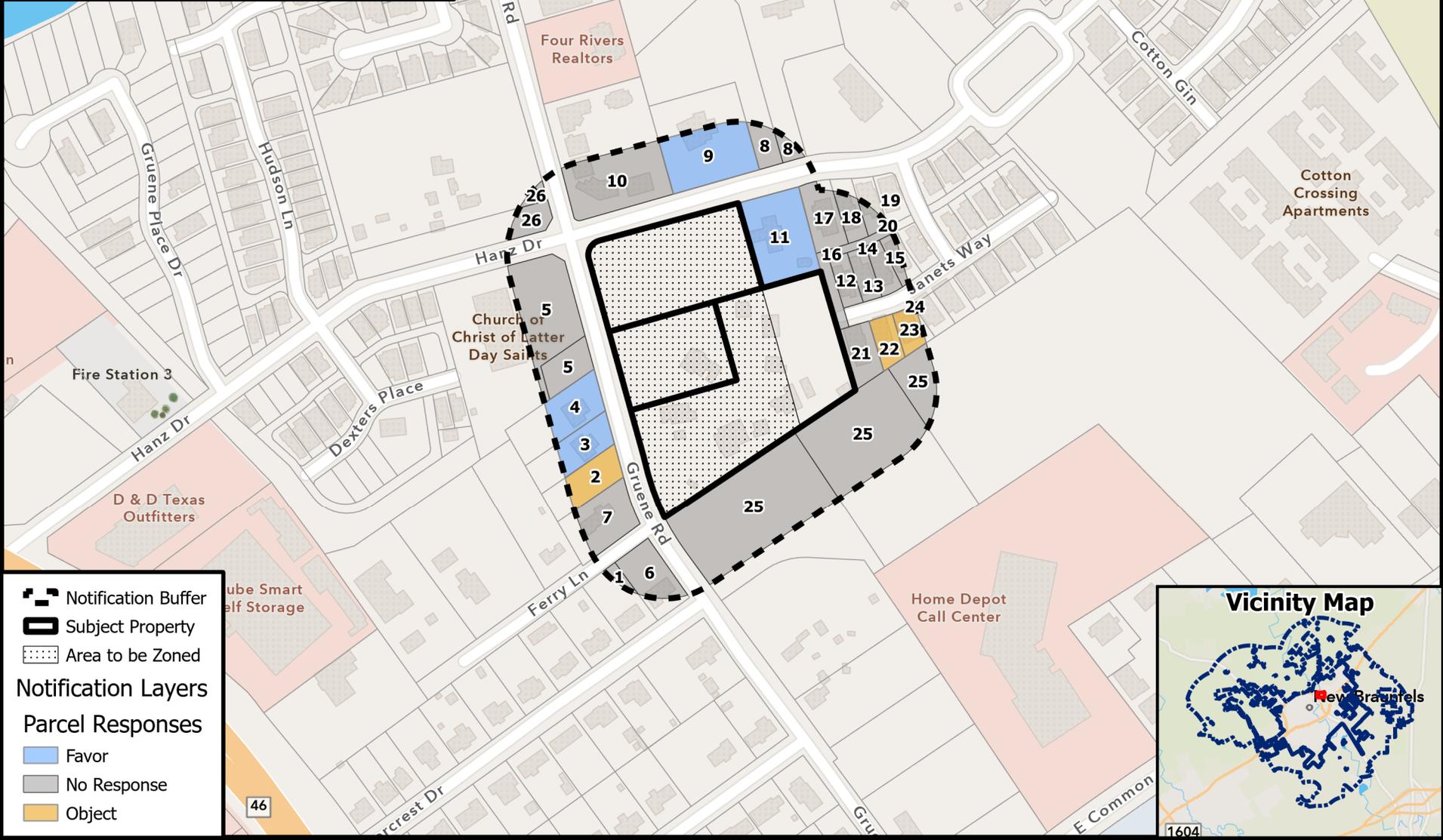
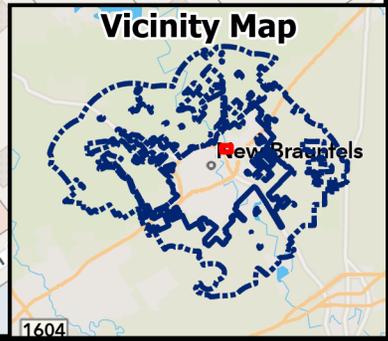


1 Property Owner - Refer to Property Number on Postcard. Numbers may shift due to real estate transactions from the initial notification.



- Notification Buffer
- Subject Property
- Area to be Zoned
- Notification Layers**
- Parcel Responses**
- Favor
- No Response
- Object



PZ25-0394
870, 832, & 830 Gruene Rd - R-3 SUP & C-1A to C-4A



PLANNING COMMISSION – December 2, 2025 – 6:00PM

City Hall Council Chambers

Applicant: Killen, Griffin & Farrimond, PLLC

Address/Location: 870, 832, 830 GRUENE RD

PZ25-0394

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. HANZ VIRGINIA | 16. COTTON CROSSING OWNERS ASSN |
| 2. KENSING RACHEL E LIVING TRUST | 17. PESEK RONALD W & TERESA A |
| 3. MILES EDGAR B | 18. JEFFERS ROBIN |
| 4. MILES GEORGE | 19. WILBURN KARLA MARSHALL |
| 5. CHURCH OF JESUS CHRIST LDS | 20. BURNAMAN BETTY JEAN |
| 6. COULEHAN KATHLEEN A | 21. SEVCIK GENEVIEVE J |
| 7. DOUGLASS PAULA A | 22. BLAHNIK RVCBL LVNG TRST 7-19-2017 |
| 8. GHCMC MANAGEMENT LLC | 23. WILLIAMS FLOYD D & DENISE MINER-
WILLIAMS |
| 9. BBD INVESTMENTS LLC | 24. LOVELACE MYRA & JIMMY E |
| 10. HIGH COTTON OFFICE CONDOMINIUMS | 25. NEW BRAUNFELS INDUSTRIAL
DEVELOPMENT CORP |
| 11. MILES BILLIE & E G III | 26. M A ANDERSON REAL ESTATE LLC |
| 12. TOMPKINS JESSICA LYNN | |
| 13. GOULD CAROL | |
| 14. JONES ROBERT R & DENISE K ZACHAR | |
| 15. GRANTHAM LARRY R & PHYLLIS A | |

SEE MAP

KENSING RACHEL E LIVING TRUST

45 RIDGE DRIVE

NEW BRAUNFELS TX 78130

Property #: 2

PZ25-0394

Case Manager: AM



FAVOR

OPPOSE

COMMENTS

Please do not approve change!
My R-2 zoned property is
directly ~~across~~ ^{across} the street
from the parking lot to
the closed Tavern. ^{when open,} Outdoor
music was a nuisance as
were the motorcycles peeling out after
midnight. With the approved new
opening the noise past bedtime
would make my property
undesirable as a zoned R-2 property.

MILES EDGAR B
829A GRUENE RD
NEW BRAUNFELS TX 78130

Property #: 3
PZ25-0394
Case Manager: AM

FAVOR
OPPOSE

COMMENTS

RECEIVED
DEC 1
BY: *Ad-M*

BBD INVESTMENTS LLC
1421 HANZ DR
NEW BRAUNFELS TX 78130

Property #: 9
PZ25-0394
Case Manager: AM

FAVOR
OPPOSE

COMMENTS

RECEIVED
DEC 1
BY: *Ad-M*

Amanda Mushinski

From: george miles <georgespencomiles@gmail.com>
Sent: Monday, December 1, 2025 11:34 AM
To: Amanda Mushinski
Subject: Zoning change case number PZ25 - 0394

Follow Up Flag: Follow up
Flag Status: Flagged

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,

I am George Miles, I just talked to you regarding zoning change case number PZ25-0394.

I am the property owner of 833/835 Gruene Rd, Number 4 on the zoning map.

I would like to be on record as voting in favor of the zoning change.

Let me know if you have any questions or need any additional information.

Thank you,

George Miles
830-237-2962

MILES BILLIE & E G III
1438 HANZ DR
NEW BRAUNFELS TX 78130
Property #: 11
PZ25-0394
Case Manager: AM

FAVOR

OPPOSE

COMMENTS

We are in favor of the proposed
development of this property.

Billie & Ed Miles

RECEIVED
NOV 25
BY: *AM*

WILLIAMS FLOYD D & DENISE MINER-WILLIAMS
1442 JANETS WAY
NEW BRAUNFELS TX 78130
Property #: 23
PZ25-0394
Case Manager: AM

COTTON CROSSING
COMMENTS/CONCERNS

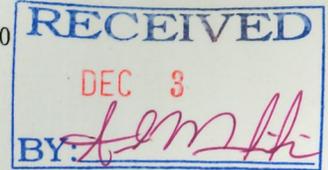
- NOISE - FROM MUSIC
- LIGHT POLLUTION
- PRIVACY RUINED IF MULTI-STORY
- TRAFFIC INCREASE ON GRUENIG/HANZ ROS
- IMPACT ON PROPERTY VALUES FROM THIS ZONE CHANGES
- BUILDING DESIGN NOT FITTING IN WITH HISTORIC GRUENIG

FAVOR

OPPOSE



BLAHNIK RVCBL LVNG TRST 7-19-2017
1438 JANETS WAY
NEW BRAUNFELS TX 78130
Property #: 22
PZ25-0394
Case Manager: AM



FAVOR

OPPOSE

COMMENTS

- 1) Noise factor
- 2) Water usage concerns
- 3) Preference would be for doctor's offices that would close at 5ish or shops that would close 5 or 6 or there about -