVIDEZ DANIEL & DIANA           | 33. MAI TAIS & YAHTZEE LLC                |
| 11. LEHR JOHN JR                       | 34. JAMES HARRISON SEE LLC                |
| 12. DUERKSEN KENNETH & NIKKI           | 35. SNIDER COY & MICHELLE                 |
| 13. ARNOLD AMANDA M & CARL B           | 36. KIMBLE BRADY & DIANA                  |
| 14. DESTEFANO RON W & BRENDA D         | 37. JORGENSEN JEFFREY C & TERESA J        |
| 15. VILLARREAL GIAN C                  | 38. FEHNER KAREN SUZANNE                  |
| 16. GOGGANS JASON W & BRENDA F         | 39. ANDREWS FAMILY TRUST 5-11-2007        |
| 17. GRUENE UNITED METHODIST CHURCH     | 40. RKL LLC                               |
| 18. EBBESEN MARLECE                    | 41. AUGUSTA GRUENE APARTMENTS LP          |
| 19. EDMONDSON JAMES T & STEPHANIE      | 42. NEW DAY CUSTOM HOMES LLC              |
| 20. JAMESON DEAN C & KRISTYN           | 43. HOWARD LORRAINE M                     |
| 21. ANDREWS WESLEY & GINA              | 44. MARTIN EDWARD V III                   |
| 22. VARDEMAN JESS D & LARRY K VARDEMAN | 45. PHELPS LARRY                          |
| 23. WILKINS PETER J                    | 46. KOEPP NOLAND & VERA LTD PRTNRSHLP LTD |
- 

**SEE MAP**

# Notification Exhibit



**SUP21-037**

**Request to allow for multi-family use**



0 200 400 Feet



## SUP for MNO Development Multifamily Project at Common Street and FM 306

First Name:

Scott

Last Name:

Morgan

Address:

1742 Sunnybrook Dr.

#3

Email:

plummorgan@yahoo.com

Phone:

210-710-7524

Please indicate support or opposition for the project based on the parameters below:

Units adjacent to single family use are no more than two stories

Units not adjacent to single family use are no more than three stories

Dumpsters are at least 50 feet away from single family use

Privacy wall built along all adjacent single family use prior to the start of vertical construction

Storm water detention will include 5% excess over city requirements

Vehicular access to Clearwater Driver restricted to <sup>Emergency</sup> vehicles only☒ I Support The Project☐ I Oppose The Project☐ I Do Not Support or Oppose The Project

Additional Comments: As they arise

Signature:

Scott Morgan

Date:

3-31-2021

Thank you for taking the time to meet with us. All information provided on this form is confidential and will only be used by the development team and the City of New Braunfels in order to collect and assess neighborhood feedback.

## SUP for MNO Development Multifamily Project at Common Street and FM 306

First Name: Brian

Last Name: Quintaro

Address: 1766 Sunnybrook Dr  
NB, TX 78150

# 9

Email: brian.quintero@yahoo.com

Phone: 972.814.8744

Please indicate support or opposition for the project based on the parameters below:

Units adjacent to single family use are no more than two stories

Units not adjacent to single family use are no more than three stories

Dumpsters are at least 50 feet away from single family use

Privacy wall built along all adjacent single family use prior to the start of vertical construction

Storm water detention will include 5% excess over city requirements

Vehicular access to Clearwater Driver restricted to <sup>Emergency</sup> vehicles only

Will support with additions in comments section

☒ I Support The Project☐ I Oppose The Project☐ I Do Not Support or Oppose The Project

Additional Comments:

#1 Developer promises to build a <sup>4-5'</sup> fence  
from Driveway to Clearwater Suburb#2 Balconies will not face property's  
backyard

Signature:



Date:

5/31/21

Thank you for taking the time to meet with us. All information provided on this form is confidential and will only be used by the development team and the City of New Braunfels in order to collect and assess neighborhood feedback.



SUP for MNO Development Multifamily Project at Common Street and FM 306

First Name:

Kenneth

Last Name:

Duerksen

Address:

1808 Sunnybrook Dr

#12

Email:

kend123@yahoo.com

Phone:

512 917 2269

Please indicate support or opposition for the project based on the parameters below:

Units adjacent to single family use are no more than two stories

Units not adjacent to single family use are no more than three stories

Dumpsters are at least 50 feet away from single family use

Privacy wall built along all adjacent single family use prior to the start of vertical construction

Storm water detention will include 5% excess over city requirements

Vehicular access to Clearwater Driver restricted to vehicles only

☒ I Support The Project

☐ I Oppose The Project

☐ I Do Not Support or Oppose The Project

Additional Comments:

The emergency vehicles only on Clearwater  
is very important.  
Privacy wall is very important.

Signature:

*[Handwritten Signature]*

Date:

3-30-2021

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YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

Name: Ron W. & Brenda D. DeStefano

Address: 1816 Sunnybrook Drive, NBT

Property number on map: 14

Comments: (Use additional sheets if necessary)

Signature: 

I favor: X

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

(State reason for objection)



## SUP for MNO Development Multifamily Project at Common Street and FM 306

First Name:

Ron + Brenda

Last Name:

DeStefano

Address:

1816 Sunnysbrook Dr.

#14

Email:

destefanotire@netscape.net

Phone:

830-625-2010

Please Indicate Support or Opposition for the Project:



I Support The Project



I Oppose The Project



I Do Not Support or Oppose The Project

Additional Comments:

We've loved the farm field behind us for thirty years. The reality is that New Braunfels is growing leaps + bounds and it won't stay as it is forever. Having commercial property behind us and Clearwater being extended to Common St. is the worst possible scenario.

This group is working with us to address our concerns and keep our quality of life and property values considered and respected.

Signature:

Brenda + Ron DeStefano

Date:

3/23/21

Thank you for taking the time to meet with us. All information provided on this form is confidential and will only be used by the development team and the City of New Braunfels in order to collect and assess neighborhood feedback.

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

Jason Goggans  
1815 Sunnybrook Dr.  
New Braunfels, TX  
78130-3023

Name: \_\_\_\_\_

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

Property number on map: 16

Comments: (Use additional sheets if necessary)

Signature: Jason Goggans



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

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

(State reason for objection)

as long as  
Clearwater dr.  
remains  
closed to  
thru  
traffic.

MAR 02 2021

**SUP for MNO Development Multifamily Project at Common Street and FM 306**

First Name:

MARLece

Last Name:

Ebbesen

Address:

1734 Sunnybrook Dr.

#18

Email:

MARLece7777@sbcglobal.net

Phone:

210 885-3722

**Please indicate support or opposition for the project based on the parameters below:**

Units adjacent to single family use are no more than two stories

Units not adjacent to single family use are no more than three stories

Dumpsters are at least 50 feet away from single family use

Privacy wall built along all adjacent single family use prior to the start of vertical construction

Storm water detention will include 5% excess over city requirements

Vehicular access to Clearwater Driver restricted to Vehicles only

☒ I Support The Project

☐ I Oppose The Project

☐ I Do Not Support or Oppose The Project

Additional Comments:

Signature:

Marla A Ebbesen

Date:

3-30-21

Thank you for taking the time to meet with us. All information provided on this form is confidential and will only be used by the development team and the City of New Braunfels in order to collect and assess neighborhood feedback.



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

Name: James Edmondson

Address: 1738 Sunnybrook Drive

Property number on map: #19

Comments: (Use additional sheets if necessary)

Signature: James Edmondson

I favor: ✓ only if I  
have 2 story apartments behind me  
I object: #19

(State reason for objection)

MAR 02 2021

**SUP for MNO Development Multifamily Project at Common Street and FM 306**

First Name:

DEAN + KRISTYN

Last Name:

JAMESON

Address:

1726 SUNNYBROOK DR

#20

Email:

DEANER14@YAHOO.COM

Phone:

830 708 7911

**Please Indicate Support or Opposition for the Project:**

☒ I Support The Project

☐ I Oppose The Project

☐ I Do Not Support or Oppose The Project

**Additional Comments:**

Signature:



Date:

3/23/21

Thank you for taking the time to meet with us. All information provided on this form is confidential and will only be used by the development team and the City of New Braunfels in order to collect and assess neighborhood feedback.



## LETTER OF INTENT TO FORM AGREEMENT

March 29<sup>th</sup>, 2021

**RE: Common St Development Site: A-155 SUR – 35 A P Fuquay**

### Interested Parties:

**The Developer**  
**MNO Gruene LLC**

**The POA**  
**The Vineyard at Gruene POA**

Mr. Larry Schalow, Mr. Ron Richardson, and Mr. Michael Phelan,

Thank you for your time and patience working with us to come up with a solution to guarantee a high-quality development that protects the privacy, security, and well-being of the Vineyard at Gruene community. We are writing this letter of intent to form an agreement between our company and the Vineyard at Gruene POA. In this letter you will find an outline of the deal points that we can make with the neighborhood. If you find these points acceptable, please sign and we will include as part of our Special Use Permit application or formalize into a legal contract.

MNO Gruene, the developer, will agree to the following, **“THE DEVELOPER’S PROMISE”**,:

1. All units adjacent to neighboring single-family homes in the Vineyard at Gruene neighborhood will be two stories and the second story will feature drywall windows elevated 2’ from the floor. Heights in the two-story zone, as indicated in the SUP application, will be limited to 35’, which includes the roof line. For the three-story units close to Common St, the third floor and will feature drywall windows elevated 2’ from the floor.
2. MNO Gruene will agree to require that all dumpsters will be located at least 50’ away from neighboring single-family homes in the Vineyard at Gruene Neighborhood
3. MNO Gruene will build a 10’ privacy wall to ease the transition between the two-story multifamily buildings and units and the neighboring single-family homes in the Vineyard at Gruene neighborhood. The privacy wall will be located in the approximate location as indicated in Exhibit A of this agreement. The privacy wall is subject to City of New Braunfels requirements for safety and visibility. If the privacy wall must be lower towards Common Street to meet City of New Braunfels requirements, the privacy wall will be lowered to the maximum height allowed by the City.
4. MNO Gruene will ensure that storm water mitigation will be provided by the site in accordance to the City of New Braunfels Drainage and Erosion Control Design Manual. The site will provide 105% of the required storm water storage capacity for any required storm

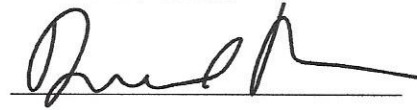
water detention. Storm water detention will be provided above ground, below ground, or in any other acceptable form as required by the City of New Braunfels.

The above conditions, "**THE DEVELOPER'S PROMISE**", will be required by the developer if the Vineyard at Gruene POA, the POA, agrees to the following, "**THE POA's PROMISE**";:

1. The Vineyard at Gruene POA will write a letter of support for the project.
2. The Vineyard at Gruene POA will encourage members to support the project.
3. The Vineyard at Gruene POA will sign this agreement.

Agreed to and Accepted:

**The Developer:**  
**MNO Gruene LLC**

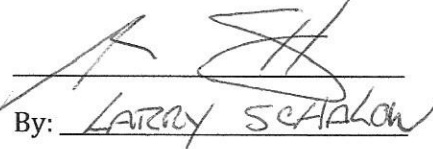


By: David Morin

Its: Managing Member

Date: March 29<sup>th</sup>, 2021

**The POA:**  
**The Vineyard at Gruene POA**



By: LARRY SCHARLOW

Its: POA - THE VINEYARD AT GRUENE PRESIDENT

Date: 2 APRIL 2021

**Exhibit A:**





SUP for MNO Development Multifamily Project at Common Street and FM 306

First Name:

Diane

Last Name:

Andrews

Address:

1228 Duene Vintage

#39

Email:

dmandre06@gmail.com

Phone:

703-447-8240

Please Indicate Support or Opposition for the Project:

☒ I Support The Project

☐ I Oppose The Project

☐ I Do Not Support or Oppose The Project

Additional Comments:

Would like reassurance that what you propose will be done — especially the 10 ft wall and detention pond (for the water flooding thru Duene Vineyard homes)

Signature:

Diane Andrews

Date:

3/23/21

Thank you for taking the time to meet with us. All information provided on this form is confidential and will only be used by the development team and the City of New Braunfels in order to collect and assess neighborhood feedback.



David Morin <david@mnoinvestments.com>

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## Common St & Old FM 306 - Stormwater

6 messages

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**David Morin** <david@mnoinvestments.com>  
To: Andrews.home@verizon.net

Mon, Mar 29, 2021 at 2:27 PM

Hi John,

We enjoyed meeting you at the neighborhood meeting last week and we appreciate your feedback. We checked with our engineer and he said that we would most certainly be required to provide some form of storm water detention. We understand this was your number one concern and so we are proposing the following language to the POA:

- MNO Gruene will ensure that storm water mitigation will be provided by the site in accordance to the City of New Braunfels Drainage and Erosion Control Design Manual. The site will provide 105% of the required storm water storage capacity for any required storm water detention. Storm water detention will be provided above ground, below ground, or in any other acceptable form as required by the City of New Braunfels.

Please let me know if you agree with this language. I think it gives us enough flexibility to design a detention system that can work with our site plan, while also ensuring that we go above and beyond the City's requirements.

Let me know what you think!

Sincerely,

**David Morin**  
*Partner*



M: +1 (210) 303-7858  
E: david@mnoinvestments.com

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**John Andrews** <andrews.home@verizon.net>  
Reply-To: John Andrews <andrews.home@verizon.net>  
To: "david@mnoinvestments.com" <david@mnoinvestments.com>, "Andrews.home@verizon.net" <Andrews.home@verizon.net>  
Cc: "poa.gruene78130@gmail.com" <poa.gruene78130@gmail.com>

Mon, Mar 29, 2021 at 4:11 PM

Thanks David for the quick response!

As a homeowner you captured my concern and the engineering response/language is appropriate based on my level of knowledge.

I will share this information and discuss with the Board of Directors in the next few days.

Note: Board is cc on this message.

Warm regards, John

John Andrews  
andrews.home@verizon.net

[Quoted text hidden]

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**David Morin** <david@mnoinvestments.com>  
To: John Andrews <andrews.home@verizon.net>  
Cc: "poa.gruene78130@gmail.com" <poa.gruene78130@gmail.com>

Mon, Mar 29, 2021 at 5:42 PM

That's great to hear! Thanks John!

Sincerely,

**David Morin**  
*Partner*



M: +1 (210) 303-7858  
E: david@mnoinvestments.com

[Quoted text hidden]

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**David Morin** <david@mnoinvestments.com>  
To: Frank Navarro <frank@mnoinvestments.com>

Mon, Mar 29, 2021 at 7:51 PM

[Quoted text hidden]

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**John Andrews** <andrews.home@verizon.net>  
Reply-To: John Andrews <andrews.home@verizon.net>  
To: "david@mnoinvestments.com" <david@mnoinvestments.com>  
Cc: "poa.gruene78130@gmail.com" <poa.gruene78130@gmail.com>

Wed, Mar 31, 2021 at 8:13 AM

David,

Following up to our correspondence below.

As a resident of The Vineyard at Gruene and based on your response, I am withdrawing my objections to the MNO Gruene planning regarding storm water drainage, erosion control and detention pond.

Warm regards, John

John Andrews  
andrews.home@verizon.net

-----Original Message-----

From: David Morin <david@mnoinvestments.com>

To: John Andrews <andrews.home@verizon.net>

Cc: poa.gruene78130@gmail.com <poa.gruene78130@gmail.com>

[Quoted text hidden]

[Quoted text hidden]

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**David Morin** <david@mnoinvestments.com>

Wed, Mar 31, 2021 at 10:42 AM

To: John Andrews <andrews.home@verizon.net>

Cc: "poa.gruene78130@gmail.com" <poa.gruene78130@gmail.com>

That is great news. Thank you John! I am glad we were able to meet and discuss the project and also address your main concerns with our promise for our stormwater system.

Sincerely,

**David Morin**  
*Partner*



Austin | San Antonio

M: +1 (210) 303-7858

E: david@mnoinvestments.com

[Quoted text hidden]

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**MNO.jpg**  
23K



Austin | San Antonio



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

Name: Lorraine M. Howard

Address: 1824 Sunnybrook

Property number on map: 43

I favor: ✓

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

Comments: (Use additional sheets if necessary)

(State reason for objection)

Signature: Lorraine M. Howard

**FEB 25 2021**

SUP for MNO Development Multifamily Project at Common Street and FM 306

First Name:

Jeff

Last Name:

Atkins

Address:

1716 Greene Vineyard Crossing

Outside 200'

Email:

jeffatkins1983@gmail.com

Phone:

210-216-5135

Please Indicate Support or Opposition for the Project:

- ☒ I Support The Project  
☐ I Oppose The Project  
☐ I Do Not Support or Oppose The Project

Additional Comments:

I would rather have a high Quality Apt than commercial. Good Presentation before this I was more for commercial

Signature:



Date:

3-23-21

Thank you for taking the time to meet with us. All information provided on this form is confidential and will only be used by the development team and the City of New Braunfels in order to collect and assess neighborhood feedback.

SUP for MNO Development Multifamily Project at Common Street and FM 306

First Name:

Jacqueline & Michael

Last Name:

Archant

Address:

1748 Greene Vineyard Xing  
New Braunfels, TX 78130

Outside 200'

Email:

Michaelarchant@gmail.com

Phone:

415 504 4558

Please Indicate Support or Opposition for the Project:

- ☒ Support The Project  
☐ I Oppose The Project  
☐ I Do Not Support or Oppose The Project

Additional Comments:

Please include us in future meetings.

Signature:



Date:

3/23/2021

Thank you for taking the time to meet with us. All information provided on this form is confidential and will only be used by the development team and the City of New Braunfels in order to collect and assess neighborhood feedback.



Matt Greene

YOUR OPINION MATTERS - DETACH AND RETURN

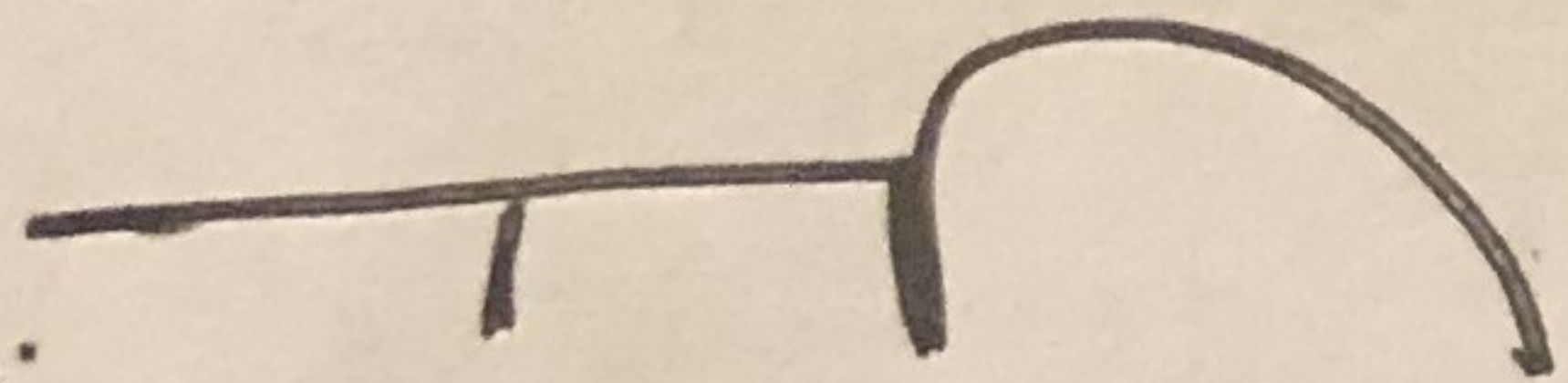
Case: #SUP21-037 (MG)

Name: T. REICHERT

Address: 1739 SUNNYBROOK DR.

Property number on map: 6

Comments: (Use additional sheets if necessary)

Signature: 

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

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

(State reason for objection)

OVERCROWDING IN  
TRADITIONALLY SINGLE  
FAMILY HOME NEIGHBORHOOD.

NOISE! TRAFFIC!  
REDUCED QUALITY OF LIVING!



MAR 01 2021

Case: #SUP21-037 (MG)

Name: Bert West

Address: 1735 Sunnybrook

Property number on map: 4

Comments: (Use additional sheets if necessary)

Signature: Bertie Z. West

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

I object: ☒ \_\_\_\_\_

(State reason for objection)

Traffic

Noise Foot Traffic thru  
neighborhood

## SUP for MNO Development Multifamily Project at Common Street and FM 306

First Name:

C. ~~SCH~~

Last Name:

SCHEEL

Address:

1758 SUKIN4BROOK DR.

#7

Email:

JAEGER2267@YAHOO.  
COM

Phone:

Please indicate support or opposition for the project based on the parameters below:

Units adjacent to single family use are no more than two stories

Units not adjacent to single family use are no more than three stories

Dumpsters are at least 50 feet away from single family use

Privacy wall built along all adjacent single family use prior to the start of vertical construction

Storm water detention will include 5% excess over city requirements

Vehicular access to Clearwater Driver restricted to vehicles only <sup>Emergency</sup> (P)☐ I Support The Project☐ I Oppose The Project☒ I Do Not Support or Oppose The Project

Additional Comments:

Signature:

C. Scheel

Date:

3-30-21

Thank you for taking the time to meet with us. All information provided on this form is confidential and will only be used by the development team and the City of New Braunfels in order to collect and assess neighborhood feedback.



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

MAR 01 2021

Name: Gina Andrews

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

Address: 1212 Gruene Vintage

Property number on map: 21

I object: ☒ too much traffic to

Comments: (Use additional sheets if necessary)

(State reason for objection) enable emergency vehicles to have adequate travel times.

Signature: [Signature]

MAR 01 2021

Case: #SUP21-037 (MG)

Name: Larry Kay VardemanAddress: 1216 Gruene VintageProperty number on map: 22

Comments: (Use additional sheets if necessary)

Signature: Larry Kay Vardeman

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

I object: ☒ \_\_\_\_\_

(State reason for objection)

Traffic, property  
values will decline,  
people walking through  
our gated community,  
and many more  
reasons!!

**From:** [pjwilkins@twc.com](mailto:pjwilkins@twc.com)  
**To:** [Matt Greene](#)  
**Subject:** Notice of Public Hearing Case #SUP21-037 (MG)  
**Date:** Monday, February 22, 2021 4:35:17 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.**

Dear Mr. Greene,

Today I received my notice of public hearing for case number SUP21-037 (MG), as I live within 200 feet of the proposed rezoning area. My info is as follows:

Name: Peter Wilkins

Address: 1220 Gruene Vintage, New Braunfels, TX 78130

Property number on map : 23

I OBJECT

I strongly object to this rezoning request for several reasons.

1. My wife and I built our house here 3 years ago because we enjoy the small-town feel of Gruene. The neighborhood is very walkable, and consists of residents that are mostly retired, and have poured their life savings into living here, as it is quaint, safe, and has all the necessary amenities nearby. Having hi-density housing directly next to us is not something we envisioned when we built here. We certainly would not have built here if we thought city council was going to change Gruene into just another hi-density environment. Should this measure pass, we will be heart-broken and will consider selling our property and moving elsewhere, into another quaint, walkable small town. This would be such a shame as we truly enjoy Gruene.
2. A major concern we have is the already untenable traffic on Common street. It already takes forever to leave our development and turn onto Common street during high traffic periods. Having this development right next to us will exacerbate this problem significantly. City council is already approving another hi-density housing development directly across Common street from this proposed development. Common street cannot handle this additional traffic.
3. The potential for increased crime levels in this immediate area is concerning, as is the impact such a development would have on our property values.
4. Again, I strongly oppose this rezoning request.

Thank you,

*PJ Wilkins*

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

MAR 01 2021

Name: Traci Kimble

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

Address: 1216 Conover EST

Property number on map: 25

I object: ✓

(State reason for objection)

Comments: (Use additional sheets if necessary)

See letter from  
HGA

Signature: Jim Kimble

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

MAR 01 2021

Name: M. Wright Family

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

Address: 1756 Green Estate

Property number on map: 27

I object: ☒

(State reason for objection)

Comments: (Use additional sheets if necessary)

See HOA letter

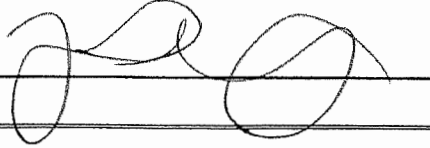
Signature:   
Susan A. Miller for Matthew Wright (Feb Jan 2021 16:37 CST)

MAR 01 2021

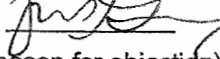
Case: #SUP21-037 (MG)

Name: Julie GonzalezAddress: 1756 Greene Vineyard XingProperty number on map: #27

Comments: (Use additional sheets if necessary)

Signature: 

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

I object:   
(State reason for objection)

See Host Letter



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

FEB 26 2021

Name: Donald L. Holtzclaw

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

Address: 1760 Gruene Vineyard Crossing

Property number on map: 28

I object: ☒

(State reason for objection)

Comments: (Use additional sheets if necessary)

- 1) Traffic will increase 3) Property Values decrease  
2) Drainage issues 4) Noise issues 5) Theft/Burglary  
Signature: W. Holtzclaw 6) Foot traffic coming thru

MAR 01 2021

Case: #SUP21-037 (MG)

Name: Emily Jo. Abbott

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

Address: 1208 Gruene VintageProperty number on map: #32I object: Strongly Object  
(State reason for objection)

Comments: (Use additional sheets if necessary)

email &amp; letter to follow

Signature: Emily J. Abbott

**From:** [Emily Abbott](#)  
**To:** [Matt Greene](#)  
**Cc:** [Matthew E. Hoyt](#); [tkimble@southwestfunding.com](mailto:tkimble@southwestfunding.com); [John Andrews](#); [The Vineyard at Gruene POA Board of Directors](#)  
**Subject:** Case: #SUP21-037 (MG)  
**Date:** Sunday, February 28, 2021 6:25:26 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.**

David W. & Emily Jo Abbott  
1208 Gruene Vintage  
New Braunfels, Texas 78130

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

I Object: **STRONGLY OBJECT**

February 27, 2021

Dear Mr. Matt Greene

In response to your NOTICE OF PUBLIC HEARING letter on the 10 acres out of the A.P. Fuquay survey No. 35, Abstract No. 155, located at the northwest corner of the intersection of E. Common Street and Old FM 306.

After being abandoned by the developers for the Vineyards at Gruene subdivision, the community pulled together to finish the mess. Money was collected, a real-estate lawyer was hired and a POA was established with a very intelligent and active Board of Directors. It has been a struggle to say the least, however we finally accomplished what the developers promised when we so trustingly handed over our down payment to build a house in this subdivision. It is private property, so the city does not fund or repair any roads or help with the retention area. We built a private fence that separates our subdivision from The Augusta at Gruene to help with all the fence jumpers that wander the neighborhood and knock on doors all hours of the night. Paid for private entrance gates to prohibit the traffic cutting through our subdivision 24/7 to arrive at downtown Gruene. It has been a very costly and battle intense struggle. We were blocked by the city every step of the way to become a gated community. We complied with every issue asked by the city in order to become a gated community. We wanted our

community to be what was originally promised. That being said, If you look at the tax appraisals over the past 2-3 years, you will see that the community has stepped up and raised the bar for the city to reap the benefit of the taxes we pay.

Rezoning the above said property will:

1. Decrease the value of our property.
2. Increase the traffic on E. Commons that is already congested. We have a Senior Care Facility including a Memory Care and a Alzheimer's Unit right on the edge of E. Commons St.. If ambulances or fire truck are in route on E. Commons, critical time will be lost. Ambulances are on E. Commons St. 3-5 times a day, not to mention the Firetrucks. Wrecks that occur on IH 35 are rerouted right down E. Commons St. for hours, we can't even get out of our own neighborhood. Street/stop lights will just make it more congested. There is no where for infrastructure to improve!
3. Increase more Environment/Ozone issues from all the traffic, Rodent/Pest issues from all the dumpsters in the complex.
4. Allow the apartment residents to walk right in to our gated community. Statistic state more crime is committed in the surrounding neighborhoods adjacent to apartments.
5. Drainage problems already exists, a apartment complex will cause even more drainage problems for our subdivision because the runoff drains down our main street now resulting in a huge muddy mess.
6. Over crowd schools which are lacking in funding already.
7. Cause even more fundamental issues that I might have failed to mention, internet difficulties come to mind and that is just the tip of the ice burg.

We have worked hard to make the Vineyards at Gruene a nice little slice of heaven. Please reconsider the option to rezone E. Commons St. from a multifamily high density residential area back to its original state of a commercial piece of property. Thank you for your prompt attention to this consideration.

Emily Jo Abbott

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

Name:

Darren & Curry Sutton (Maitis & Yaktzevsky)

I favor:

MAR 01 2021

Address:

1209 Greene Estates

Property number on map:

33

I object:

X

(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature:

Curry Sutton

We Did NOT receive  
this letter in the Mail!

SUP for MNO Development Multifamily Project at Common Street and FM 306

First Name:

Taylor

Last Name:

See

Address:

1222 Groene estates

#34

Email:

taylorsee3@gmail.com

Phone:

2103910262

Please Indicate Support or Opposition for the Project:

☐ I Support The Project

☐ I Oppose The Project

☒ I Do Not Support or Oppose The Project

Additional Comments:

Signature:



Date:

8-23-2021

Thank you for taking the time to meet with us. All information provided on this form is confidential and will only be used by the development team and the City of New Braunfels in order to collect and assess neighborhood feedback.



SUP for MNO Development Multifamily Project at Common Street and FM 306

First Name:

Jim See

Last Name:

Address:

1222 LANE ESTATES, NB TX 78130 #34

Email:

JHSEE@YAHOO.COM

Phone:

830-822-3142

Please Indicate Support or Opposition for the Project:

☐ I Support The Project

☐ I Oppose The Project

☒ I Do Not Support or Oppose The Project

Additional Comments:

DUMPSTER LOCATES - SHOWN ON PLOT PLAN  
AGAINST FENCE

Signature:



Date:

Thank you for taking the time to meet with us. All information provided on this form is confidential and will only be used by the development team and the City of New Braunfels in order to collect and assess neighborhood feedback.

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

MAR 01 2021

Name: Coy Snyder

Address: 12337 Greene & STS

Property number on map: 35

Comments: (Use additional sheets if necessary)

Signature: [Signature]

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

I object: ✓

(State reason for objection)

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

Name: Brady AND DIANA Kimble

Address: 1228 Gruene Estates

Property number on map: circled on next page  
#36 CANNOT read

Comments: (Use additional sheets if necessary)

See ATTACHED letter

Signature: Brady + Diana Kimble

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

I object: ✓

(State reason for objection)

**FEB 26 2021**

**BRADY N. KIMBLE — BROKER OF RANCHES & FARMS**

1228 Gruene Estates Drive

New Braunfels, TX 78130

Cell: 210-415-1868

[bradynkimble@gmail.com](mailto:bradynkimble@gmail.com)

# 36

February 26, 2001

City of New Braunfels  
Att. Matt Greene  
Planning Commission  
550 Landa Street  
New Braunfels, Texas 78130

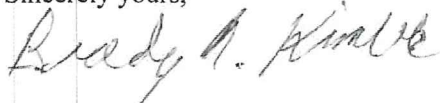
I am 81 years old and in June of 2020 my wife, Diana, and I completed construction of our new 3,000 square foot home on 1228 Gruene Estates, New Braunfels, Texas 78130 that backs up to the 10 acres that you are wanting to change the zoning on. We decided on this location for privacy with the gated entry and exit of our subdivision Vineyard at Gruene. It is very safe here now and we like it. At this time the only thing we do not like about our subdivision is that there is a large volume of traffic on Common Street at this time and it will get more in the future with multifamily high density residential units (apartments) that are going to be built in the future. The traffic will get a lot worse.

If the zoning is changed on the 10 acres; the traffic will get much worse, there may and probably will be some foot traffic thorough our subdivision (at this time there is none or very little) that may increase the crime that is very low at this time.

At my age, 81 years old, we do not want to move again; we thought we had picked the perfect place to live.

I strongly object to the change of zoning of the 10 acres that is adjacent to our property and subdivision.

Sincerely yours,



Brady N. Kimble



Department of Planning and Development Services

## NOTICE OF PUBLIC HEARING

View details here:

[nbtexas.org/PublicNotice](http://nbtexas.org/PublicNotice)

The New Braunfels Planning Commission will hold a public hearing at the request of **David Morin, MNO Partners, agent for Noland and Vera Koepp, Ltd Partnership, owner**, to consider a recommendation to City Council on the following rezoning request:

**Property:** Approximately 10 acres out of the A.P. Fuquay survey No. 35, Abstract No. 155, Comal County, Texas, located at the northwest corner of the intersection of E. Common Street and Old FM 306

**Request:** A Type 2 Special Use Permit to allow multifamily high density residential use (up to 24 units per acre) in the "C-1A" Neighborhood Business District. Additional information can be found at the following website: [nbtexas.org/PublicNotice](http://nbtexas.org/PublicNotice)

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 changed.** The public hearing process allows an opportunity for you 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, March 2, 2021**, at 6:00 p.m. virtually via **Zoom Meeting**. Information on how to join the meeting is included with this notice. The Planning Commission's recommendation will be considered by City Council in another public hearing, tentatively scheduled for **Monday, March 22, 2021**. Both meetings are open to the public. All interested persons are invited to join these meetings.

If you wish to submit written comments, please complete ALL of the information below 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: #SUP21-037 (MG)

Name: Jeff + Terri Jorgensen

Address: 1215 Gruene Estates

Property number on map: 37

Comments: (Use additional sheets if necessary)

Signature:

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

I object: X

(State reason for objection)

Traffic, Noise, Theft  
Drainage, foot Traffic  
through Vineyards @ Gruene

Already Too many Apartments

**From:** [Jeff JORGENSEN](#)  
**To:** [David@mnoinvestments.com](mailto:David@mnoinvestments.com); [Matt Greene](#)  
**Subject:** Common street and 306 project  
**Date:** Thursday, February 25, 2021 5:38:09 PM

---

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.

Am a resident of Vineyard at Gruene subdivision. My address is 1215 Gruene Estates and I reside within the 200' notification area.

Have seen your brochure and have some issues/questions.

1) It has been stated that you have zoomed those within 200 feet of your project. My residence is within that distance. Why have I or my neighbors in the Vineyards of Gruene subdivision not been contacted? Apparently your street compromise on Clearwater drive was meant to appease the residents on Sunnybrook and that subdivision. My neighbors and I only became aware of your project once the zoning change signs were posted. Not that transparent.

2) Our subdivision has worked diligently to collect funds and install gates at each end of Our subdivision to maintain privacy on our streets. I say "our streets" as we have to maintain them and for years our street served as a shortcut to Gruene. We have overcome the ineptitude of the original developers and collected the funds by donations to install automatic gates (at substantial cost) to stop unwanted traffic. Your plat shows no attempt to honor that desired privacy by setting up parking and a dumpster next to my neighbors house and would allow people to walk into our neighborhood to get to Gruene. Frank Navarro stated that your company would extend your privacy wall to our gates. The problem is that your over two hundred units with four to five hundred people would just walk to the other side of the gate to get to Gruene. To show your willingness to work with the communities I would suggest you offer to continue the wall on the other side of the gate till it joined our privacy fence on that side. That way pedestrian traffic could be avoided.

3) Two of your three dumpster areas are adjacent to my neighbors houses. If Commercial zoning were maintained the odors would be less and traffic to empty the dumpsters could be at reasonable times. Presently I doubt my neighbors will appreciate the noise associated with people dumping trash all the time and the awful noise from the trucks that collect the waste. Once again our subdivision seems to have been overlooked as two of the three dumpsters are adjacent to our subdivision. I would suggest you place your dumpsters on the interior of your project as you're potential renters would expect them to make noise.

4) Your drainage plans appear to focus on the point of our subdivision. I am very concerned about this issue as our inept subdivision developers may have compromised the existing drainage as they have skimmed on other parts of our subdivision. I hope our city engineers get very aggressive with your plans for drainage.

5) Traffic. Our city council has already reversed course and zoned the property across from Commons as multi family. That true traffic burden is yet to be determined. You propose to have your complete project empty on Common street from one point of egress. Traffic is already backed up in the mornings and evenings. With Commercial zoning we feel that traffic burden would be less. Your company is based out of Austin and I am concerned that the approach Austin has addressed traffic will be reflected in your approach here.

6) Crime element. Presently that is not an issue for our subdivision. Maybe a wall along Commons on both sides of our gates would mitigate a crime issue. This is a concern with multi family projects according to every realtor I have talked to.

7) Noise. Not a concern with Commercial zoning. Is your wall the answer for this concern? What about residents playing loud music or partygoers in the middle of the night? Not a concern with commercial zoning.



8) Property Values. Our taxing entity just hammered most of our subdivision lots with a 40% increase on the land evaluation for this year. What will a multi family 200 unit next to us do to our property values? Once again every realtor I have spoken to states that there will be a negative impact.

I hope you think my questions and points have merit. Personally and presently I'm against your zoning change request. If your company can present your case to our subdivision then perhaps we would be more willing to compromise. Neglecting to get our subdivision involved with your initial talks makes one leery of your attempt at transparency. Our HOA managers are having a Zoom meeting February 25th and will be bringing up these concerns with the HOA and our management company.

Jeff JORGENSEN DVM

Sent from my iPhone

MAR 01 2021

Case: #SUP21-037 (MG)

Name: Karen FehnerAddress: 1227 Gruene EstatesProperty number on map: 38

Comments: (Use additional sheets if necessary)

Signature: Karen Fehner

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

I object: X

(State reason for objection)

See Attachment

- 1.) Property values affected negatively
- 2.) traffic flow highly impacted which is now a issue
- 3.) privacy, security, safety issues
- 4.) We are a gated community, the apartment residents would use as a cut-thru to downtown Gruene.

MAR 01 2021

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

Name: Jill Lam, RKL LLC

Address: 1221 Gruene Estates

Property number on map: 40

Comments: (Use additional sheets if necessary)

Signature: Joe Lam

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

I object: ✓

(State reason for objection)

MAR 01 2021

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

(Formerly Vineyard Lots LLC)

Name: New Day Custom Homes LLC

Address: Vineyard at Greene II, Bldg 5, Lot 11

Property number on map: 42

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

I object: ☒ \_\_\_\_\_

(State reason for objection)

Comments: (Use additional sheets if necessary)

MAR 01 2021

Signature: Theresa Mauricio

Signature: Theresa Mauricio  
Theresa Mauricio (Feb 27, 2021 14:12 CST)

Email: newdaycustomhomes@hotmail.com

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

Name: Romy Martin

Address: 1832 sunnysbrook dr

Property number on map: 44

Comments: (Use additional sheets if necessary)

Signature: Romy

I favor: ✓

I object: ✓

(State reason for objection)

MAR 01 2021

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

MAR 01 2021

Name: Kay Lay

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

Address: 230 Rio

Property number on map: OUTSIDE 200' NOTIFICATION AREA

I object: *[Signature]*

(State reason for objection)

Comments: (Use additional sheets if necessary)

Infra Structure  
Stress

Signature: *Kay Lay*

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

Name: Terry Fredrickson

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

Address: 1159 Gwene Rd NB TX 78130

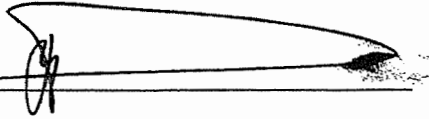
Property number on map: **OUTSIDE 200' NOTIFICATION AREA**

I object: 1) Affects my prop value  
2) Too much traffic

Comments: (Use additional sheets if necessary)

(State reason for objection)

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





YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

Name:

Address:

Property number on map: **OUTSIDE 200' NOTIFICATION AREA**

Comments: (Use additional sheets if necessary)

Signature:

MAR 01 2021

I favor:

I object:

(State reason for objection)

See HOA letter

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

Name: DONNA NEEDHAM

Address: 1207 GRUENE VINTAGE

Property number on map: OUTSIDE 200' NOTIFICATION AREA

Comments: (Use additional sheets if necessary)

Signature: Donna C. Needham

MAR 01 2021

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

I object: ☒

(State reason for objection)

1. Traffic
2. Property Value
3. Security issue
4. Drainage

See Hot Letter



Department of Planning and Development Services

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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: #SUP21-037 (MG)

Name: Randy & Michelle Watts

Address: 1209 Gruene Vine Court

Property number on map: OUTSIDE 200' NOTIFICATION AREA

Comments: (Use additional sheets if necessary)

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

I object: X

(State reason for objection)

see attached

Signature: Michelle Watts

Notice of Public Hearing East Common & Old 306

My husband and I are against the proposed change on zoning. We currently live in the Vineyard at Gruene gated community. There is already so much traffic that it makes it very difficult to get into and out of the Common Street entrance.

This proposed multifamily high density residential will add additional traffic, making it even worse. The proposed complex is situated very close to the back fence of several nice homes.

I am concerned about the residents taking the liberty of walking through our gated community as a short cut into Gruene.

Single story, less dense residential development would be less of a concern.

Randy and Michelle Watts  
1209 Gruene Vine Court  
New Braunfels, TX 78130

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

MAR 01 2021

Name: Keith L. Waid

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

Address: 1210 GRUENE Vine CT

Property number on map: OUTSIDE 200' NOTIFICATION AREA I object: ✓

Comments: (Use additional sheets if necessary)

(State reason for objection)

Signature: Keith L. Waid

TRAFFIC  
Schools  
drainage

See HMA letter



YOUR OPINION MATTERS

Case: #SUP21-037 (MG)

Name: Stella Copher

Address: 1211 Gruene Vintage

Property number on map: across the street  
from #32

Comments: (Use additional sheets if necessary)

I favor:

**MAR 01 2021**

I object: object

(State reason for objection)

The Change will forever  
effect our Neighborhood.

Signature: Stella Copher

you say our zoning will not be changed but the plan to build all these apartments right next to our subdivision is equal to rezoning because its too close. Our area is made up of mostly retired or elderly people that just want peace and quiet. When construction starts it will be a detriment to our health, breathing the dust and the noise will be every day. When the project is completed we have to ~~be~~ listen to dumpsters in the mornings being emptied before daylight. The project is much to close to all our residence and should not be built there. Also the traffic on Common St. is already already so bad we have trouble getting on it. If these apartments are added to the area then traffic becomes even worse. My husband and I just moved here in December 2020 because the neighborhood is so peaceful. We believe home values will go down and the noise coming from apartments will be unbearable. We just moved from a garden apartment at the Land Mark because the street noise and construction noise had become unbearable. Please be fair & do not do this to us elderly people. These apartments should be located in a more suitable location. If you have to rezone to put them at this location then it can not be right.

Stella Copher

YOUR OPINION MATTERS - [REDACTED]

Case: #SUP21-037 (MG)

Name: Edgar L. Copher

I favor: MAR 01 2021

Address: 1211 Gruene Vintage

Property number on map: ACROSS The STREET  
From #32

I object: XXX  
(State reason for objection)

Comments: (Use additional sheets if necessary)

The change will have  
A Negative effect on  
our wonderful neighborhood.

Signature: Edgar L. Copher

The APARTMENTS will cause the following  
"Negative" effects on our neighborhood:

1. ENVIRONMENTAL ISSUES: more noise, more TOXICANTS  
from cars, more garbage disposal
2. Property VALUES will go down with APARTMENTS  
NEXT DOOR.
3. APARTMENTS have a history of higher Crime.
4. More Congested Traffic Issues
5. How would you Like 240 Boom Boxes and  
240 BBQ Grills going in your BACK YARD??  
This is Similar Issue Like The Comal River  
issues we had in the PAST!
6. Would You WANT APARTMENTS in YOUR BACKYARD?

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

MAR 01 2021

Name: DAN MALONE

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

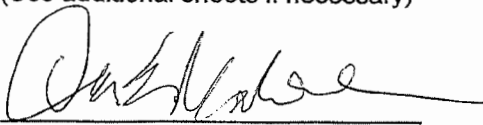
Address: 1215 GRUENE VINTAGE

Property number on map: OUTSIDE 200' NOTIFICATION AREA

I object: ☒

Comments: (Use additional sheets if necessary)

(State reason for objection)

Signature: 

See HOA letter



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

MAR 01 2021

Name: BONNIE DENING

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

Address: 1216 GRUENE VALLEY CIR.

Property number on map: OUTSIDE 200' NOTIFICATION AREA

I object: ☒

Comments: (Use additional sheets if necessary)

(State reason for objection)

traffic, property value  
noise, safety,  
drainage, thefts

Signature: Bonnie Denning

See HOA letter

YOUR OPINION MATTERS - DETACH AND RETURN

MAR 01 2021

Case: #SUP21-037 (MG)

Name: CONNIE & Rick Mackiewicz

Address: 1217 Gruene Vine Ct.

Property number on map: **OUTSIDE 200' NOTIFICATION AREA**

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

I object: X

Comments: (Use additional sheets if necessary)

(State reason for objection)

Signature: Connie Mackiewicz

lack of privacy for  
homeowners, traffic  
congestion + lowering  
our property values.

See HOA letter

YOUR OPINION MATTERS - DETACH AND RETURN

MAR 01 2021

Case: #SUP21-037 (MG)

Name: James Z Kofakis

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

Address: 1218 Gruene Village East NW TXB170

Property number on map: **OUTSIDE 200' NOTIFICATION AREA**

I object: XXX!!

Comments: (Use additional sheets if necessary)

(State reason for objection)

SEE ATTACHED  
letter

Signature: James Z Kofakis

1610 Gruene Vineyard Crossing  
New Braunfels, TX 78130  
Email: [Poa.gruene78130@gmail.com](mailto:Poa.gruene78130@gmail.com)



The Vineyard at Gruene  
Property Owners Association (POA)

Board of Directors: Larry G. Schalow, Chairman and President  
Ron Richardson, Vice Chairman & Treasurer Michael Phelan, Vice Chairman & Secretary

February 26, 2021

Dear Council,

The Vineyard at Gruene Property Owners Association is writing to express our strong opposition to the proposed rezoning of approximately 10 acres out of the A.P. Fuquay survey No. 35, Abstract No. 155, Comal County, Texas, located at the northwest corner of the intersection of E. Common Street and Old FM 306 to allow multifamily high density residential use in the "C-1A" Neighborhood Business District.

While the local community may be unable to prevent development, that in itself will be detrimental to the area, residents in the Vineyard at Gruene neighborhood are unified in opposing the addition of multi-family housing that will cause traffic, school, safety, privacy, drainage and noise issues as well as potentially lower the property values at our existing community.

Traffic and safety of pedestrians are major areas of concern. Traffic congestion on E. Common Street and FM306 are already at critical levels. During the morning and afternoon hours, it can be difficult to get on E. Common Street since traffic is backed from the intersection to past our neighborhood, which is over 1/3<sup>rd</sup> of a mile away. The recent re-zoning of multi-family on E. Common Street across the street from our community along with the current rezoning proposal are simply going to overload the current infrastructure. Due to the lower number of people in the area at the same time as compared to an apartment complex, we believe the current "commercial" zoning designation would have a much lower adverse impact on current & future traffic issues.

Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that create or exacerbate a situation that will cause further school over-enrollment issues. It is established that over capacity has a negative impact on student learning, educational success, and school effectiveness.

Safety, privacy, and noise issues are all valid concerns if this rezoning proposal moves forward. Our neighborhood association, which is responsible for its roads and common areas, has recently installed gates that would now be ineffective should a multi-family project be allowed. Privacy walls that match the current architecture would need to be constructed on both sides of our community to prevent the 400-500 apartment residents from using our neighborhood as a cut-through to access downtown Gruene. Furthermore, the current drainage plans appear to move in the direction of our neighborhood which could induce flooding and/or water pooling issues.

All these concerns are likely to negatively affect property values in the area if multi-family apartments are built. According to multiple sources including real estate professionals, appraisers, and city planners, multi-family dwellings generally have a negative impact to surrounding single family communities and neighborhoods for the concerns above.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with our neighbors, I know our opinions are shared by many who have not managed to attend meeting or write letters and emails.

Thank you for your continued service and support of our neighborhood.

Best regards,

The Vineyard at Gruene Board of Directors

Agree 100% with  
this letter of objection  
James Kofakis

JAMES KOFAKIS

MAR 01 2021

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

Name: Sharon Bostick

Address: 1219 Greene Valley Circle

Property number on map: OUTSIDE 200' NOTIFICATION AREA

Comments: (Use additional sheets if necessary)

Signature: Sharon Bostick

MAR 01 2021

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

I object: X

(State reason for objection)

See last letter

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

Name: Judd McClellan

MAR 01 2021

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

Address: 1219 Bonero Valley Cir

Property number on map: OUTSIDE 200' NOTIFICATION AREA

I object: X

(State reason for objection)

Comments: (Use additional sheets if necessary)

See HOA letter

Signature: [Signature]



MAR 01 2021

Case: #SUP21-037 (MG)

Name: NANCY ABRAHAM

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

Address: 1220 GRUENE VALLEY CIRCLEProperty number on map: OUTSIDE 200' NOTIFICATION AREA I object: X

(State reason for objection)

Comments: (Use additional sheets if necessary)

TRAFFIC, SAFETY

Signature: Nancy Abraham

See HOA letter

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

Name: Michael Phelan

I favor: MAR 01 2021

Address: 1224 Greenvale Valley Circle

Property number on map: OUTSIDE 200' NOTIFICATION AREA I object: X

(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: Am Phelan

Traffic, security,  
property values, noise  
See HOA letter



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

Name: Rene' Krummer

Address: 1225 Gruene Vine Ct.

Property number on map: OUTSIDE 200' NOTIFICATION AREA

Comments: (Use additional sheets if necessary)

Signature: Rene' Krummer

I favor: MAR 01 2021

I object: ✓

(State reason for objection)

Traffic, Privacy  
Deflate property  
value

see HOA letter

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

MAR 01 2021

Name: James E. Hannon

I favor: ~~Yes~~

Address: 1226 Gruebe Vine Ct.

Property number on map: OUTSIDE 200' NOTIFICATION AREA

I object: ✓

(State reason for objection)

Comments: (Use additional sheets if necessary)

See HOA letter

Signature: [Signature]

## YOUR OPINION MATTERS - DETACH AND RETURN



Case: #SUP21-037 (MG)

Name:

Brent - Hollie Pfeiffer

Address:

1227 Gruene Valley Cir

Property number on map:

26

I favor:

I object:

(State reason for objection) \*

Comments: (Use additional sheets if necessary)

Signature:

\* too many apt complexes in immediate area. Do not wish ~~have~~ our gated community to back up to multi-family housing. Potential property value depreciation.

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

MAR 01 2021

Name: Michael Romero

Address: 1227 GROVE VINTAGE

Property number on map: OUTSIDE 200' NOTIFICATION AREA

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

I object: ☒ \_\_\_\_\_

Comments: (Use additional sheets if necessary)

(State reason for objection)

Signature: Michael K. Romero

See HRA letter

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

Name: Darrien & Curry Sutton

Address: 1231 Guilene Village

Property number on map: **OUTSIDE 200' NOTIFICATION AREA**

Comments: (Use additional sheets if necessary)

Signature: Curry & Darrien

MAR 01 2021

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

I object: X

(State reason for objection)

See HoA letter

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

Name: Darren and Curry Sutton

Address: 1232 Gruene Vintage

Property number on map: OUTSIDE 200' NOTIFICATION AREA

I favor: MAR 01 2021

object: X

Comments: (Use additional sheets if necessary)

(State reason for objection)

Signature: Curry Sutton

Traffic  
Noise  
Drainage

See HOA  
Letter

MAR 01 2021

Case: #SUP21-037 (MG)

Name:

Terry Tilly

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

Address:

1345 Cypress Bend Cove

Property number on map: **OUTSIDE 200' NOTIFICATION AREA**I object: ☒

(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature:

Terry Tilly

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

MAR 01 2021

Name: Lindy Ferguson

Address: 1618 Bruce Kinard Trng

Property number on map: OUTSIDE 200 NOTIFICATION AREA

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

I object: ☒ \_\_\_\_\_

Comments: (Use additional sheets if necessary)

(State reason for objection)

See H&A letter

Signature: Lindy Ferguson



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

Name: Jo Ann Moore

Address: 1626 Gruene Vineyard Xing

Property number on map: OUTSIDE 200' NOTIFICATION AREA

Comments: (Use additional sheets if necessary)

Signature: Jo Ann Moore

MAR 01 2021

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

I object: ☒

(State reason for objection)

See HOA letter

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

Name: STEPHEN FRANK V

Address: 1630 GRONVALL XING

Property number on map: OUTSIDE 200' NOTIFICATION AREA

Comments: (Use additional sheets if necessary)

Signature: [Signature]

I favor: MAR 01 2021

I object: ✓  
(State reason for objection)

See HOA letter

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

Name: DEBBIE FRANK V

Address: 1630 GRONVALL XING UNIT 1511

Property number on map: OUTSIDE 200' NOTIFICATION AREA

Comments: (Use additional sheets if necessary)

Signature: [Signature]

MAR 01 2021

I favor: ✓

I object: ✓  
(State reason for objection)

See HOA letter

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

MAR 01 2021

Name:

Kristy Nunez

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

Address:

11638 Greene Vineyard Xing

Property number on map:

OUTSIDE 200' NOTIFICATION AREA

I object: ☒

(State reason for objection)

Comments: (Use additional sheets if necessary)

See H04 letter

Signature:

Kristy Nunez

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

Name: Aubree Moeller

MAR 01 2021

Address: 1650 Gruene Vineyard Xing

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

Property number on map: OUTSIDE 200' NOTIFICATION AREA

I object: ✓

Comments: (Use additional sheets if necessary)

(State reason for objection)

Signature: [Signature]

See HOA letter

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

Name: HARRY MOELLER

Address: 11650 Grove Vineyard Xing

Property number on map: OUTSIDE 200' NOTIFICATION AREA

Comments: (Use additional sheets if necessary)

Signature: [Signature]

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

**MAR 01 2021**

I object: ☒

(State reason for objection)

See HOA Letter

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

MAR 01 2021

Name: Darren & Curry Sutton

Address: 1678 Gruene Vineyard Xing

Property number on map: **OUTSIDE 200' NOTIFICATION AREA**

I favor: X

I object: X  
(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: MD & DS

see HAA letter

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

MAR 01 2021

Name: Michael Phelan

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

Address: 1686 Browne Vineyard Crossing

Property number on map: OUTSIDE 200' NOTIFICATION AREA

I object: X

Comments: (Use additional sheets if necessary)

(State reason for objection)

Signature: Michael Phelan

security, traffic  
property values, noise  
see 404 letter



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

Name:

NANCY Armstrong

Address:

1712 Greene Vineyard Crossing

Property number on map:

OUTSIDE 200' NOTIFICATION AREA

I favor:

MAR 01 2021

I object:

✓

(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature:

Nancy Armstrong

See HOA letter

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

MAR 01 2021

Name:

Kelli Dillon

Address:

1724 Grovenet Vineyard Xing

I favor:

☒

Property number on map: OUTSIDE 200' NOTIFICATION AREA

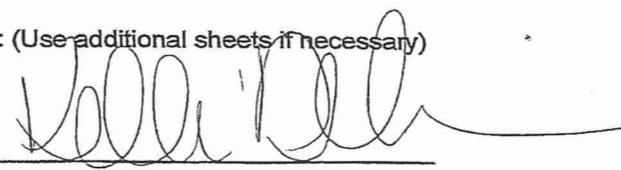
I object:

(State reason for objection)

Comments: (Use additional sheets if necessary)

See HOA Letter

Signature:



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

MAR 01 2021

Name: Tyrre Heggerson

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

Address: 1740 Ordene Vineyard

Property number on map: **OUTSIDE 200' NOTIFICATION AREA**

I object: ☒

Comments: (Use additional sheets if necessary)

(State reason for objection)

Traffic, safety

Sep Host Letter

Signature: [Signature]

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

MAR 01 2021

Name: Pamela McElvath

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

Address: 1871 Crystal Springs Blvd

Property number on map: OUTSIDE 200' NOTIFICATION AREA

I object: X

Comments: (Use additional sheets if necessary)

(State reason for objection)

Signature: Pamela McElvath

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

Name: Bryan Carr

MAR 01 2021

Address: 11770 FM 2145 New market TX 77871

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

Property number on map: OUTSIDE 200' NOTIFICATION AREA

I object: ☒ \_\_\_\_\_

Comments: (Use additional sheets if necessary)

(State reason for objection)

Signature: Bryan Carr

YOUR OPINION MATTERS - DETACH AND RETURN

MAR 01 2021

Case: #SUP21-037 (MG)

Name: M Sizemore

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

Address: Box 475, 11674 Grunc

Property number on map: OUTSIDE 200' NOTIFICATION AREA


I object: X

Comments: (Use additional sheets if necessary)

crossing

(State reason for objection)

See HOA letter

Signature: 

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

MAR 01 2021

Name: <sup>Cathleen</sup> CATHY McHENRY

Address: 1214 GREENE VINE CT

Property number on map: OUTSIDE 200' NOTIFICATION AREA

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

I object: ☒ Cg

(State reason for objection)

Comments: (Use additional sheets if necessary)

traffic, noise

Signature: Cathleen McHenry

congestion

See HOT letter



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

Name: Deborah Richman

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

Address: 1470 Janets Way

Property number on map: Lot 1A Block 4

I object: ☒

201306014992 **OUTSIDE 200' NOTIFICATION AREA** (State reason for objection)

Comments: (Use additional sheets if necessary)

*Has there been a traffic study? Traffic congestion*

Signature: Deborah Richman

**From:** [Bettie Armstrong](#)  
**To:** [Matt Greene](#)  
**Subject:** Rezoning - 10 Acres out of the A.P. Fuquay Survey No 35, Abstract No. 155  
**Date:** Monday, March 1, 2021 5:04:28 PM

---

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.

Mr. Greene:

I am very familiar with the intersection of this 10 Acres and it appears the rezoning request is being made in order to construct 240 Apartments. I managed an Apartment Community of 32 Acres and 400 units in another city. We found there is an average of more than 2 cars for at least 1/2 to 3/4 of the units constructed. This area does not need nor in my opinion can it handle that many more cars. Common Street is heavily traveled now. There are Senior Living Centers just down the street from this area and also Churches with a school. I know we need apartments but please not at this location which is already a congested area. Thank you for your kind attention to this request.

Bettie Armstrong  
2352 Village Path  
New Braunfels, TX  
830-832-1541

**OUTSIDE 200' NOTIFICATION AREA**

Sent from my iPad

---

**YOUR OPINION MATTERS - DETACH AND RETURN**

**Case: #SUP21-037 (MG)**

Name: Rachel Behnke

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

Address: 2240 Cotton Blvd, New Braunfels TX 78130

Property number on map: **OUTSIDE 200' NOTIFICATION AREA** I object: X

(State reason for objection)

Comments: (Use additional sheets if necessary)

y property, within the Cotton Crossing subdivision, does not appear on the map but I believe we will be impacted in multiple ways. We have high traffic at already uses Hanz Dr as a cut-through. Having a multi-family unit will increase that. Common Road is not set up to handle this increase of vehicles. ost importantly, this plot of land is far too close to a multitude of single-family homes. Having 24 units per acre would equal 240 units, which is far too any.

Signature: Rachel Behnke

This property should only be considered for commercial purposes, not high-density housing or entertainment. Thank you.

YOUR OPINION MATTERS - DETACH AND RETURN

MAR 02 2021

Case: #SUP21-037 (MG)

Name: Philip & Tracy Barquer

Address: 1732 Gruene Vineyard Crossing

Property number on map: 26

OUTSIDE 200' NOTIFICATION AREA

Comments: (Use additional sheets if necessary)

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

I object: X

(State reason for objection)

Signature: Philip Barquer

Dear Mr. Greene,

I am a resident at 1732 Gruene Vineyard Crossing,

I oppose the rezoning as requested by Noland and Vera Koepp to be discussed at the Public Hearing on March 2, 2021.

The environmental impact will cause traffic, significantly increase the population and be a detriment to the infrastructure of Gruene.

Most concerning is the adverse impact to the Gruene Historic District. The Planning commission should do a thorough analysis of the impact to the Historical District prior to any approval of a Type 2 special use permit to allow multifamily High Density residential Use.

Thank you for your consideration.

Philip and Tracy Barquer

Phil@hralternatives.com

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

Name: Karen R. Hardy

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

Address: 2030 Cotton Blvd

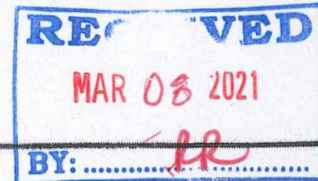
Property number on map: 362358

I object: ✓

**OUTSIDE 200' NOTIFICATION AREA** (State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: Karen R. Hardy



March 2, 2002

City of New Braunfels

RE: 10 acres out of the A.P. Fuquay survey No. 35, Abst. No. 155 Coma; County Texas, located at the North West intersection of Old 306 and East Commons.

Mr. Greene,

I object to this project due to the traffic concerns on Commons. I already have difficulty turning on to Commons due to the high traffic we have currentiy. I wait for an opening then gun it to get across. If two people live in each unit you will have an additional 480 cars added to the already congested street. It will also make turning left off Old 306 onto Commons difficult due the to backup traffic trying to get through the light at 306.

Thank you for your consideration.

Karen Rolane Hardy

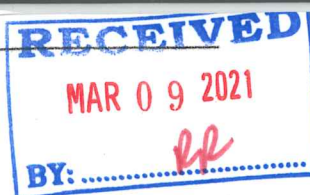
Karen Rolane Hardy

2030 Cotton Blvd, New Braunfels, 78130

830-660-5785



## YOUR OPINION MATTERS - DETACH AND RETURN



Case: #SUP21-037 (MG)

Name: Porfirio and Jennifer Dubón

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

Address: 1021 Gruene Springs, New Braunfels, TX 78130

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

I object: X

(State reason for objection)

Comments: (Use additional sheets if necessary) The proposed rezoning would be a disaster. The intersection is already chaotic and dangerous; in addition, another set of high-density complex will be detrimental to real estate prices in the area.

Signature: Porfirio A. Dubón

YOUR OPINION MATTERS - DETACH AND RETURN

RECEIVED

MAR 09 2021

BY: RP

Case: #SUP21-037 (MG)

Name: Rosa Groenewold

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

Address: 2254 Groene Lake Dr

Property number on map: 20060648726

I object: ✓

(State reason for objection)

Comments: (Use additional sheets if necessary)

E Common Street & FN 306 have become so congested already  
Adding multifamily high density to that area (4 acres) will make

Signature: Rosa Groenewold

matters much worse?  
decrease our property values



YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

Name: Elba Groeneveld

Address: 2269 Greene Lake Dr

Property number on map: 150208010900

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

I object: ☒ \_\_\_\_\_

(State reason for objection)

RECEIVED

MAR 09 2021

BY: ML

Comments: (Use additional sheets if necessary)

The intersection of E. Common St & Old FM 300 is a problem already; rezoning to high density will add to the issue and decrease your property values

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

Elba Groeneveld

**From:** [Oretha Campbell](#)  
**To:** [Matt Greene](#)  
**Subject:** Re: Proposed Property Rezoning  
**Date:** Sunday, March 21, 2021 6:37:04 PM

---

**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 object !!!!

I do not want big apartments that close to me !!!!!

oretha campbell  
1627 hanz drive  
new braunfels tx 78130

On Monday, March 1, 2021, 03:56:11 PM CST, Cotton Crossing Owners Association, Inc.  
<ghendricks001@att.net> wrote:

Proposed property rezoning located on Common Street , vacant lot left side  
as one drives towards Texas 306 across from large vacant field on the right.  
The attached Notice of Public Hearing provides additional information  
concerning this property.



Department of Planning and Development Services

## NOTICE OF PUBLIC HEARING

View details here:  
[nbtexas.org/PublicNotice](http://nbtexas.org/PublicNotice)

The New Braunfels Planning Commission will hold a public hearing at the request of **David Morin, MNO Partners, agent for Noland and Vera Koepp, Ltd Partnership, owner**, to consider a recommendation to City Council on the following rezoning request:

**Property:** Approximately 10 acres out of the A.P. Fuquay survey No. 35, Abstract No. 155, Comal County, Texas, located at the northwest corner of the intersection of E. Common Street and Old FM 306

**Request:** A Type 2 Special Use Permit to allow multifamily high density residential use (up to 24 units per acre) in the "C-1A" Neighborhood Business District. Additional information can be found at the following website: [nbtexas.org/PublicNotice](http://nbtexas.org/PublicNotice)

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 changed.** The public hearing process allows an opportunity for you 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, March 2, 2021**, at 6:00 p.m. virtually via **Zoom Meeting**. Information on how to join the meeting is included with this notice. The Planning Commission's recommendation will be considered by City Council in another public hearing, tentatively scheduled for **Monday, March 22, 2021**. Both meetings are open to the public. All interested persons are invited to join these meetings.

If you wish to submit written comments, please complete ALL of the information below 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: #SUP21-037 (MG)

Name: Charles Bravassard I favor: \_\_\_\_\_

Address: 1228 Greene Valley Cir. NB, TX

Property number on map: Lot 22+23 78130 I object: X

(State reason for objection)

Comments: (Use additional sheets if necessary) See attached

Signature: Charles Bravassard

**From:** [gruene1228@gmail.com](mailto:gruene1228@gmail.com)  
**To:** [Matt Greene](#)  
**Cc:** [gruene1228@gmail.com](mailto:gruene1228@gmail.com)  
**Subject:** #SUP21-037 (MG)  
**Date:** Tuesday, April 6, 2021 4:56:30 PM  
**Attachments:** [Scan Apr 6, 2021 at 4.31 PM.pdf](#)

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<<...>>

To: Planning and Zoning & Matt Greene,

4-6-21

#SUP21-037 (MG)

I live at 1228 Gruene Valley Circle in the Vineyard at Gruene subdivision. I am strongly opposed to adding more apartments in this area of Common Street. We already have a very hard time turning left onto Common as it is. You approved new apartments across the street which will add to the danger of traffic accidents. Now there is consideration of more apartments. There are many reasons to oppose this from a city citizen and resident perspective but also from a city official reason as well. Common street simply cannot handle more traffic. There are no plans to widen it or to put traffic lights in place to allow safe traffic conditions and pedestrian traffic. After the disaster at Creekside with the horrible traffic conditions I would think City officials would see that infrastructure is critical to deal with before adding more traffic. Try pulling out of our sub-division turning left on to Common Street between 4:30 and 6:30pm. Let me know how it goes.

Where will their retaining pond go? Is it not required? Water runoff is already a challenge for many especially on Sunnybrook where all the water is directed. So now in place of a field that will absorb water it will be brick, mortar and asphalt which will add to the drainage problems.

Crime! Face it, more people, more theft. People will be cutting through sub-divisions to go to Gruene. The apartments always look nice for apartments when they are new. Ten years? Twenty years? We will have property value issues. Will we be compensated? When we purchased our property and built our dream home the area was and is Zoned commercial. That is much better than 24/7 with 600-800 more people in a very small area. Would you

allow this next to your home?

Gruene – I love Gruene, even when people park past the Villa at Gruene to walk into Gruene. So adding apartments on both sides of Common street is a good idea? People walking to their apartments after a night of drinking? Will the city be liable for accidents or deaths caused from poor planning in the quest for more? How can it stay a historic area when it is over run with more cars, traffic and people. You think people complain now..... Just wait.

Property value down!

Crime up!

Water drainage issues increase!

Traffic increase!

Traffic safety decrease!

Pedestrian traffic increase!

Pedestrian safety decrease!

Congestion increase!

All I have heard is how New Braunfels was a nice family town that has grown out of control. I hear this every day. If you don't hear this you are not listening. Please listen to the people you represent.

Listen to your citizens, not one citizen.

Do not put your name on this bad idea that will change the area forever.

PLEASE VOTE NO!

Faithfully, a New Braunfels resident and lover,

Charles & Barbara Broussard

**From:** [Brian Fricker](#)  
**To:** [Matt Greene](#)  
**Subject:** Fw: SUP21-037 (MG)  
**Date:** Tuesday, April 6, 2021 5:56:15 PM

---

**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: Planning and Zoning & Matt Greene,

4-6-21

#SUP21-037 (MG)

I live at 1226 Fox Glen Road in the Cypress Rapids subdivision. I am strongly opposed to adding more apartments in this area of Common Street. We already have a very hard time with speeders zipping thru our neighborhood. Its a danger for the children!!! You approved new apartments across the street which will add to the danger of traffic accidents. Opening Clearwater also, wouldn't you want your living area safe and quite for the family. Now there is consideration of more apartments. There are many reasons to oppose this from a city citizen and resident perspective but also from a city official reason as well. Gruene streets simply cannot handle more traffic. There are no plans to widen it or to put traffic lights in place to allow safe traffic conditions and pedestrian traffic. After the disaster at Creekside. I would think City officials would see that infrastructure is critical to deal with before adding more traffic. Last storm the city could not provide for all of us living here. Please take care of the local citizens firsts.

Where will their retaining pond go? Is it not required? Water runoff is already a challenge for many especially on Sunnybrook where all the water is directed. So now in place of a field that will absorb water it will be brick, mortar and asphalt which will add to the drainage problems.

Crime! Face it, more people, more theft. People will be cutting through sub-divisions to go to Gruene. The apartments always look nice for apartments when they are new. Ten years? Twenty years? We will have property value issues. Will we be compensated? When we purchased our property and built our dream home the area was and is Zoned commercial. That is much better than 24/7 with 600-800 more people in a very small area. Would you allow this next to your home?

Gruene – I love Gruene, even when people park past the Villa at Gruene to walk into Gruene. So adding apartments on both sides of Common street is a good idea? People walking to their apartments after a night of drinking? Will the city be liable for accidents or deaths caused from poor planning in the quest for more? How can it stay a historic area when it is over run with more cars, traffic and people. You think people complain now..... Just wait.

Property value down!

Crime up!

Traffic safety decrease!

Pedestrian safety decrease!

Congestion increase!

All I have heard is how New Braunfels was a nice family town that has grown out of control. I hear this every day. If you don't hear this you are not listening. Please listen to the people you represent.

Listen to your citizens.

Do not put your name on this bad idea that will change the area forever.

PLEASE VOTE NO!

Brian Fricker