

Hello to all of the Planning & Zoning Commission Members & City Council Members,

This message is from Lee & Pat Carriker, who own approximately 65 acres of property at #6 Spencer Road in Boerne. We have lived in our home on the Spencer Road property for 35 years.....since 1989. We originally rented our home beginning in 1989 from our landlords Murray and Barbee Winn. We loved it so much that we happily purchased our home & property in 1993 from the Winns.

We have recently found out that a zoning change request has been made for the 71.12 acre tract of land for The Birch at Spencer Ranch housing development. That development is on the property next to the south side of our property. We recently received a mailed notice about the November 4th meeting that will discuss the proposal of the zoning change. After receiving the mailed notice, we drove over to the parkway that leads into the newly proposed housing development. We were shocked to find a bent sign announcing this Public Hearing posted on that parkway in an area where only construction crews might see the sign. We noticed that the sign is way off of the well-travelled Highway 46W. The parkway is not a road where people travel on a daily basis, so the general public was not likely to see the public notice sign. Then, facing downward in a nearby dirt area, by a fire hydrant, was a smaller handwritten sign that mentioned the same November 4th meeting and other future meetings. No one passing by the area on Highway 46W would have seen either of those two signs. It seems like someone didn't really care for many people to be aware of the public hearing and/or the chance to voice their opinion or opposition to the proposed zoning change. We would think that the City of Boerne would place a better & bigger sign along Highway 46W where the people most impacted (nearby residents and drivers) would really see it and could give their views on this rezoning.

We did receive the one mailed notice regarding the hearing, so we will respond to it here. We understand that only 18 nearby property owners received that mailed notice.

We oppose this rezoning and housing development at that location for many reasons. One of the main reasons we oppose this rezoning is a safety factor. That housing development road/parkway opens onto Highway 46W in a dangerous location, between two blind curves, where traffic on Highway 46W usually is very heavy and very fast.... and there is no traffic light there. We already have to enter Highway 46W, from our Spencer Road, near one of those blind curves, and we risk our lives often, just trying to get onto Highway 46W from Spencer Road with the current busy traffic going both directions. Cars coming west out of Boerne on Highway 46W are often in a constant row of traffic that is accelerating to a speed that we assume is over the speed limit, so it's hard to cross that traffic to travel east into Boerne. We sometimes can drive out of our Spencer Road, toward Boerne, when the Hwy 46W road is totally clear both directions and will then find a car driving right up to our bumper the moment we get turned to come east into Boerne. Those cars are speeding into Boerne and appear from around those blind curves before you can even see that they were coming. The road/parkway entrance into the Birch at Spencer Ranch is in between TWO of those blind curves on Hwy 46W, so it will become a very dangerous area with all the new traffic that will be going in & out of that parkway along with the already busy Hwy 46W traffic. If you are talking about over 200 medium density homes being built first..... and then 560 more multi-family units being built later in that development, you will be adding a minimum of 1,500 vehicles that will be having to risk driving in & out of that parkway/Highway 46W intersection between those two blind curves with all the speeding Highway 46W traffic. Highway 46W is already a dangerous road without adding all of that traffic. There have already been numerous accidents and some fatalities along these areas of Highway 46W in the past. There have been fatalities on these curves, even though it did not even involve people pulling out onto Hwy 46W. It will only get worse with all this new traffic. We don't feel like adding all that traffic in that area is a safe and wise move. We don't want to see fatalities occurring in that area before a traffic light is installed, and we have been told that no traffic light is planned for that intersection at this time.

We also are opposed to this zoning that will add all this housing when there is such a water shortage in our area. The City of Boerne seems to have severe drought restrictions in place already and then we hear of more high/medium density housing and more multi-family units being built. The city has already allowed a 190-unit multi-family low-income housing apartment complex to be built at Frederick Creek/IH-10 area, which is next to the north side of our property. Now 200+ homes, with front & back yards, and 560 more multi-family units are planned near the south side of our property. All of these new residences will need water provided by City of Boerne, and Boerne is already imposing drought restrictions regarding water usage. This whole area is having an issue with water supplies being used up and drying up. Look at Boerne Lake, Cibolo Creek, Frederick Creek, Canyon Lake, etc..

As we said, we have lived in our house for 35 years. When we moved here, Frederick Creek was a live creek that constantly flowed well on 2 borders of our property.... on the west side and the north side. It flowed all of the time back in the earlier part of our residency on this property. Our older children were allowed to swim in the clear flowing creek for most of their childhood. After our last son was born in 1997, we rarely allowed him to swim in the murky, barely flowing creek. By then, Frederick Creek was always either too dry or not flowing at all. It was not flowing clearly enough for safe swimming. It has been that way for most of his life, and he is now almost 27 years old. We have not seen that creek flowing well in many, many years. Cibolo Creek seemed to do a little better, but it, too, has seemed to have quit flowing. And I hear about how low Boerne Lake is now. So, I think that the water issues should really be considered when allowing all these new housing developments.

On the signs at The Birch at Spencer Ranch, we saw where the developers were given a permit to water their landscaping with water from Frederick Creek for 6 months. That was shocking. We don't believe nearby homeowners are allowed to use creek water to irrigate their properties near the creek. Plus, the creek has already been so very dry... and maybe that is why it has been so dry. That is water that would normally be allowed to flow on into Boerne to join up with the Cibolo Creek to form the downtown creek. We went to the downtown Cibolo Creek one week ago and were saddened to see the dry creek bed.

Resident's water wells are also drying up and many residents are having water brought in by trucks for their household water needs. The lack of water in this area is a big concern. So, it would seem that approving zoning for high/medium density housing developments would be postponed until we are past this long drought that our area has had. Please consider waiting to approve such zoning until we have our lake filled and rivers and creeks flowing regularly again and water wells not going dry. Please consider waiting until the City of Boerne has enough water to not have to impose drought restrictions.

I will mention something else for everyone to think about. If Frederick Creek does start flowing well again, it will have the main part of the Frederick Creek and several Frederick Creek tributaries flowing through the middle of The Birch at Spencer Ranch property. So, it will be getting drainage from those Spencer Ranch streets, driveways, yards, and properties in that development. So, all the trash, oils, gasolines, fertilizers, insecticides, and other chemicals will be flowing into the Frederick Creek and on downstream in the water into the downtown Boerne Cibolo Creek if the creeks are flowing well. If the Frederick Creek is barely flowing, all that pollution will end up hanging around our property, which we hate to think about. We definitely won't be allowing our grandchildren to swim in the Frederick Creek in the times ahead if a housing development with all those houses is allowed on the Frederick Creek just upstream of us. What a way to spoil the wonderful creek that used to flow into Boerne.

Along with other reasons that we object to approval of this rezoning is that we know that all these new developments next to our property will bring new trespassing on our property by teens and other people who don't belong here. We already have had numerous trespassing teens that come from the other side of Interstate 10. They have no business being on our property, and it is often worrisome regarding what their intentions are. With 190 new low-income

housing apartments next to one corner of our land and 200+ homes and 560 more multi-family units on the other side of us, we hate to think of all the new trespassers that will be wandering across our land where they do not belong. It may become unsafe to even live here anymore. Think of residents from that many homes & units wandering through your own private back yard without your permission. It's hard to put up enough "No Trespassing" signs to get the point across to these people who want to wander around our property without permission.

Last, but not least, we worry about all these multi-family apartments/units (some low income housing) and high/medium density housing developments hurting the value of our land and spoiling our life that we have had out here for 35 years. This has been our home. We wanted it to be our home for ever. But, it won't be the same if you approve all this new rezoning for all this construction and water usage.

Thank you for listening and for your consideration regarding not approving the rezoning of the Spencer Ranch property.

Dr. Lee and Pat Carriker

[REDACTED]
830-431-3165
[REDACTED]



Notice of Planning and Zoning Commission Public Hearing

Case Manager: Tyler Cain

☎: 830-248-1628

Email: tcain@boerne-tx.gov

The City of Boerne has received an application described below, and you are encouraged to attend the public hearing as an interested party. You will have the opportunity to express your opinion either in support or opposition to the request by mailing the response portion of this notice or by emailing the case manager listed above. Please contact the case manager if you have questions or need further information. Your participation in this process is encouraged. You may watch the proceedings of this meeting by visiting the City's official webpage.

Meeting Location: **Boerne City Hall - City Council Chambers**
447 North Main Street
Boerne, TX – 78006

Date and Time: **Monday, December 2, 2024**
6:00 p.m.

Proposal: **A zoning change request from a HOL-Interim Zoning District to R2-M Medium Density Residential Zoning District for a 71.12 acre tract of land, generally located at the western intersection of Coughran Road and Highway 46 to allow for a single family subdivision (KAD: 307605).**

Authorized Agent: **Forestar (USA) Real Estate Group Inc. and Continental Homes of Texas, L.P.**

**CASE: Zoning – The Birch at Spencer Ranch (TC)
PZ – December 2, 2024**

Please return this notice whether or not you plan to attend the hearing. For further information, please call 830-248-1501.

Name: John WELTERS

Address: [REDACTED]

() In Favor (X) Oppose

Reason: High Density CAUSES TRAFFIC AND HIGH WATER USE

INTEGRITY • COLLABORATION • RESPECT • SERVICE • EXCELLENCE

Planning Department: 447 N. Main St. | Boerne, TX 78006

Phone: (830) 248-1628 Email: tcain@boerne-tx.gov