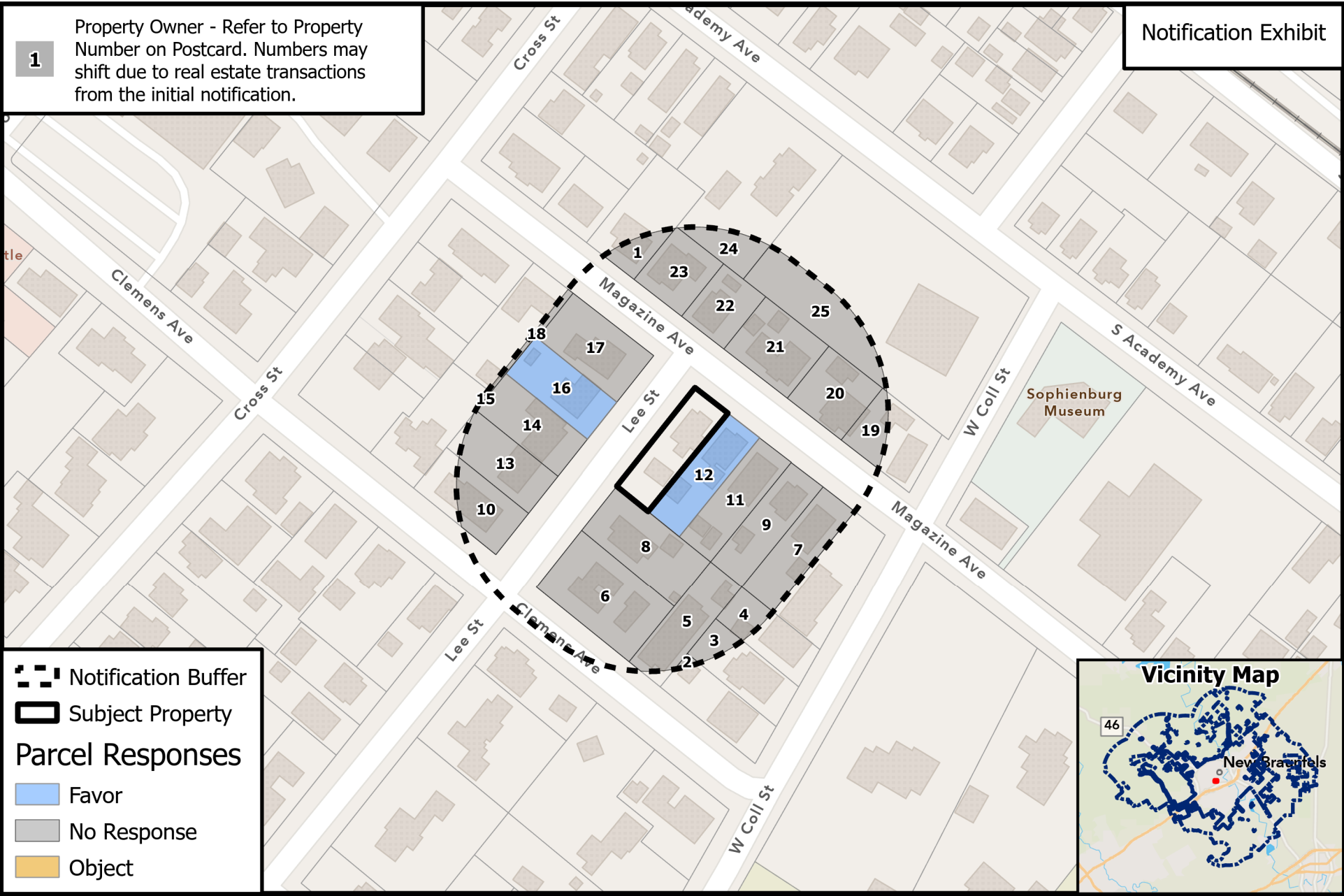


**1** Property Owner - Refer to Property Number on Postcard. Numbers may shift due to real estate transactions from the initial notification.

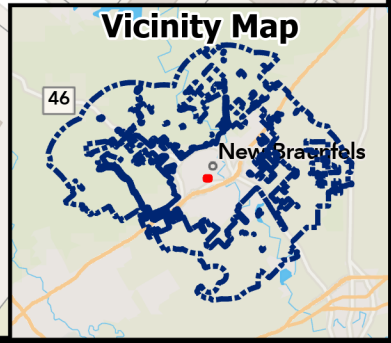


**Notification Buffer**  
 Notification Buffer

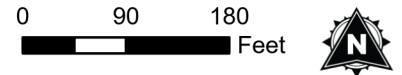
**Subject Property**  
 Subject Property

**Parcel Responses**

- Favor
- No Response
- Object



**ZB26-0005**  
**250 Magazine Ave - Variance**



**BOARD OF ADJUSTMENT – APRIL 23, 2026 – 6:00PM**

City Hall Council Chambers

**Owner Agent:** George Baker, Alamo As Builts

**Owners/Applicants:** L. Steve Canter & Catherine L. Canter

**Address/Location:** 250 Magazine Avenue

**Case # ZB26-0005**

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. CASTEEL PARTNERS LTD                | 14. BURNS LEA A                      |
| 2. THOMPSON LINDA A                    | 15. EMPETT FARREN R                  |
| 3. JMGM ENTERPRISES LLC                | 16. VANDESTREEK EMILY A & TIM J      |
| 4. LANDIN ROSA                         | 17. RAMIREZ MARY ALICE               |
| 5. CONDER LUCAS S                      | 18. PASQUALI JOAN S                  |
| 6. HALL CHADWICK J & CAROL G           | 19. TOOL BOX LLC                     |
| 7. AMES LORI DD                        | 20. RUSICH AMANDA & TRAVIS W RADICKE |
| 8. ALLISON COLE D & STEPHANIE M B      | 21. GARCIA CELIA                     |
| 9. MORALES MARY JANE                   | 22. ROSALES JASON R & BRANDEA A      |
| 10. HILL-CLARK HOLDINGS LLC            | 23. PEREZ RUBEN G JR & ANNA M        |
| 11. BOLDT CHERYL C & MICHELE S CASTEEL | 24. STIRK CHARLES RODNEY             |
| 12. WELCH MELISSA ELAINE               | 25. AMERICAN LEGION                  |
| 13. ANDERSON FAMILY TRUST 2-28-2023    |                                      |

**SEE MAP**

WELCH MELISSA ELAINE  
266 MAGAZINE AVE  
NEW BRAUNFELS TX 78130

Property #: 12  
ZB26-0005  
Case Manager: ML

FAVOR   
OPPOSE

COMMENTS

Colay & Steve Cantor are  
great neighbors  
with a cool plan to  
improve their property  
and keep it historic  
and quaint! :)

VANDESTREEK EMILY A & TIM J  
536 LEE ST  
NEW BRAUNFELS TX 78130

Property #: 16  
ZB26-0005  
Case Manager: ML

FAVOR   
OPPOSE

COMMENTS

YES, IT WILL  
LOOK GREAT!  
WE WILL LOOK  
STRAIGHT AT IT  
EVERYDAY ACROSS  
FROM OUR HOUSE.