

PLANNING COMMISSION – SEPTEMBER 8, 2021 – 6:00PM

Zoom & City Hall Council Chambers

Applicant/Owner: HMT Engineering & Surveying (Chris Van Heerde), agent for New Braunfels Utilities

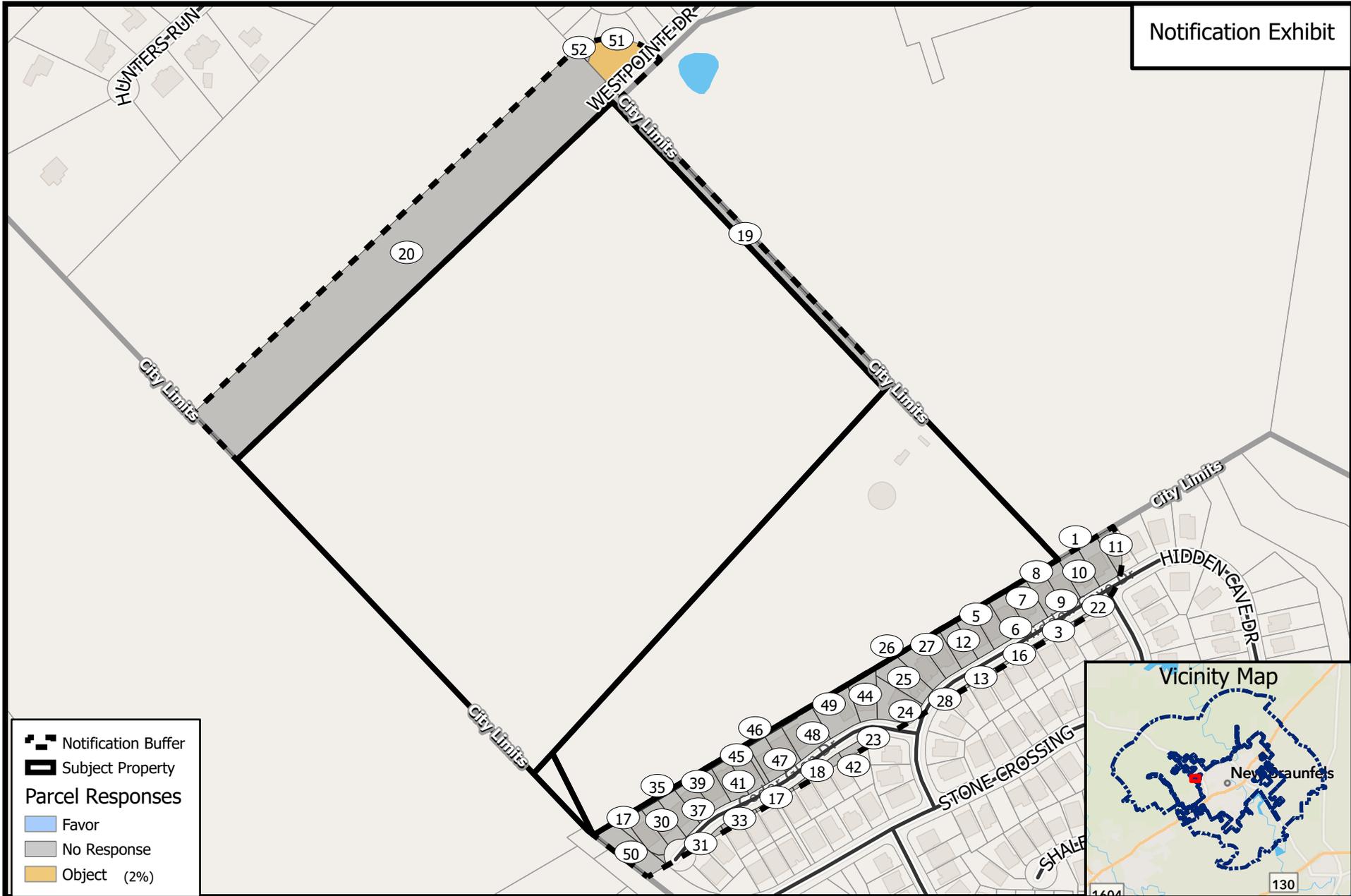
Address/Location: approximately 71.3 acres located at the southwest terminus of Westpointe Drive

PROPOSED SPECIAL USE PERMIT – CASE #SUP21-118

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. LEITGEN KATHRYN E & ROBERT F JR | 28. HARRINGTON THOMAS |
| 2. CORYELL MARCI W & DONALD B II | 29. SIMONI DUSTIN A |
| 3. DALEY PAUL L & MARY S REYNOLDS-DALEY | 30. PENA FRANCISCO C & NAOMI V |
| 4. MOEHRIG JACOB & KAYLYN | 31. GARCIA EUGENIO JR |
| 5. SHARP GRACE A | 32. SONNEN MARK C |
| 6. NGUYEN TRACY | 33. RUDY RUSSELL W & FRANCES |
| 7. FOX JAMES D & MARILYN | 34. PROPERTY OWNER |
| 8. DYSKA NATHAN P & LETICIA P | 35. PIGUE ROY A & CHARMAINE M |
| 9. VAUGHN WHITNEY L | 36. WALLACE DARRELL D & JESSICA R |
| 10. HOLGUIN KEITH H & ANNA M | 37. RUCKER LAURENCE K & PATRICIA A |
| 11. VARGAS JOSE ALBERTO | 38. BOSTICK NATHAN & STEPHANIE |
| 12. ANDERSON CHAD W & MARY J | 39. KEEL MICHAEL R & CHONG A |
| 13. BILLINGS DON M & DIANA | 40. BAKER ANDREW J & SARAH C |
| 14. SANDS MICHAEL J & CARMILA V | 41. DONNELL JONATHAN K & CARRIE |
| 15. PIERCE JAMES C & PATRICIA | 42. LOYA KATHRYN J & ANTHONY R STONE |
| 16. HARWOOD THOMAS M & MICHELLE A | 43. FRENCH NICHOLAS & KAYLA |
| 17. ESTATES AT STONE CROSSING HOA INC | 44. OLIVE AMIRA J & ANDREW L |
| 18. DAHLEN SARA J | 45. RHEINLAENDER MARVIN & JANE |
| 19. NEW BRAUNFELS UTILITIES | 46. MARTIN TREVOR R & STACY L |
| 20. NEW BRAUNFELS I S D | 47. SHUFFIELD DARRON S & DEANNA L |
| 21. ADKINS JOSEPH S & SHANNYN L | 48. MITTLEMAN MICHELLE SYLVIA |
| 22. MEDELLIN JOSE M & ROSA M | 49. PAULES JEFFREY W & LYNNAE A |
| 23. PATTERSON AMANDA C | 50. ESTATES AT STONE CROSSING LTD |
| 24. PERKINS JONDYLE & JANNETTE | 51. ENCLAVE AT WESTPOINTE VILLAGE UNITS 2
& 3 HOA INC |
| 25. DOMBROSKI GERALD F & ELIZABETH M | 52. WEATHERTON GAYLE L |
| 26. DUNAHOO RICKEY & SELMA | |
| 27. BAILEY BLAKE & JENNIFER | |

SEE MAP



- Notification Buffer
- Subject Property
- Parcel Responses**
- Favor
- No Response
- Object (2%)

SUP21-118
NBU Headquarters



THE ENCLAVE at
Westpointe
VILLAGE

The Enclave at Westpointe Village HOA, Inc. (EWPVU1)
& The Enclave at Westpointe Village Units 2 and 3 HOA, Inc. (EWPVU2&3)
903 Enclave Trail
New Braunfels, Texas 78132
board.of.directors@theenclavehoa.org (EWPVU2&3)

April 16, 2021

Dear Mr. Looney,

As the only existing residential, single-family home community on Westpointe Drive, we are very concerned with the proposed NBU Headquarters Facility and its negative impact on our relaxed and tranquil setting. Our two HOA's represent all 133 homeowners indigenous on Westpointe Drive.

The addition of Lark Canyon subdivision with its proposed 355 home sites is already going to add hundreds of vehicles on Westpointe Drive with commuters, delivery trucks, USPS carriers, and school busses. NBU's presentation depicts that tract of land as "undeveloped" even though clearing is ongoing and it's more developed than NBU's property. Lark Canyon subdivision cannot be ignored by NBU or any analysis of traffic on Westpointe Drive. The traffic impact of the Lark Canyon subdivision is huge.

On the evening of April 14th, 2021, Mr. Ian Taylor, NBU CEO, introduced our community to the NBU Headquarters Facility proposal for the first time. As much as we understand NBU's necessity to relocate, the noise, traffic, and visual aesthetics of this proposal are inconsistent with our neighborhood environment. Mr. Taylor spoke of the current 270 employees this facility will accommodate but failed to mention the "campus" is also being developed for company growth of 400+ employees in 2030. Added to the commuter traffic, NBU wants to incorporate a bat cave community attraction, a drive-thru bill payment facility, deliveries for the utility business, deliveries for the large company cafeteria, large conference facilities, and their own fleet of utility vehicles all running down the unmarked two-lane road of Westpointe Drive as the main entrance and exit thoroughfare. It is truly unacceptable to abuse Westpointe Drive in that capacity. NBU stated that they were denied a proposed main entrance/exit point stemming off Loop 337. It is our hope that the Traffic Impact Analysis (TIA) document mentioned to us as being submitted to the city, reflects the true absurdity of using Westpointe Drive in this manner and ends this proposal as presented.

Lastly, NBISD owns an adjacent tract of land at the end of Westpointe Drive that is scheduled to house an elementary school which further exacerbates the traffic issue on Westpointe Drive which NBU's TIA needs to analyze along with Lark Canyon. These traffic multipliers must concern NBU and the city.

As an official representing our best interests concerning this NBU Headquarters Facility proposal, it should be evident that this proposal needs to be denied. Westpointe Drive cannot be the main entrance and exit point as this present proposal indicates.

Sincerely,

EWPVU1

Ann Carvel, President 

Riley Maginn, VP 

Kim Zarder, Secretary 

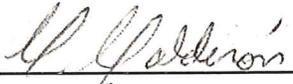
Susan Harrison, Treasurer 

EWPVU2&3

Gerald D. Everett, President 

Daniel M. Kletter, VP 

Thomas A. Brockles, Treasurer 

C. Calderón, Secretary 

Joseph Trevino, At Large 

4/19/21

Christopher Looney
550 Landa Street
New Braunfels, TX 78130

Dear Mr. Looney,

Our decision to leave Austin and build a new home in The Enclave at Westpointe Village was the horrible, congested traffic and the lack of infrastructure planning by Austin leaders.

I am imploring you and our city leadership not to make the same mistakes.

It is my understanding that Westpointe Drive may be used as ***the only entrance and exit*** for proposed: Lark Canyon subdivision, a new elementary school, and a new NBU headquarters.

If allowed, this would create a traffic nightmare for all involved. Additionally, Oak Run Parkway would turn into a parking lot.

I do believe our city leadership & planning should protect the established residents of New Braunfels through thoughtful traffic and access planning. This includes perhaps denying proposals. Thank you for your considerations for 133 existing homeowners.

Sincerely,
John & Nancy O'Brien
455 Mission Hill Run
New Braunfels, TX 78132
Obrienjohn279@gmail.com
281.300.9952

TO WHOM 9Y MAY CONCERN

Subject: Road access to New Proposed Projects

Have you people even looked with any level of intelligence at the absolute chaos and destruction of the community by using Oak Run Dr and Westpointe Dr for the entry to your following projects at the end of Westpointe Dr.

If it goes thru as you have indicated, What do think Westpointe Dr and Oak Run will look like at quitting time, school out, etc, etc, etc.

How much traffic will be generated by your following projects:

- a. massive movement of NBU trucks and personnel
- b. massive movement of Autos and people in the 355 new residential area
- c. The new School that is proposed.

You need to consider a new Spur off of 337 (see enclosed map)

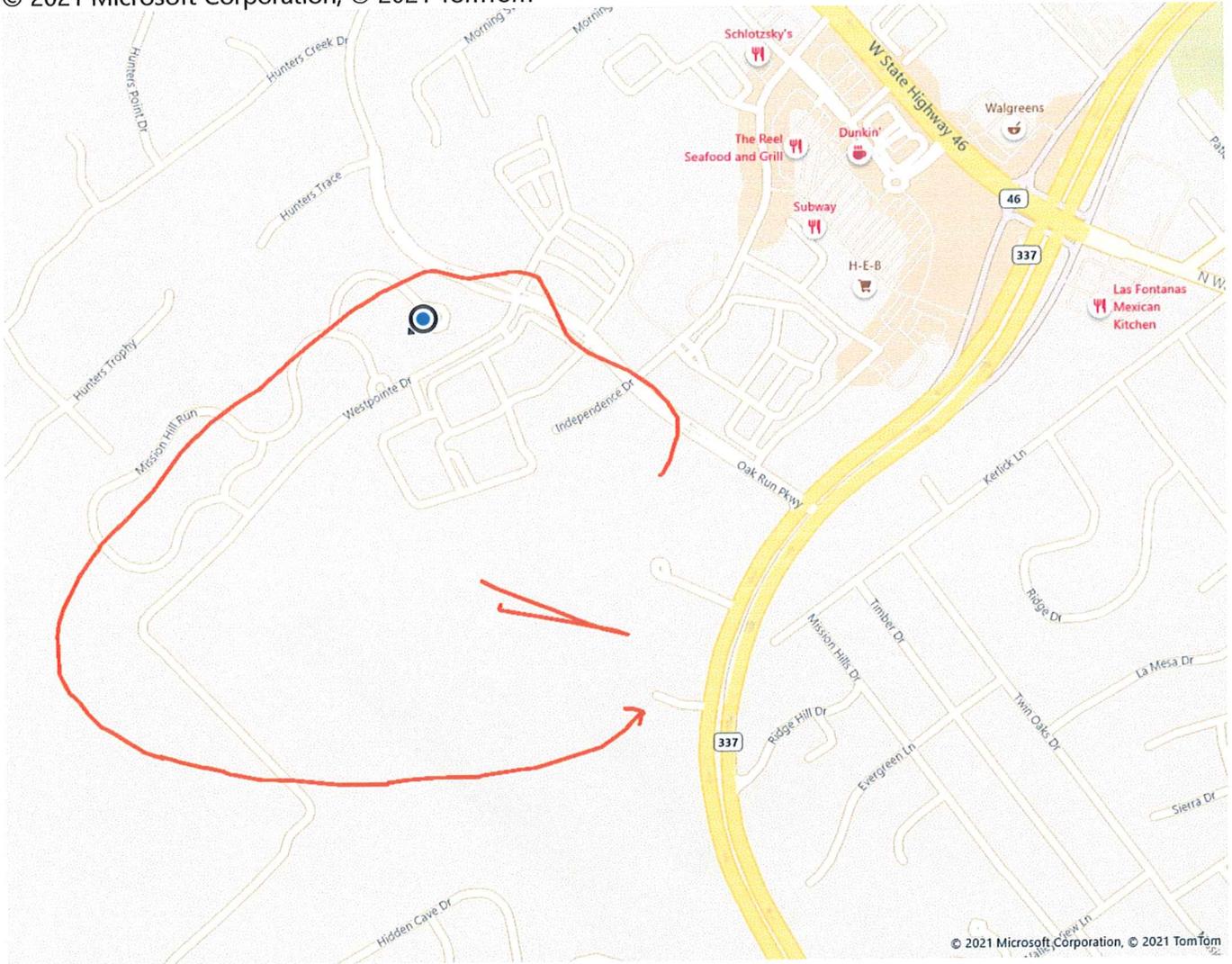
If you think this looks like 'Heaven On Earth', why don't you geniuses buy a home out here and watch 1st hand the wild destruction and chaos destroy a wonderful Retirement community.

1 Inc Map


Robert Smiley


Mary Smiley

323 Wauford Way
N.B TX 78132



From: [Christopher J. Looney](#)
To: [Matthew W. Simmont](#)
Cc: [Jean Drew](#); [Stacy Snell](#)
Subject: FW: traffic on Westpointe Dr
Date: Tuesday, August 24, 2021 4:07:33 PM

Matthew, I just received this random email. I thought you might want it for the NBU case folder.

Thanks, Chris

Christopher J. Looney, AICP
Planning and Development Services Director | Planning and Development Services
550 Landa St | New Braunfels, TX 78130
830-221-4055 | CLooney@nbtexas.org
#OneCityOneTeam

From: marylsmiley1946@gmail.com <marylsmiley1946@gmail.com>
Sent: Tuesday, August 24, 2021 4:06 PM
To: Christopher J. Looney <CLooney@nbtexas.org>
Cc: Garry L. Ford <GFord@nbtexas.org>
Subject: traffic on Westpointe Dr

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.

Robert R Smiley
323 Wauford Way
NB, TX, 78132

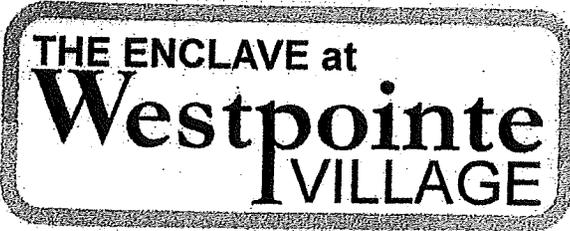
Subject: Traffic on Westpointe Dr.

After trying to 'analyze' the traffic flow indicated by the letter of Apr 16, from Westpointe Village, some of the entering arguments should be:

1. New NBU headquarters and all attached complexes
2. Projected company growth of over 400+ by Yr 2030
3. Bat Cave community attraction
4. A new subdivision of 355+ homes
5. Other business entities to be determined

Just taking these 5 entities, the traffic 'influx' will probably be incredible to the point of being unmanageable. Consider all of NBUs vehicle traffic, School vehicle traffic school busses, every kind home delivery, repair & maint crew traffic, traffic generated by 'Lark Canyon'. The known vehicle/people traffic probably will be enormous.

A reasonable solution is to make 337 the entry to this massive project.
The amount of traffic at any one time could slow I-35 to a crawl.
This solution seems to be beyond simple.



The Enclave at Westpointe Village HOA, Inc. (EWPVU1)
& The Enclave at Westpointe Village Units 2 and 3 HOA, Inc. (EWPVU2&3)
903 Enclave Trail
New Braunfels, Texas 78132
board.of.directors@theenclavehoa.org (EWPVU2&3)

Please!

April 16, 2021

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Sincerely,

Gary & Sue Jo Vollmering
314 Wauford Way
New Braunfels, TX 78132

Sue Jo Vollmering
Gary J. Vollmering