

PLANNING COMMISSION – JUNE 1, 2021 – 6:00PM

Council Chambers

Applicant/Owner: HMT Engineering & Surveying

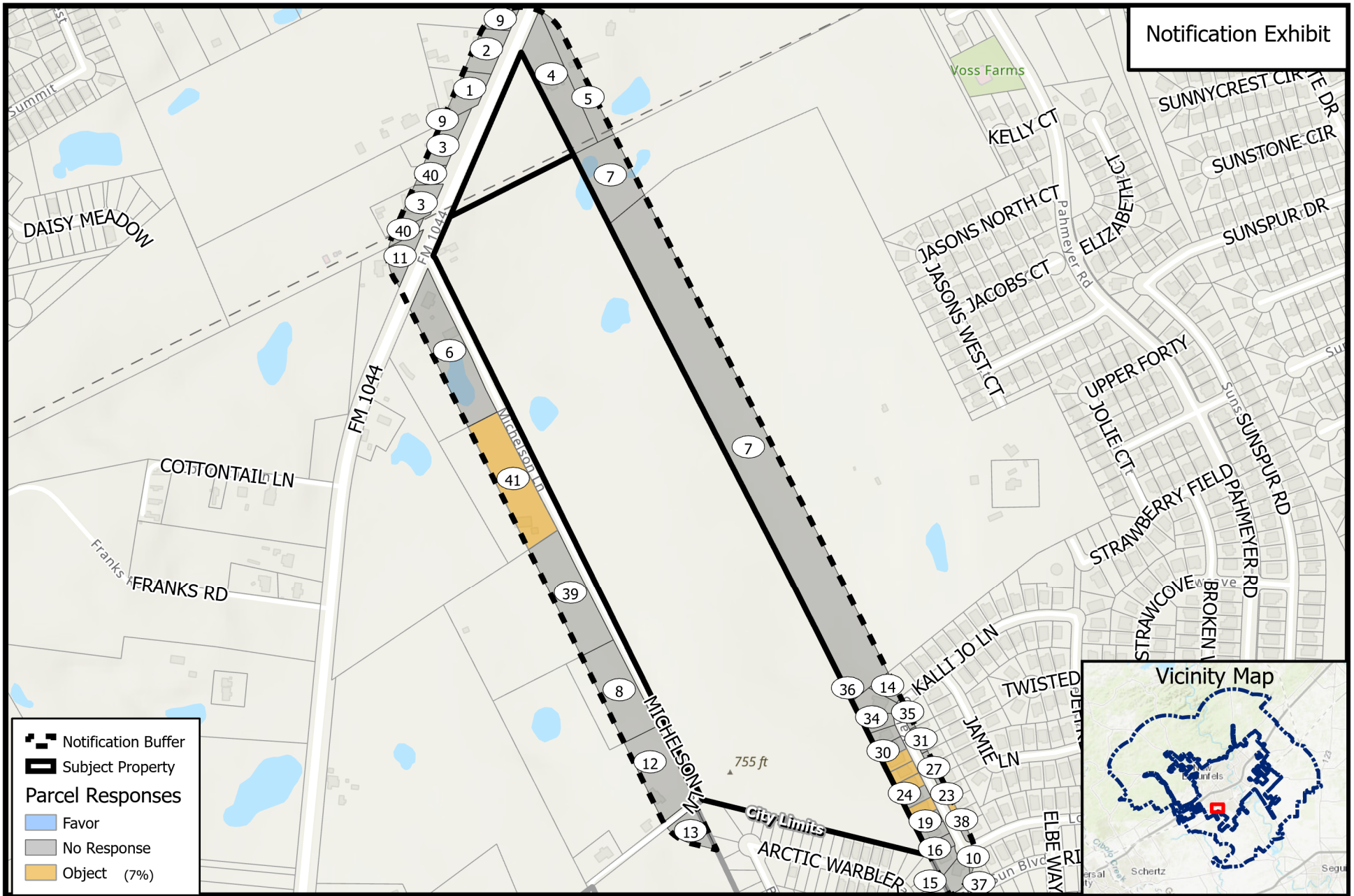
Address/Location: NE corner of FM 1044 & Michelson Ln

PROPOSED ZONE CHANGE – CASE #PZ21-0150

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”.

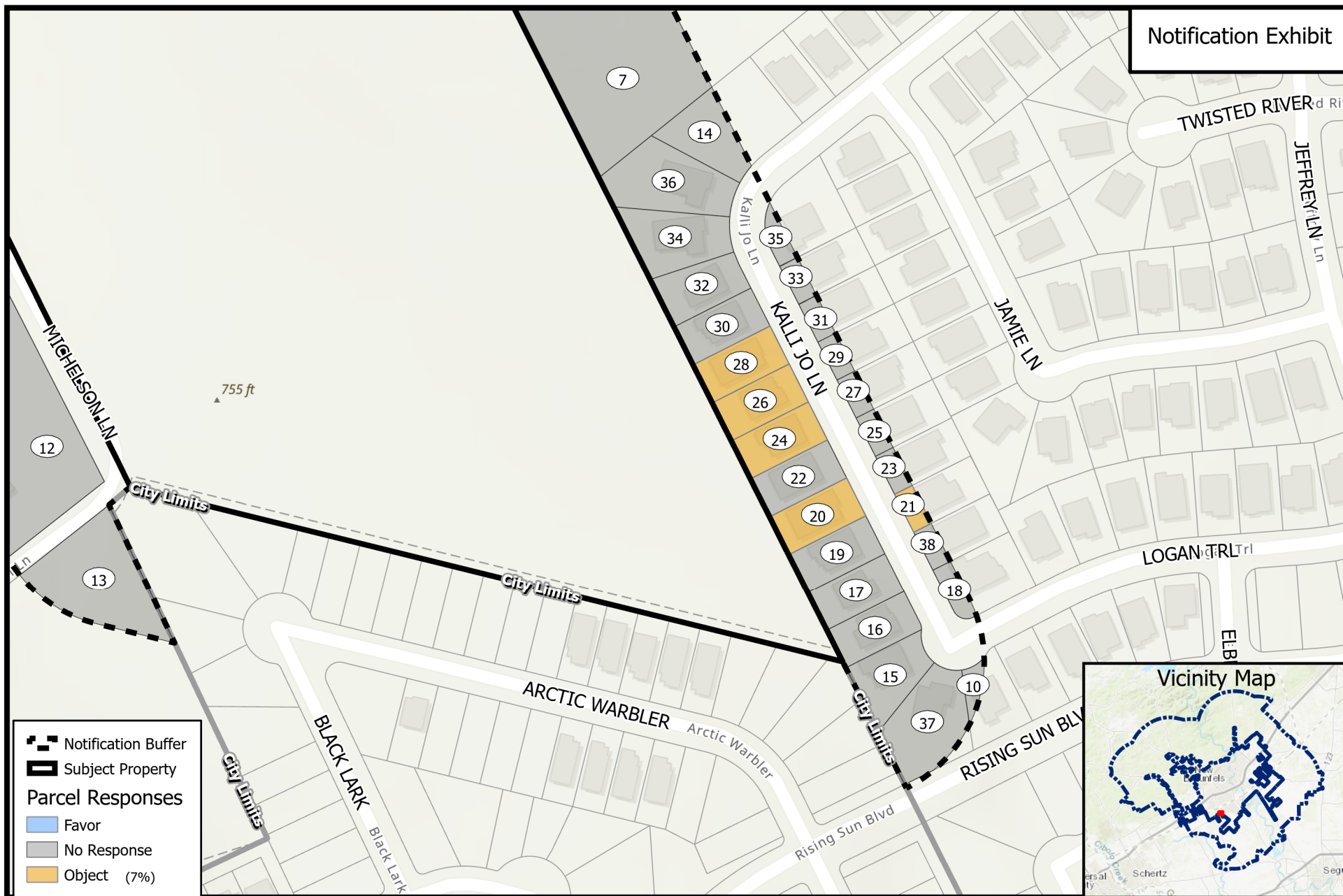
- | | |
|---|---|
| 1. CHRISTOPHERSON CRAIG & ALEXIS A PEREZ | 22. DITTER RYAN & KRYSTLE |
| 2. DOYAL RODNEY & VIRGINIA R MCGOWEN | 23. GARZA KACE & KATIE GARZA |
| 3. WOHLFAHRT RODGER W | 24. COOPER BARBARA M & NICHOLAS L |
| 4. VOSS MATTHEW P | 25. MEHL MICHAEL G & ALICIA M |
| 5. HENK ERWIN TESTAMENTARY TRUST | 26. QUINONES ALBERTO & AMY ALEMANY |
| 6. LANGEN MARGARET J | 27. ROJO ELIZABETH DEEGAN |
| 7. ERWIN PAUL HENK TESTAMENTARY TRUST | 28. WHALEN ELEANOR E |
| 8. GOMEZ CHRISTOPHER & LEAH A GOMEZ | 29. BATCHELOR BRADY M |
| 9. FEY CORRIE L M ET AL | 30. UGOLETTI ENRICO A |
| 10. CLAWSON CARLA | 31. MCDOW NICHOLAS A |
| 11. AGUILAR JOSE A & LAURA D | 32. ATKINSON ELOY JR & CASSANDRA J FOX |
| 12. KNUDSON ROBERT C & AZENETH | 33. HANGER GEORGE WILLIAM & KIMBERLY L RHYMER |
| 13. FREDERIKSEN RANDOLPH W & PENNY C | 34. RAY MICHAEL J & CANDACE K |
| 14. VOSS FARMS HOMEOWNERS ASSOCIATION INC | 35. SCROGGIN KIM T & JAMES H |
| 15. WITCRAFT DAVID & JESSICA | 36. FORD RICHIE ARMON & REBECCA PHELPS FORD |
| 16. KOON DIANNA LYNN | 37. BRODEUR MEGAN |
| 17. HERRERA KRISTEN V & GEORGE E | 38. WATKINS JOYCE A |
| 18. SCROGGIN TYLER & SHASTA R | 39. ALBA JORGE & CHRISTOPHER J GOMEZ |
| 19. SCHLOMACH BENJAMIN MICHAEL | 40. WALSH FM 1044 DEVELOPMENT LLC |
| 20. MARTIN MYRA R & JEFFREY L | 41. SARAH & DAVID ORTIZ |
| 21. MURPHY CARYN MARIE & JARED LOUIS | |

SEE MAP



PZ21-0150
Zone change from APD to ZHA

Notification Exhibit



PZ21-0150 (Zoomed In)
Zone change from APD to ZHA

0 100 200
 Feet



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels, its officials or employees for any discrepancies, errors, or variances which may exist.



Source: City of New Braunfels Planning
 Date: 6/22/2021

Path: \\chfs-1\Departments\Planning\ZoneChange-SUP-Replats\2021\PZ21-0150 - Wunderlich

YOUR OPINION MATTERS - DETACH AND RETURN

RECEIVED

Case: #SUP21-0150 ms

Name: Jeffrey L & Myra Martin I favor: _____

JUN - 1 2021

Address: 1994 Kalli Jo LnI object: X (State reason for objection)Property number on map: Access from

Comments: (Use additional sheets if necessary)

tip of map ~~#14~~ that
is directly behind our housePlease move line of
triangle of property line
out of housing area to
allow for more flood
plane and privacy toSignature: Myra Martinhome owners.
No property zone crossing
onto ours — more taxes!

#20

YOUR OPINION MATTERS - DETACH AND RETURN

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Case: #SUP21-0150 ms

Name: Jared & Caryn Murphy

I favor: _____

Address: 1997 Kalli Jo LnI object: X (State reason for objection)Property number on map: 12

Comments: (Use additional sheets if necessary)

#21

Signature: Caryn Murphy

- Increased Traffic
- Increased light & noise pollution.
- decrease in property values
- over crowding for such
a small area / over crowd schools
- zero privacy for already built homes
on street backing up to zoning area.

From: Barbara Cooper
To: Matthew W. Simmont
Subject: Zoning change Information
Date: Tuesday, May 25, 2021 10:38:42 AM
Attachments: Scan May 25, 2021.pdf

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.

Good morning,

Attached is the required documentation for opposing the zoning change for the 60 acres at the corner of FM 1044 and Michelson Lane. We are opposing, as our property directly backs up to this property. This zoning change will affect our property value in a negative way. When we bought our home in Voss Farms 4 + years ago, we were told by the builder that the adjoining farm property was being held in trust for at least 10-12yrs, and the land couldn't be sold because the trustee was a minor. Obviously, the builder lied to us, as well as other families in the Voss Farms subdivision who purchased homes adjacent to this farm. This has nothing to do with the farm owner, but we need to let you know why you will be seeing a lot of resistance to this zoning change. Aside from losing our views of the lovely pasture and cows, which were a huge selling point for us purchasing our home. We fully did not expect to see any change with the farm property for 10-12yrs. We bought it because of its proximity to VFE and the middle and future high schools. If the zoning is changed, we will have light and noise pollution coming from the "O" lot line properties. Loss of privacy and the addition of what will probably will some type of abatement wall will be an issue. We **DO NOT** want HUD housing or lower-income housing in our neighborhood either. We don't want a large concrete wall to look at or really bright lights from parking lots. We specifically moved to an area that had a low or no crime rate. There has been no information given as to the specific type of housing, only that it might be townhomes, or apartments. All of which encourage crime or lower-income residents. (this can be proven by statistics). If what was proposed were homes similar to what exists in Voss Farms already, we would be agreeable to that. But not multi-family, "O" lot line additions. We strongly oppose this zoning change. We are a family with 2 children, one 10 and one 6. The 10year old is on the Autism Spectrum and has ADHD as well. This change would be very detrimental & difficult for him, and the change is something we all would have a very difficult time with. Please take this into consideration.

Barbara & Nicholas Cooper
1986 Kalli Jo Lane
New Braunfels, TX 78130

YOUR OPINION MATTERS - DETACH AND RETURN

RECEIVED

Case: #SUP21-0150 ms

MAY 25 2021

Name: Barbara & Nicholas Cooper

I favor: _____

Address: 1986 Kalli Jo Lane

I object: X (State reason for objection) initial

Property number on map: #15

Comments: (Use additional sheets if necessary)

(see attached)

Signature: Barbara Cooper
Nicholas P. Cooper

From: Clark Williams
To: Matthew W. Simmont
Subject: Rezoning at 1044 and Michelson Lane
Date: Monday, May 31, 2021 10:07:03 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.

Hi Matthew, I've included my response below:

Clark and Crystal Williams
1982 Kalli Jo Lane
New Braunfels, TX 78130

Property #~~17~~ *#26 new property owner*

I object: Likely to decrease our property value, increase traffic and noise, decrease privacy, and affect the sale of my property in the future.

Thank you,

Clark Williams
956-444-2267

From: [Betsy Whalen](#)
To: [Matthew W. Simmont](#)
Subject: Case number SUP21--0150
Date: Tuesday, June 1, 2021 3:01:07 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.

Reference Case #SUP21-0150

Name: Eleanor E. Whalen

Address: 1978 Kalli Jo Lane, New Braunfels, TX 78130

Property number on map: 28

I object to the proposed rezoning of said property for the following reasons:

1. Devaluation of my property
 - a. How many units are being proposed?
 - b. Will there be streetlights in the parking lot? What is the solution for light pollution for existing homeowners?
 - c. What is the plan for water runoff ?
 - d. Are federal, state or local dollars being used to provide for low income housing for all or any portion of the units?
 - e. If not all, what is the percentage?
 - f. [\[EW1\]](#) Has the City of New Braunfels reached out to Guadalupe County Sheriffs office in regard to crime prevention?
 - g. Will there be an increase in either property taxes or ISD taxes because of this?
2. Who is the proposed buyer?
3. Is it the same buyer for the property in question off of Seguin Ave (725)?
 - a. Will there be a study done in regard to the impact for every neighborhood in between FM 1044 and FM 725?

b. How come every household in between these two major arteries have not been made aware of these plans?

4. Ongoing problems with the lack of water

5. Does NBU and GVEC have the infrastructure to accommodate this proposal?

[\[EW1\]](#)

Reason for Objection – Sarah Ortiz

Case# SUP21-0150 – 60 acres at intersection of FM 1044 & Michelson Ln

I object to this rezoning case because the applicant made mention at the June 1, 2021 public hearing that there was only going to be one entrance/exit to the neighborhood on FM 1044 and that they wanted to put a gated emergency access point into the development on Michelson Ln. I object to this emergency access point on Michelson Ln because Michelson Ln. is a private road owned by the homeowners in the Knudson Subdivision along the eastern side of Michelson Ln. Michelson Ln is not a publicly accessible road and is not owned by the City of New Braunfels or Guadalupe County. Only the homeowners can grant permission for this emergency access and as far as I am aware, permission has not been granted.

Michelson Ln. is a one lane road with a small, weak bridge over the draining creek. It is not suitable for access by large emergency vehicles like firetrucks. Large vehicles would likely compromise the road and the bridge. Additionally, the applicant made no mention that the developer would make any financial contribution to the maintenance of Michelson Ln, in fact the applicant specifically said, "Michelson Ln would not be touched." Currently the homeowners in the Knudson Subdivision have the sole responsibility for financing and maintaining the road. The use of Michelson Ln for emergency vehicle access to the new subdivision would increase the need for maintenance on Michelson Ln. and would financially burden the homeowners who own and maintain the road.

I object to the rezoning of this property into a residential home district until proper entrance and exits and emergency access that do not involve the use of Michelson Ln have been proposed.

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-0150 ms

Name: Sarah Ortiz

I favor: _____

Address: 217 Michelson Ln., NB, TX 78130

I object: ☒ (State reason for objection)

Property number on map: 4

Comments: (Use additional sheets if necessary)

#41

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JUN - 3 2021

Signature: _____

Initial: _____