

Dry Comal Creek Hike & Bike Trail Segment 1						
Meeting Location			City Hall - Tejas Room		Preparer	Claudia O'Connell
Meeting Date			Thursday, August 24, 2023		Date	2/2/2024
Commenter Number	Commenter Name	Date Received	Source	Comment Topic	Response	
1	Kathy Bowlby	8/24/2023	Online	I think this is just what the City needs to get people out and about	Comment noted.	
2	Israel Prewitt	8/24/2023	Online	Information on the water release, cost, time tables, flood risk, environmental impact, and restoration planning; would all be very nice to know. Having the same map and diagrams 7 times, provided limited information to say the least.	The additional details mentioned will be developed once the project progresses through design. Comment noted regarding public meeting format.	
3	Scott Walker	8/24/2023	Online	It seems to be a really long concrete sidewalk. In addition to this we need more rustic trails (natural material). I realize crushed granite and dirt trails add to maintenance, but the city can partner with the Comal Trails Alliance and others to help with maintenance. See San Marcos for inspiration. We need a trail going on the other side of Walnut along the Dry Comal too!	The intent of the Dry Comal Creek Trail is to be an accessible concrete trail. Rustic trails can be considered for future trail projects. Segments 2 and 3 on the westside of Walnut Avenue are currently in a feasibility study.	
4	Dirk Davidek	8/24/2023	Online	The plans are looking great. Happy to see it closer to becoming a reality.	Comment noted.	
5	Beverly Davidek	8/24/2023	Online	Very happy to see this happening. The plans look great!	Comment noted.	
6	Tanya Brewer	8/24/2023	Online	I like this project. I would like to see more fencing between the private property and the trail. Also more lighting and call boxes.	This trail is within the floodplain which limits the installation of fencing, lighting, or call boxes.	

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7	Patricia Bischoff	8/24/2023	Online	Please NO connector to our neighborhood Town Creek please no entance anywhere in Town Creek!	After working with the Town Creek POA, the connector was relocated from Springs Nursery to the parkland lot at Comal Creek Trail and Crossvine Street. The City regularly establishes direct connections between trails and residential communities as a way of providing easy access for residents.	
8	Thomas Jones	8/24/2023	Online	Speak with the Smoke House about using their parking lot in off hours. Large area adjacent to trail at Guenther. If it needs sweetening, it could be a pay for parking like the Brauntex. Could split revenue to help fund ongoing maintenance. Also look into bike racks at access points for people to bike there and then walk the trail.	Comment noted.	
9	Theresa Frasch	8/24/2023	Online	So many years in the making, we welcome the trail and intend to use it often. Keep up the good work adding public recreational opportunities to our city. The health, wellness and quality of life is so important to us all.	Comment noted.	

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10	Ann Soderberg	8/24/2023	Online	Parking in Town Creek..need no parking for non-residents signs and enforcement	We don't anticipate parking issues due to the limited length and destination. The Town Creek residents will be the primary users of the trail. No parking signs and parking by permit requests are handled through a city process outside of project development.	
11	Lou Ann Dunn	8/24/2023	Online	I am a resident of town Creek and our concerns are that we will experience traffic and parking in our neighborhoods where we have limited parking to start with. Can we get signs that say no parking or unless you have a permit no parking. It's a grave concern for all of us.	See response to comment 10.	
12	Mark Peteete	8/24/2023	Online	Please provide funding for this and other trails. NB is behind in providing natural areas for current and future residents.	The City is committed to expanding hike and bike opportunities. The City's Hike and Bike Trail plan can be found at Hike and Bike Trail Plan	
13	Jeff Jewell	8/24/2023	Online	Love the plans and thank you! When are we going to get more trails like this throughout town?!?! We want trails!	Comment noted.	

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14	R Pappas	8/25/2023	Online	Appreciate the public input open house. While it would be wonderful to add several "nice to haves", this City improvement should have been completed years ago when the voters approved it. Accelerate the completion of this phase and get focused on completing All of the phases. Including the section through Wurst Fest!	This segment of the trail has an extended timeline due to coordination with the Union Pacific Railroad. Segments 2 & 3 on the Westside of Walnut Avenue are currently in a feasibility study.	
15	Andy Wetz	8/26/2023	Online	<p>There needs to be careful planning wrt the location of the access point to the main trail from the Town Creek area...current project map shows this access point on Springs Nursery St where the street is relatively narrow and can be a traffic problem even now before any trail is built...the access point should be in a less congested area...</p> <p>Also, having some meeting time to individually review project maps is good but the second half of the meeting should be a general review of the project followed by q&a as a group...this would be more efficient as I'm sure city reps heard repetitive questions from the attendees.. I would have also liked to have heard other people's questions and comments</p>	See responses to comment 7 and 10. Comment noted regarding public meeting format.	

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16	Fernando Yarrito	8/27/2023	Online	<p>Thanks for the opportunity to see the latest thinking about trail placement, access, design.</p> <p>Overall, I am a proponent of the DCCT. It's needed as part of the city's parks and recreation portfolio.</p> <p>I like the location of the two trailheads (Walnut Ave & Wurstfest festival grounds). My concern is the Town Creek community access point connector at the end of Springs Nursery (street). There is much concern about the impact on traffic at the 90 degree corner. This access point is not needed when an alternate access point (actually two) already exists as part of the Phase 3 (& 4) final plat connecting Comal Creek Trail (street) with the existing crushed granite trail. My understanding has been this was the intended purpose of the 30'+ strip of land (Lot 904 Parkland, Final Plat Establishing Town Creek Subdivision Phase 3) on the part of the developer. Please take a closer look at this.</p>	See response to comment 7.	
17	Linda Pennings	8/29/2023	Online	<p>Town Creek does not have parking for more than residents and the businesses in this community. We do not want Spring Nursery or our roads used for those wanting to park in the area just use trail to go to Wurstfest, Landa Park etc. Many roads are narrow enough also and cannot accommodate this excess traffic.</p>	See response to comment 10.	

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18	Barb Nelson	8/29/2023	Online	Town Creek residents will have two entry areas to access the trail. We do not need or want an access point at the end of Springs Nursery where the public can enter the trail from our neighborhood. We do not have adequate parking space for the residents of our neighborhood let alone people from outside Town Creek. Please remove the planned connector at the end of Springs Nursery. Please can access the trail at Landa St or North Walnut.	See response to comment 7 and 10.	
19	Joe Neuhaus	8/29/2023	Online	A neighborhood connecting point or any connecting area on the Dry Comal Creek Trail adjacent to Town Creek is TOTALLY unacceptable.	See response to comment 7.	
20	Max Bialick	8/29/2023	Online	I am 100% in support of the trail and a connecting point within town creek. I think a connection to such a trail is a wonderful benefit to families such as mine who live in the neighborhood.	Comment noted.	
21	Mark & Liz Widaski	8/30/2023	Online	For the trail connector in town creek the city needs to add no parking signage (except for residents and their guests) others will be subject to tow.	See response to comment 10.	

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22	Catie Bialick	8/30/2023	Online	I am a Town Creek resident and want to share my support for the Dry Comal Creek Greenway Schematic/Details. One of the reasons my family purchased a home in Town Creek was because of the planned Greenway and the potential to have direct access to the Greenway through our neighborhood. I know many of my neighbors oppose the plan and have concerns about crime and parking. These concerns are not shared by all. My family sees it as a real privilege to live in a neighborhood that will have direct access to such a wonderful and unique community resource. That said, I do hope the City considers concerns around parking for the proposed access point and seeks a solution that will work for the community as a whole and the residents of Town Creek.	See response to comment 7 and 10.	
23	Pam Reitz	8/30/2023	Online	Please don't encourage parking along Springs Nursery. We have already had a few bumps of cars because the street is so narrow. I also wrote a response at the meeting. Thanks, Pam	See response to comment 10.	
24	Danielle Bialick	8/30/2023	Online	I live in Town Creek and am in full support of this trail and a neighborhood connection point in Town Creek. I think that a connection point to the trail will provide better access for people who live in the neighborhood to the trail while preserving the nature between the neighborhood and the trail.	Comment noted.	

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25	Donald LeMaster	8/30/2023	Online	<p>Mine and many others main concern is Traffic in and out of Town Creek caused by this new Trail, I live on Springs Nursery now and in only 2 months of living here my compact car has already been hit by a worker in the neighborhood at 10am! which was parked in front of my house. It is extremely difficult to navigate the corner from Springs Nursery to Comal Creek Ave, this will be a constant point of contention for residents on our street as well as this side of our Neighborhood. I hope the City understands that in the design process they will consider for zero public parking, wether intentional or not and/or the simplicity to cut through this very Beautiful and Unique part of Downtown NB. And Please do not put up "No Parking Signs"! Our Neighborhood will be used to park to get from the new Developments off Walnut Ave to Wurstfest, Landa Park, Landa Falls, Tube Chute, etc...Bottom line for me is No New Parking in Town Creek, The Streets Simply can not accommodate this.. Thank you!</p>	See response to comment 7 and 10.	

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26	Donna Tatsch	8/30/2023	Online	<p>I thought it was in extremely poor taste to have a meeting in that format over such an important topic to the community. There such have been open question and answer time. I asked 3 different people the same question and got 3 different answers. Very clear that the city of NB does not have their s*** together. There needs to be more discussion on such an important and expensive project.</p> <p>So disappointed in our political offices.</p>	<p>Open House style meetings are the standard format for the City. If more information is needed, City staff are available to meet upon request.</p>	
27	Billie Corbin	8/31/2023	Online	<p>Please do not add trailheads or any other action that might encourage non-residents to park in Town Creek. We struggle with lack of adequate parking for our guests, employees and customers, as it is. Also, Springs Nursery has a narrow, dangerous curve near the trail area. There is certainly no room for street parking there.</p>	<p>See response to comment 7 and 10. There are no trailheads planned for this segment of the trail.</p>	
28	Suanne Colegrove	9/18/2023	Online	<p>We really need more biking paths around/through the town. I would like to see the biking path that is currently being worked on on Klein Road between Walnut and 725 connect up on 725 to the County Line bike path. It would be great to have a biking path on 725 with grassy space between the path and 725 for an added buffer.</p>	<p>Comment noted.</p>	
29	Clark Hopkins	8/24/2023	Comment Card	Where can a person park if they don't live around the trail?	<p>Development of parking areas and trail heads will be included in future segments of the trail.</p>	

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30	Joseph Rice Neuhaus Jr	8/24/2023	Comment Card	With a 10 ft wide concrete path you will have in off-hours kids with scooters & motorcycles. During the day, you will have numerous golf carts competing with walkers. The path MUST HAVE some controlling factors such as speed hums (sp). Otherwise, the local emergecny centers will be very busy.	Comment noted.	
31	Barb Nelson	8/24/2023	Comment Card	No connector or entrace off Springs Nursery. Town Crek will have X2 private entrances. Do not need any City entrances or exits in Town Creek Neighborhood!!!	See response to comment 7.	
32	Julie Salsman	8/24/2023	Comment Card	I'm very supportive of hike and bike trails in New Braunfels! This looks like a good start. I do think it's important to feel safe on the trails and would expect good lighting & perhaps police presence as much as possible.	Comment noted. The City's Parks and Recreation Department regularly monitors activity at all parks and trails. The Parks and Recreation Department also establishes hours of access.	
33	Paul Flores	8/24/2023	Comment Card	My home is being built at the corner of Comal Creek Trail and the Guenther Bridge. How will construction of the retaining wall and widening of the trail impact my property. Are there plans to encroach?	The trail will not encroach or impact the listed property.	

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34	Chasity McDonald	8/24/2023	Comment Card	The trail system looks acceptable with the concrete for long term durability and 10 feet width is amazing lending room for lots of the community to enjoy. It is with great enthusiasm to see a trail system being created in NB it is too bad that we have to wait until 2025 to see it started. San Antonio and San Marcos have many trail systems already. As a health care provider it is very important to have a walkable community for our health and well being. I would be in favor of starting this and other trail systems as early as possible and I'm sure the people of NB would support. Thank you for your time.	Current and future trail connections can be found at the link below: Hike and Bike Trail Map	
35	Sandra Petta	8/24/2023	Comment Card	Thank you for listening to the concerns of Town Creek residents. We know there will be private entrances from TC onto the trail. We would appreciate having no parking for outside trail walkers. No connector and no classroom. Our neighborhood is designed to have very little parking and we are overwhelmed w/street parking overload as it is. Concerned about neighborhood safety if open to community	See response to comment 7 and 10. There is no classroom planned.	
36	Pam Reitz	8/24/2023	Comment Card	Thank you for responding to the citizens who live in Town Creek. No classroom & no trail head. Again, thank you.	See response to comment 7 and 10. There is no classroom planned.	

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37	Alice, Peter & Lewell Jewell	8/24/2023	Comment Card	As property owners directly along the trail, we have been excited and anticipated the full completion of this amenity for years! Thank you for the thoughtful planning and design. The whole community will benefit!!	Comment noted.	
38	Lynn Thompson	8/24/2023	Comment Card	Excited to see this project set underway. I will bird watch in this area and on the trails.	Comment noted.	
39	Randy Rennert	8/24/2023	Comment Card	Along the trail, what about consideration of cameras - "traffic" cameras? Probably not a bad idea for a lot of downtown, as well.	Cameras are not planned to be included in the City's trail development.	
40	Craig Bruska	8/24/2023	Comment Card	I understand the added costs, but this is long term construction. Make the trail 12' wide instead of 10' to follow national standard for multi-use trail.	Comment noted.	

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41	Jonathan Alorda	8/24/2023	Comment Card	I think this trail segment is a phenomenal idea. BENEFITS: 1. Less people driving to Landa more people walking/biking to Landa Park. 2. A healthier, more active citizenry. 3. Progress toward a city that has OPTIONS for how to move around the city -> MOTOR VEHICLE traffic reduction. 4. This could be part of the GREAT SPRINGS PROJECT. 5. It's an ammenity and selling point for nearby neighborhoods. 6. Crucial to the success of DCCT section 2, 3. 7. As neighbors age, they can use an e-trike to get to Landa Park. CONS: 1. A few whiny voices who fantasize about irrational fears and don't understand the holistic benefits of this trail. For what it's worth, I lived in Round Rock during the peak of Austin having houseless tents everywhere; I NEVER saw tents or homeless folks on Brushey Creek Trail or the San Gabriel River Trail (Georgetown). It's an irrational, unfounded phobia.	Comment noted.	
42	Austin Buck	8/24/2023	Comment Card	Love the segment! Can't wait to see all the segments complete. What a great asset to the City! Health, Mobility, Economy! *12 ft trails *What if Comal Trails adds a natural trail alongside the concrete trail.	The intent of the Dry Comal Creek Trail is to be an accessible concrete trail. Rustic trails can be considered for future trail projects.	

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43	Maggie Cline	8/24/2023	Comment Card	Traffic in New Braunfels is out of control. Please do not bring it to Landa Park and the Estates area. Many citizens travel through the park daily from all areas of the city. The new small road that replaced Elizabeth St. is narrow and has no room for bike riders. I also have a concern for the possible trail going through Landa Park Estates on Klingemann. Klingemann is very narrow and at times has room for only 1 car at a time. Many cars come from the loop down River Rd & Klingemann thru the park to get around the City. Having bicyclist from the 7th and 11th largest cities in the country and the other cities in between would be unbelievable. I know you can come up with a better solution for a wonderful trail. I certainly hope it doesn't go down the middle of Gruene across the bridge that seems very dangerous too!	Comment noted.	

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44	Julie King	8/24/2023	Email	With regard to our community's concerns about the trail, we pointed out that Town Creek (as successor to the developers who contributed 9/10ths of Segment #1's land at zero cost to the city) has a vested interest in the details of the project. It was <i>only yesterday</i> , when the City Engineer was pressed about why there was a proposed access point at Springs Nursery, located at a very traffic-congested location, that I received the answer that "it was dictated by terms of the AAMPO grant funding". <i>If this is indeed the case, we are requesting that you provide the actual language in the grant showing why 3 PUBLIC access points are required on a .91 mile trail segment.</i>	AAMPO grant funding requires the project be open to the general public. Neighborhood connections are part of trail systems and import for safe and convenient public access.	
				It is Councilman Campos' personal opinion that he is not in favor of golf carts on this trail segment. What assurances do we have from the City of NB that golf carts will be expressly prohibited?	Standard bollards and signing are provided at specific locations.	
				It is our understanding that lights are currently not planned for the trail. As it increases in popularity, however, is the City of NB willing to commit that no lights will be added at a later date?	No lights are planned for the trail.	

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44	Julie King	8/24/2023	Email	Once construction on Segment #1 begins, where will the materials and work crews be staged? And how long do you think the project will take to be completed? NOTE: During NBU's sanitary sewer project from 2020 to 2022, the majority of the work crews parked within our community, and left trash and debris that blew throughout the neighborhood. Materials and supplies were delivered and stored in Town Creek.	The City will work with the contractor on the staging area to minimize the impact on the neighborhood. City project team is responsive to issues during construction.	
				Town Creek, at the conclusion of our final phase, is projected to have over 500 residents. Traffic, parking and safety are legitimate concerns. How Segment #1 of the Dry Comal Creek Greenway is designed, built and managed after completion directly impacts our property values.	We don't anticipate parking issues for the first segment due to the limited length and destination. The Town Creek neighborhood will be the primary users of the trail. Note that two miles of County Line Memorial Trail has nine public parking spaces.	
				Since we are fast approaching the September 22 nd date for final project comments, I am once again requesting a face-to-face meeting with you at your earliest convenience to discuss our concerns. While we acknowledge that the trail will benefit the greater NB community, and its residents and visitors, Town Creek has been left out of the planning process for far too long.	City staff met with the Town Creek POA on October 9th to discuss concerns.	