



PLANNING COMMISSION – April 2, 2024 – 6:00PM

City Hall Council Chambers

Applicant: LGD 1 LLC, Justin Holiday

Address/Location: 1493 Gruene Rd

PROPOSED ZONE CHANGE – CASE # PZ24-0038

The 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. ROWLAND CURTIS & GENEVIEVE | 6. GAGLIARDI EMANUEL JR |
| 2. RUFFING PATRICK E & CHRISTINA L | 7. UPRIVER INVESTMENTS LLC |
| 3. LGD 1 LLC | 8. CORE ROYALTY LLC |
| 4. MJ CROCKER CO LLC | 9. GRUENE TEXAS 90 LLC |
| 5. PROPERTY OWNER #5 | |

SEE MAP

LGD I LLC

25214 CALLAWAY

SAN ANTONIO TX 78260

Property #: 3

PZ24-0038

Case Manager: AM

FAVOR



OPPOSE



COMMENTS

The property, it's proposed
zone change makes sense for
this portion of Gruene Road. I
fully support the change, as
this property could even potentially
add needed parking

CORE ROYALTY LLC

25214 CALLAWAY

SAN ANTONIO TX 78260

Property #: 8

PZ24-0038

Case Manager: AM

FAVOR



OPPOSE



COMMENTS

To change the former plant
to commercial only helps the
area. The current R-2
designation is not fitting for
this portion of Gruene Rd.,
as this is clearly a commercial,
resort portion of the area.

GRUENE TEXAS 90 LLC

1601 HUNTER RD

NEW BRAUNFELS TX 78130

Property #: 9

PZ24-0038

Case Manager: AM

FAVOR



OPPOSE



COMMENTS

Amanda Mushinski

From: Amanda Mushinski
Sent: Tuesday, April 2, 2024 1:15 PM
To: Greg Linder
Subject: RE: 1493 Sleepy Hollow notice

Good afternoon,

1493 Sleepy Hollow is considered **Property # 5**. We sent the mailed notification on March 12, but it was sent back to us. We receive all of our mailing information from the County.

We currently have your stamped notice letter and post card at our front counter if you would like to come pick it up. Being that you stated your opposition in the email, I am going to go ahead and mark property # 5 as opposed on the map.

Thank you,



Amanda Mushinski, CNU-A, She/Her
Planner | Planning and Development Services
550 Landa St | New Braunfels, TX 78130
830-221-4056 | AMushinski@newbraunfels.gov

Do you have a question about a permit? Check out the [Citizen Portal](#).

We would like to hear from you! [Click here](#) to provide your input on the land development ordinance update.

This email, plus any attachments, may constitute a public record of the City of New Braunfels and may be subject to public disclosure under the [Texas Public Information Act](#).

Please take a moment to complete the City of New Braunfels [Customer Satisfaction Survey](#).

-----Original Message-----

From: Greg Linder <glinderrpr@icloud.com>
Sent: Tuesday, April 2, 2024 12:21 PM
To: Amanda Mushinski <AMushinski@newbraunfels.gov>
Subject: 1493 Sleepy Hollow notice

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 Amanda,
My name is Greg Linder, and I live at 1493 SleepyHollow. I wanted to notify you that my household has not received a physical

notification of meetings regarding the commercial resort re-zoning (PZ24-0038) of the property directly beside my property! I have only been made aware by distant neighbors that a meeting has been scheduled for this evening! I would like any specific direction by which to send you a letter of opposition and corresponding photos prior to the City Council meeting !
Sent from my iPhone

GAGLIARDI EMANUEL JR
1488 SLEEPY HOLLOW LN
NEW BRAUNFELS TX 78130

Property #: 6

PZ24-0038

Case Manager: AM

COMMENTS

FAVOR ☒

OPPOSE ☐

City of
New Braunfels