



Comment Card

Texas Department of Transportation
c/o RJ RIVERA Associates, Inc.
7410 Blanco Road, Suite 250, San Antonio, Texas 78216
Phone: 866.704.1114 Fax: 210.340.5664 E-mail: info@nbolstudy.com

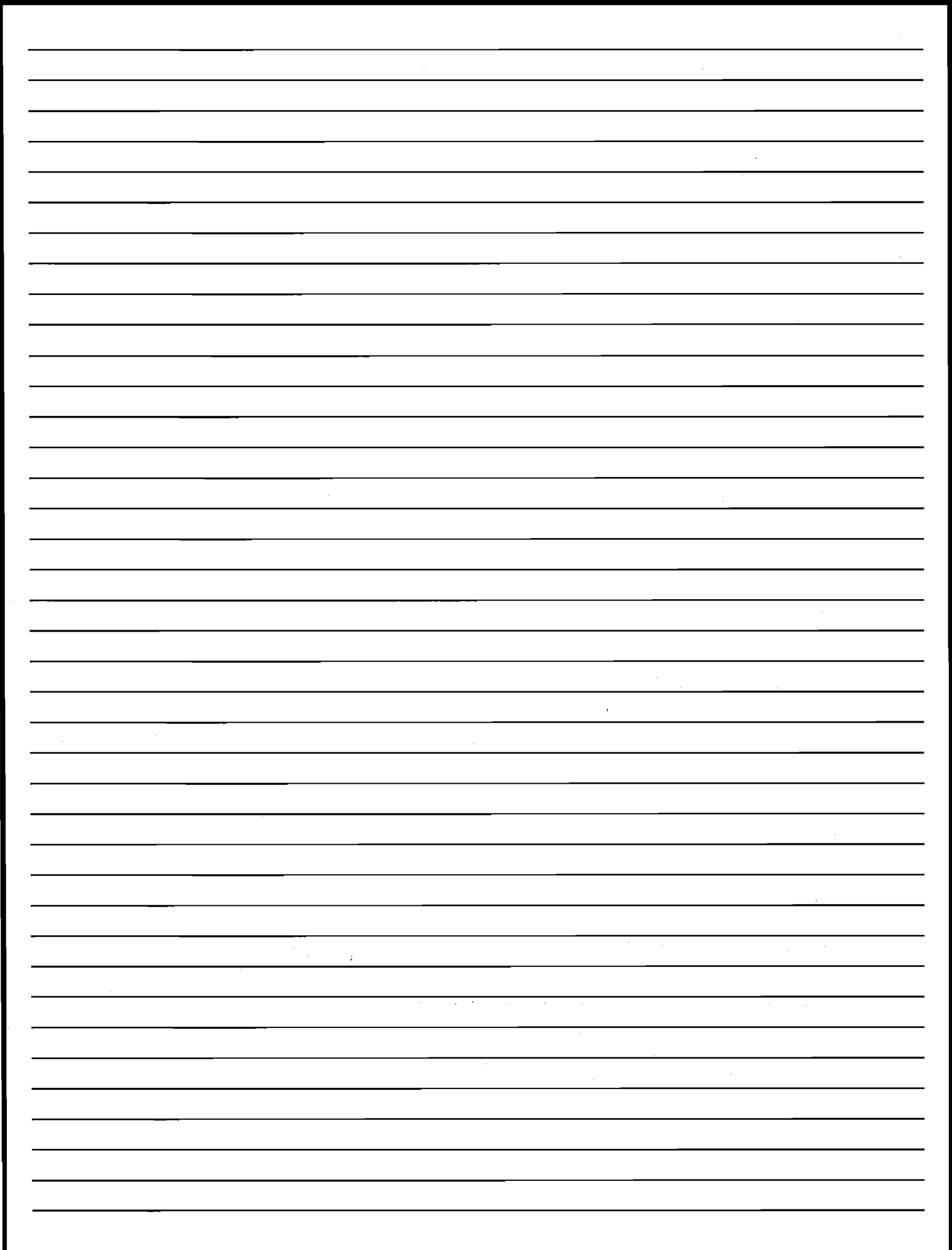
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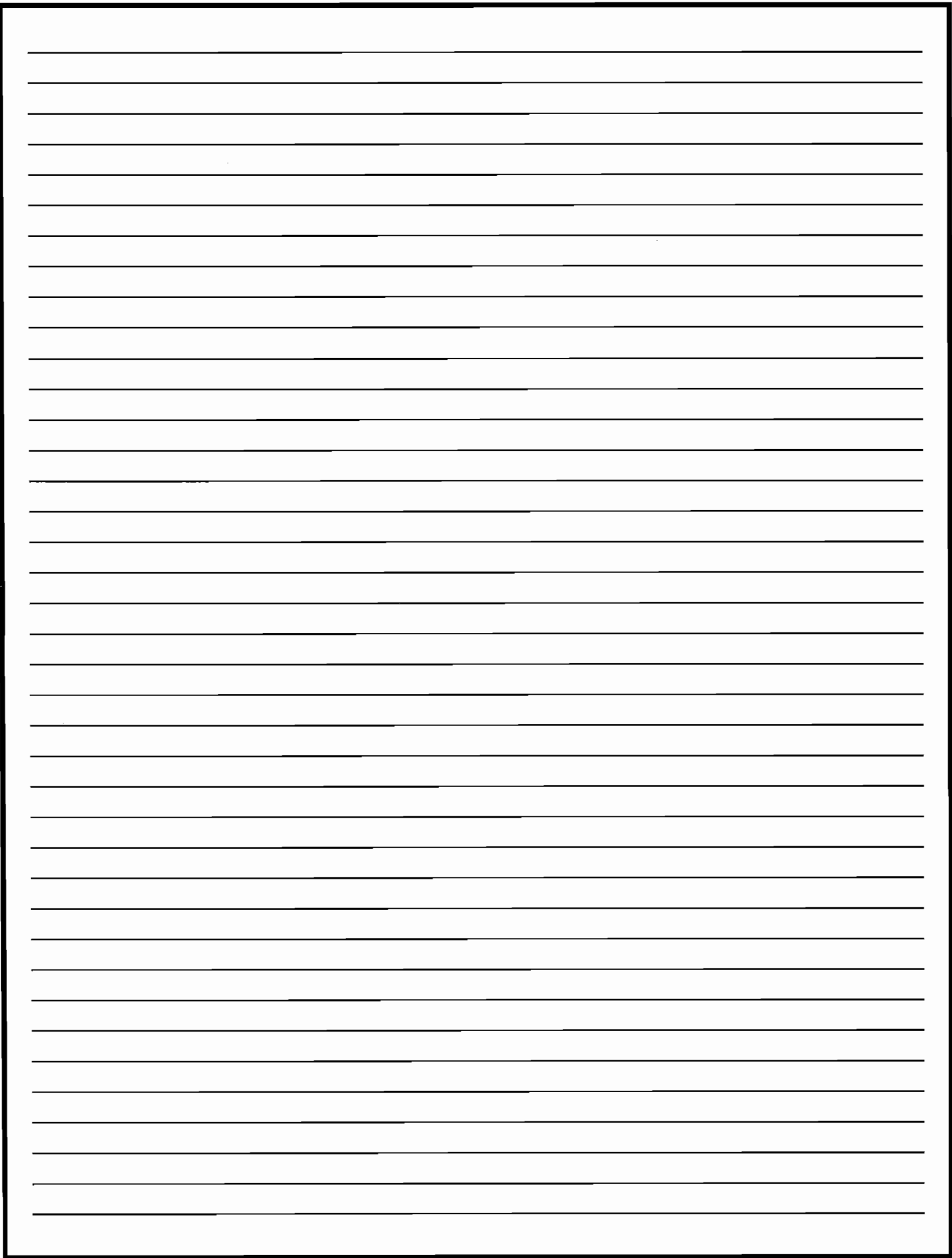
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GENERAL COMMENTS

Wish we had done this from the beginning. I realize "all" this information is in print, on a CD and online. However, in 40 minutes the panel as well as the audience knew or understood more than in the past 2 meetings. The majority of us may not understand Engineering language but we aren't ignorant of the overall facts at hand. The information needs to be explained just as Rudy did tonight. The people that attend these meetings deserve that much. Thank you, Rudy, for this presentation.

Name: Cheryl Fisher Organization: Guadalupe County Resident Phone: 830-609-0441







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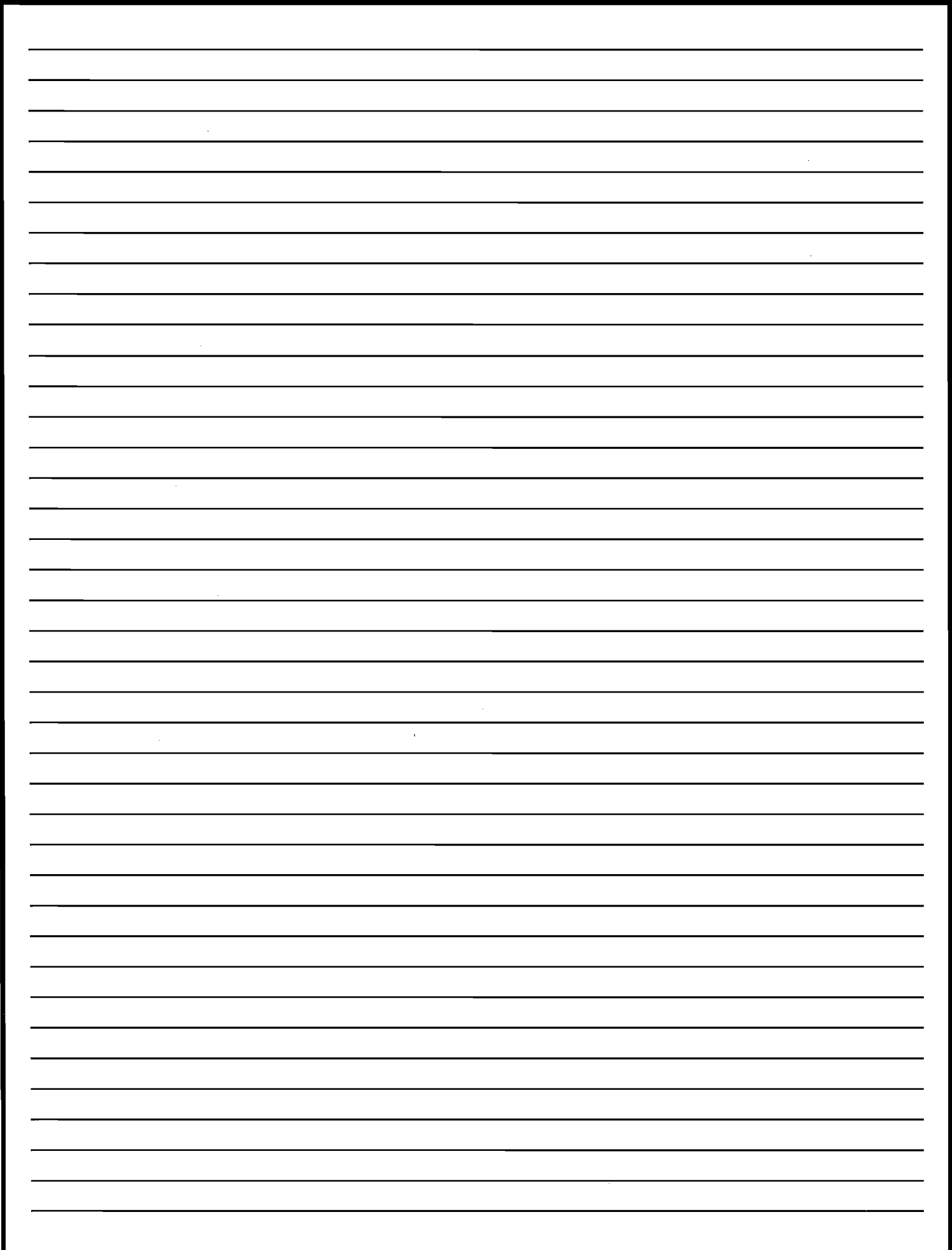
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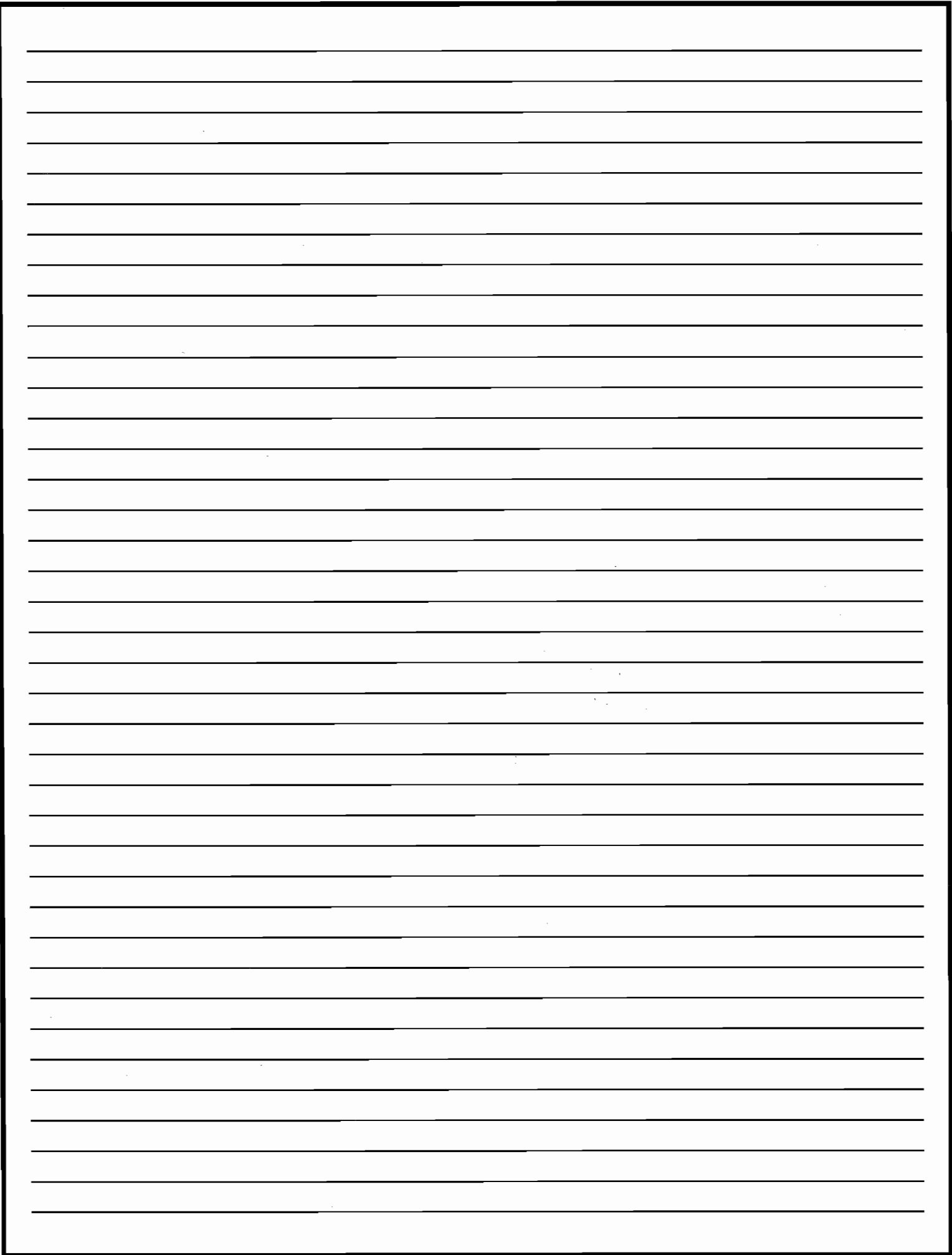
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GENERAL COMMENTS

I live at 3704 FM 306 (sec C) and the intersection will be in my front yard. TX Dot has said that they will get right-of-way by eminent domain but City officials have said they would not use eminent domain on landowners that do not want to sell. How do they plan to get the property they need for the Loop?

Name: Judy French Organization: _____ Phone: 830-626-1043







NEW BRAUNFELS OUTER LOOP CORRIDOR STUDY

Task Force Meeting #8

November 30, 2009

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GENERAL COMMENTS

This Idea is dated, think outside the box.

I don't understand how our City Leaders

are willing to risk our greatest asset.

(They are not qualified)

Name: _____ Organization: _____ Phone: _____

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. A thick black border frames the entire sheet. There is a small, dark mark or smudge in the top-left corner of the page.



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GENERAL COMMENTS

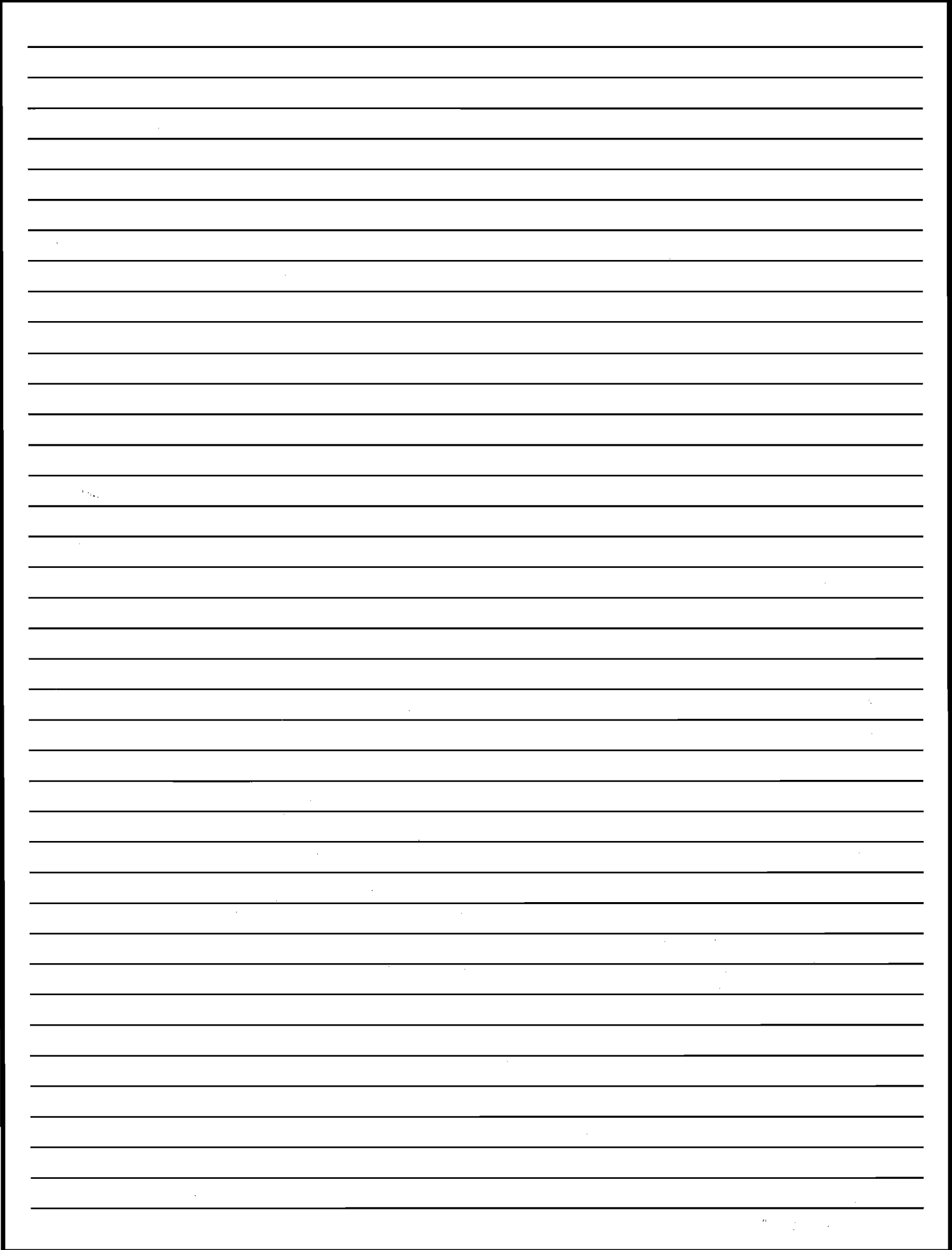
1) Rules of Guad Co development - never presented

2) Landowner not personellad contacted

3) Why is landfill not giving land?

4) Why is Wildlife (landfill) not giving land
 that Wildlife is not yet established
 next to FM 1101 and Kohlenberg

Name: Nancy Krueger Organization: _____ Phone: 830-708-1549





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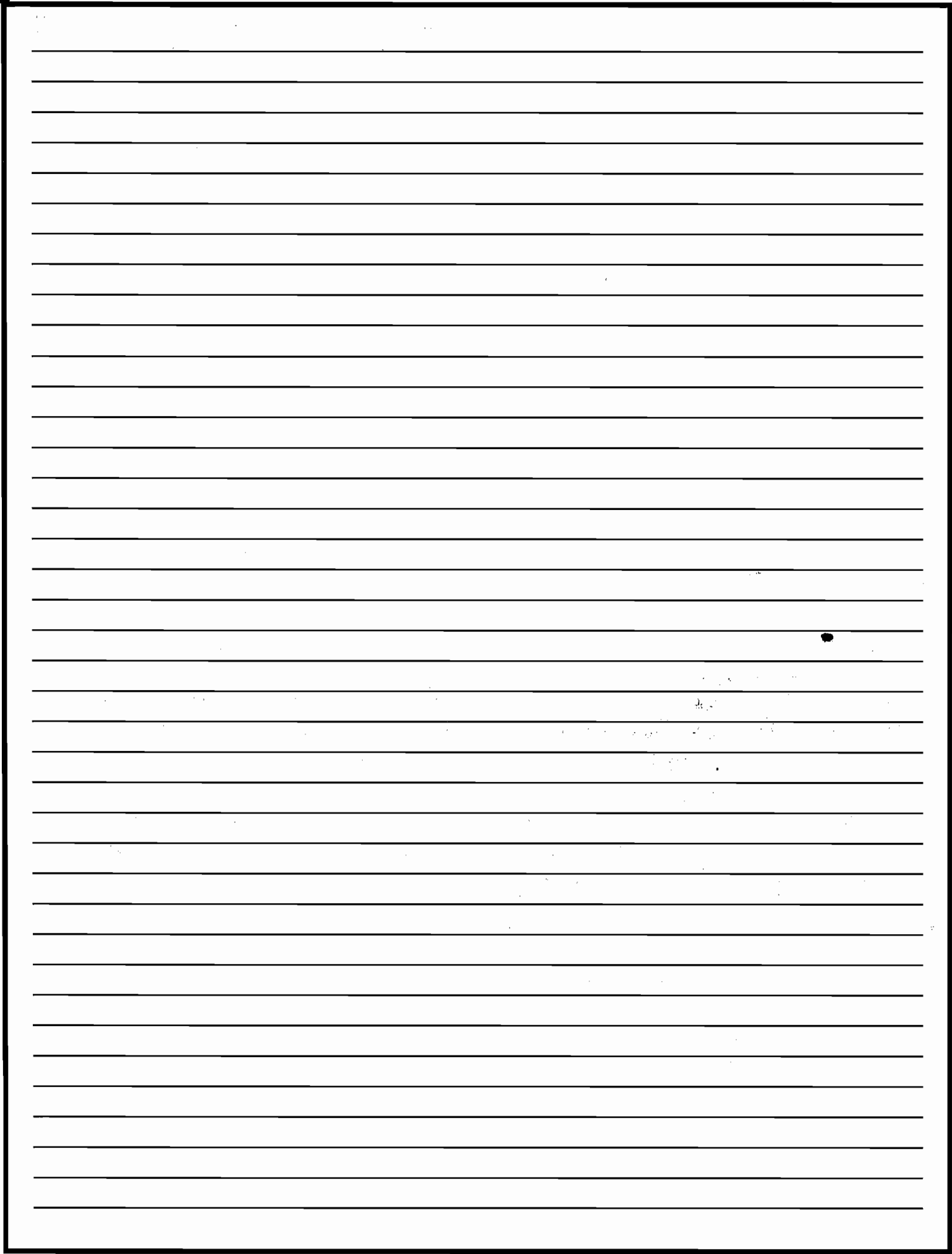
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GENERAL COMMENTS

It is too bad that we are short on time because the format was not clearly & succinctly precisely stated so that they would not need to be touched & reworked.

This was a very helpful meeting, and I am glad that all sections will be covered. It seemed for awhile that Section B did not exist.

Name: _____ Organization: _____ Phone: _____





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GENERAL COMMENTS

It is such a sadness growing in our community that so much TAX \$ has been expended & citizen T.P. good will expressed while no visit as to WHY looping is allowable. A good consultant process should be able to say: no to this scheme & show ALTERNATIVES.

Name: Frank H. Dietz Organization: property owner Phone: 626-6833



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GENERAL COMMENTS

Comment to AG Question 1:

The First Report To R.J. Rivera about the home under construction at 4339 W. S.H. 46 was the June 2007 meeting at Canyon High School.

Comment to AG Question 2:

Why weren't the specific questions specifically answered?

Why would you use Appraisal District tax records to verify a home under construction?

This method is designed to result in no confirmations.

(over) How did you confirm the slab in section C that changed the route in that section.

Name: Fred Claudio Organization: _____ Phone: 830-606-3211

Why did you cut 400+ acres owned
by Agnes Brandt in half when you are
concerned about dividing family farms??

What will happen to/with ~~the~~
information about matrix items
that are newly discovered?

Taken into consideration?

Ignored?

Recommendation adjusted?



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GENERAL COMMENTS

The definition of impact on existing homes is skewed. Displacements are taken into consideration but a secondary measure should be surrounding homes and their affected property values. Route 1 borders a large development in Mission Hills. Those homeowners stand to lose a substantial adverse affect in their home values vs. Route 2 + 3. Impact on ~~adjacent~~ adjacent homes needs to be considered. Why wasn't that considered?

Name: Scott Monteith Organization: _____ Phone: 830 626 0556



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GENERAL COMMENTS

What is meant by "no operational advantage" in choosing a route?

Can some historical structures be moved to museum property to make a better route choice?

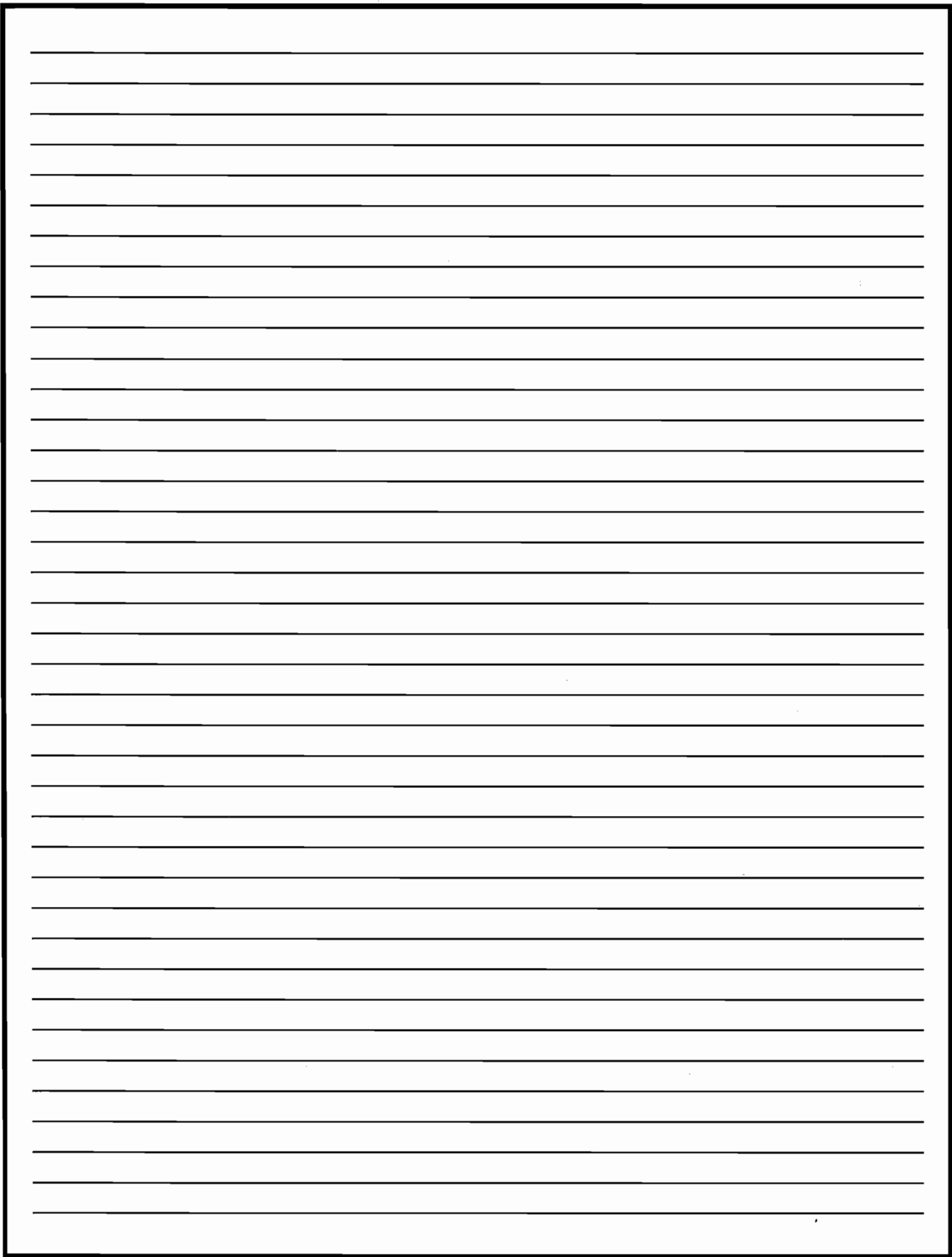
If seems TX DOT + task force had different agenda/idea for what should be covered tonight.

Rudy did fabulous presentation that answered how route choice was made. Some presentation should be considered for all sections.

Name: J McGeathlin

Organization: NB resident

Phone: 830-226-7061



Response (4, 5, 6, 8, & 9) - G-1

Answer states facility type for future projects is not feasible & would require future study efforts. How can we make a decision, when future study is needed & we are not told what the future study is?

~~Stay~~

Other sections, when will we get maps on options & recommendation like the maps A-1 - thru A-7 on other sections -

My name is Don Burquest. I live in the Country Hills North subdivision of New Braunfels, just off Hunter Road.

I want to make three brief requests of the Task Force.

First, virtually at each meeting that I have attended, there has been some statement to the effect that this Outer Loop proposal and discussion is intended only to identify a possible route for such an outer loop in order to facilitate planning, should such a loop ever be built. I have frequently heard statements to the effect also that there is no money in the county, or in the state, or in the Federal government to construct such a loop. I urge you as the Task Force please not to entertain any more statements to this effect. The fact is, as was pointed out by a citizen at the August meeting, even if that were true, it is irrelevant; there are international companies who might be approached for financial assistance, much as was considered earlier for at least partial funding of the ill-conceived Trans-Texas Corridor and other projects. In addition, let me quote from the Herald-Zeitung report of the August meeting, which appeared on page 2A of the August 19 issue: "Unless any serious objections, legal or otherwise are presented, final public inquiry and almost certain recommendation next year will provide grounds for TxDOT to apply for federal funding of the proposed loop." To date I have read no statements of clarification or retraction from TxDOT to contradict this statement of intention. Please, no more words that this is just a planning tool.

Secondly, you are now in the final stages of your work and will soon be submitting your final report. Please remember that it is likely that members of the City Council will be relatively uninformed regarding the proposed Loop, perhaps even regarding the nature and amount of the deliberations of the Task Force, and even uninformed regarding the charge given to you. As a result, when you file your report, there is the possibility that the Council will consider your report as tacit endorsement of the idea of an Outer Loop, possibly even assuming that it represents the view of the public at large. Such an endorsement, of course, is not within the charge of the Task Force, but in order to avoid unintentionally giving that impression, I urge you in your final report to figure prominently a disclaimer, perhaps something like: "This final report is only our evaluation of the consistency with which the process of evaluation of the proposed route has been applied. We do not want the results of our discussions to be interpreted in any way as our endorsement of the idea of an Outer Loop." As you know, it has been reported that there is no official historical record indicating that the New Braunfels City Council requested study of any Outer Loop proposal. Thus the origins of the idea itself are unclear, and I urge the Task Force not to inadvertently appear to be supportive of it.

Finally, please in the next few weeks go for a leisurely drive along River Road. This entire area is a glorious gift that we in New Braunfels are fortunate to be blessed with, and River Road is a refreshing scenic drive that can enrich one's soul with its beauty. As you approach Second Crossing, slow down for a moment. Note the scenic bluffs along one side, and the dense trees along both sides as the river gently flows past. This is part of the heritage that has been entrusted to us, to enjoy, and to pass down to our grandchildren. Now try to imagine how this idyllic scene will look when a four- or six-lane highway crosses the river there, as indicated in the present proposal. The pristine beauty that will be destroyed if this project goes forward will result in a profound loss to our area, a loss that it will never be possible to undo.

Thank you for your consideration.

November 16, 2009

To: Comal County Judge, Danny Scheel
Comal County Commissioner, Jay Millikin
New Braunfels City Councilman, Mike Ybarra
New Braunfels Mayor, R. Bruce Boyer
District Engineer, TxDOT Mario Medina
NB Outer Loop Task Force
Texas Association of Realtors
Texas Real Estate Commission (TREC) Administrator, Douglas Oldmixon
Citizens Alliance for Smart Expansion, Dr. Martin Levett

CC: Comal County Commissioner, Donna Eccleston
Comal County Commissioner, Gregory Parker
Comal County Commissioner, Jan Kennady
New Braunfels City Councilman Richard Zapata
New Braunfels City Councilman Mark Goodner
New Braunfels City Councilwoman Sandy Nolte
New Braunfels City Councilwoman Kathleen Krueger
New Braunfels City Councilman Steven Digges

Homeowners residing in the Mission Hills Ranch community have been following the progress of the proposed New Braunfels Outer Loop and wish to express some serious concerns. We are currently a community of 325 homes. The total planned build-out is 387 homes with an expected completion date of 2011. We have gated and non-gated sections within our community. One of the strongest appeals of our community is the natural setting situated in the Hill Country. Our community has extensive common areas which have been left in a natural state. These natural settings and other attributes have been the main reason for homeowners in our community to choose the City of New Braunfels as their home.

The proposed Outer Loop will cross SH46, just a few yards west of the entrance to our community. The proposed design with a 3-tier overpass, 6 lanes, service roads with typical businesses that will continue to wrap around behind the entire west end of the development will alter the entire aesthetic nature of our community. Presently, the value of property bordering SH46 has been negatively impacted as a result of this roadway expansion. The Outer Loop will further negatively impact the property values and natural setting of the entire community.

The study was originally done many years ago and has been updated from time-to-time but it appears as though the spurt of growth in the recent years has not been adequately captured in the study. Specific areas of concern in addition to overall impact on property values are:

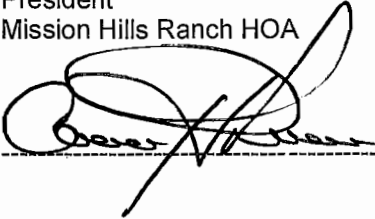
- TxDOT has made minimal effort to notify impacted property owners. These efforts have been hit and miss over the years and new people moving in are not made aware of the potential impact before they purchase a home.
- The noise level as it wraps around the entire west side of the community.
- Business growth in a residential and ranch area along the service road at a major intersection like SH46 and the Outer Loop.
- How were decisions made and property owners notified and involved when paths for the Outer Loop changed? When was the last change made? What was the logic behind that decision? To the best of our knowledge no homeowners in Mission Hills Ranch have ever been officially notified.
- Has impact to the fragile Hill Country environment, our water supply, the Edwards Aquifer and Comal Springs been evaluated?

- What is the funding source for this?
- What alternative solutions were considered? How long ago? Where are these results documented and available for public view?
- Why an Outer Loop?

Our position is that the study should be shelved. It has not kept up with the current pace of growth and the greater number of property owners that will be affected. It will permanently change the entire aesthetic nature of the Hill Country areas it passes through and the City of New Braunfels. No conclusive documentation has been provided proving an Outer Loop is the answer for this growing community with increasing traffic. Urban planning experts have cited that traffic loops do not create successful results in meeting traffic needs. The continuing uncertainty created by having this proposal hanging over property owners for all these years should not continue. It creates uncertainty with regards to everyone's property value within its path. Rather than continue to embrace an outdated proposal, it is more logical that a new approach with a holistic view of New Braunfels growth and urban planning is a better approach.

In order to provide proper disclosure, we strongly recommend that until the proposed Outer Loop is shelved, the Texas Real Estate Commission require disclosure to all prospective buyers of new or resale homes located within one half mile of the proposed Outer Loop.

Chris Thomas
President
Mission Hills Ranch HOA



R Teresa King
Vice President
Mission Hills Ranch HOA



Kim Page
Secretary
Mission Hills Ranch HOA



Randy Dennin
Board Member
Mission Hills Ranch HOA

