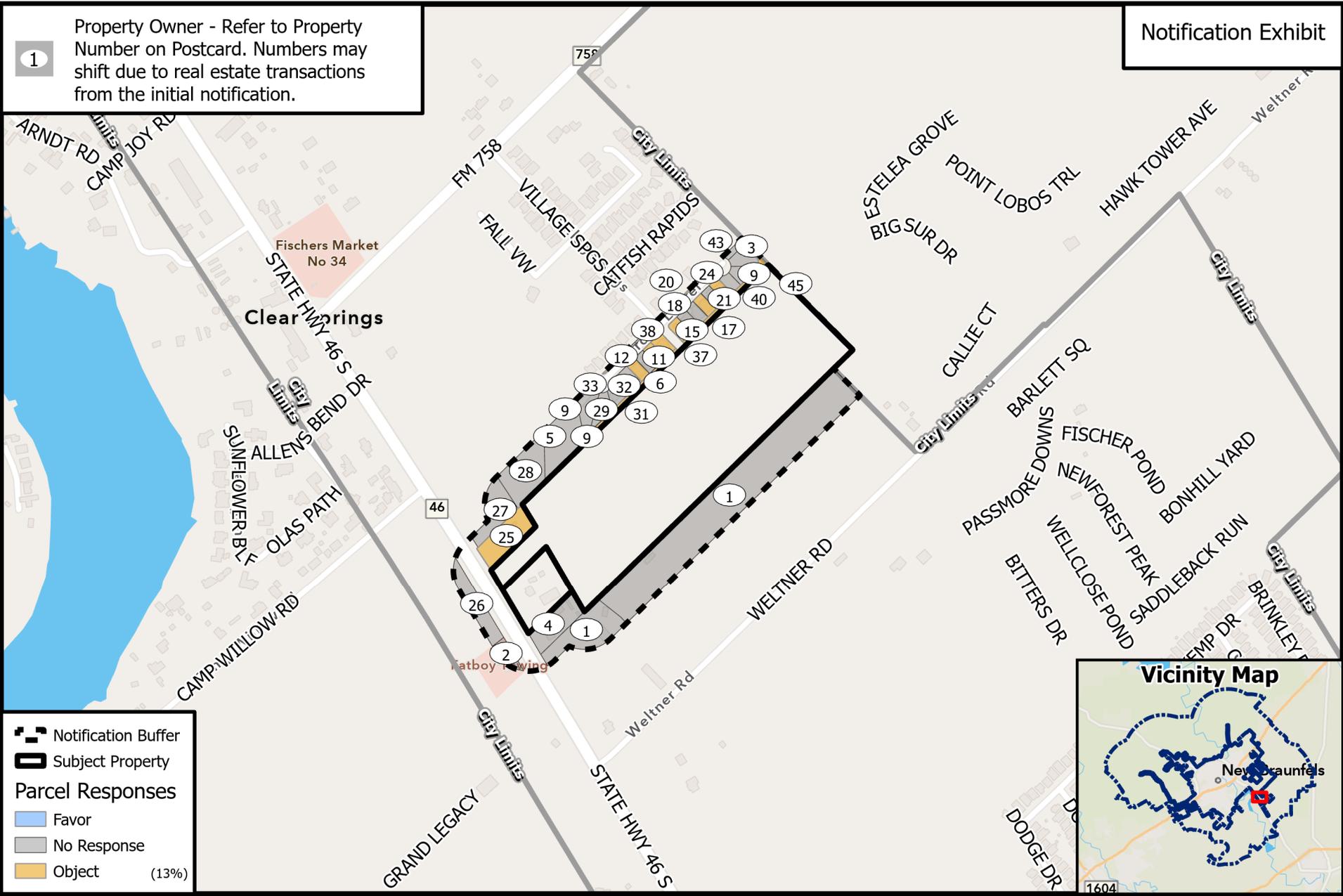


Notification Exhibit

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

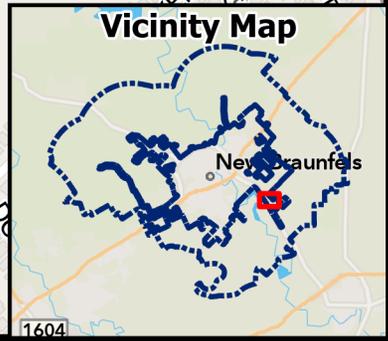


Notification Buffer
 [Dashed Line]

Subject Property
 [Thick Black Outline]

Parcel Responses

- Favor
- No Response
- Object (13%)



PZ23-0183
C-3 & APD to MU-A



PLANNING COMMISSION – June 6, 2023 – 6:00PM

City Hall Council Chambers

Applicant: Carlton-Behr Capital // Killen, Griffin & Farrimond, PLLC

Address/Location: 1885 & 1865 S SH 46

PROPOSED SPECIAL USE PERMIT – CASE #PZ23-0183

The circled 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. GARLAND TED H & JACQUILIN | 24. MCCLURE JEREME P & BROOKE |
| 2. HARRIS RANDY & KELLYE | 25. BAENZIGER FREEDA |
| 3. TIMMERMANN CURTIS G | 26. BARTRAM CAROLE |
| 4. MASHL ROSE MARIE | 27. TAPE GROUP LLC |
| 5. CITY OF NEW BRAUNFELS | 28. CLEAR SPRINGS POE LP |
| 6. SANFORD BOBBY II | 29. LIMANSKIY SERGEY & ANNA |
| 7. ZURCHER LIVING TRUST DTD JULY 25, 2017 | 30. GATEWOOD JEFFREY T & TAMI L |
| 8. MARTONE ALAN JOSEPH & BETTY | 31. FLIPSE MARK J |
| 9. NB VILLAGE AT CLEAR SPRINGS HOMEOWNERS ASSOCIATION INC | 32. KALER JASWINDER SINGH & AMANDEEP KAUR KALER |
| 10. BAUTISTA CRISTIAN & XOCHITL | 33. GEORGE ELLIOTT RAY & CASSANDRA DIANE |
| 11. SEIBER DARIN K & SHARON E | 34. AINO SAN ANTONIO LLC |
| 12. MALONE JEFFREY H & MELANIE A | 35. R&A ELLEY ENTERPRISES LLC |
| 13. VILLALPANDO EDWARD III & DEANNA TREVINO | 36. WILLIAMS MELISSA L |
| 14. LARA DAVID JR | 37. FRAUSTO MAXIMINO M JR & RACHEL D |
| 15. MEINKE JAMES ARTHUR & JANICE | 38. ESPINOSA RODOLF & CYNTHIA RIOS ESPINOSA |
| 16. BOYDSTUN JOHN GOLD & BETTY J | 39. PARTIDA ARTURO JR & CAROLYN |
| 17. DJAHANGIRI NADER ASHLEY & ANDREA BUSCH RHODES | 40. LOPEZ LARRY & ELIZA |
| 18. TRAUOGOTT ELIZABETH & DAVID | 41. MORGAN SEAN E & NICOLE |
| 19. JORDAN JILL | 42. TATUM ERIC & ARRICA LANAY TATUM |
| 20. AYALA DARIO | 43. HEREDIA MARIA BARBARA |
| 21. ANDERSON STACY M & LOUIS III | 44. BARNETT ALFRED D & SHARON A |
| 22. NEISWENDER MARY KATHERINE | 45. PROPERTY OWNER |
| 23. DORNIER DANIEL FRANCIS & EMILY MARIE | |

SEE MAP

ANDERSON STACY M & LOUIS III

1422 GARDEN LAUREL

NEW BRAUNFELS TX 78130

Property #: 21

PZ23-0183

Case Manager: CG

FAVOR

OPPOSE

COMMENTS

We do not want other people driving through our subdivision and bringing other people and bringing home value down. Don't need the crime rate going up.

R&A ELLEY ENTERPRISES LLC

5611 HUBER RD

SEGUIN TX 78155

Property #: 35

PZ23-0183

Case Manager: CG

FAVOR

OPPOSE

COMMENTS

The area is very crowded already.
It could devalue my home with the extra building.
 Hwy 46 is not built for the amount of traffic.

NEISWENDER MARY KATHERINE

1415 GARDEN LAUREL

NEW BRAUNFELS TX 78130

Property #: 22

PZ23-0183

Case Manager: CG

FAVOR

OPPOSE

COMMENTS

Do not want a bunch of rental properties bringing down my investment. Have already had negative impact with the apartment complex y'all allowed to be built.
DO NOT RUIN MY NEIGHBORHOOD!

WILLIAMS MELISSA L

1394 GARDEN LAUREL

NEW BRAUNFELS TX 78130

Property #: 36

PZ23-0183

Case Manager: CG

FAVOR

OPPOSE

COMMENTS

• Concern
- Cross thru traffic in our neighborhood by renters if access is given onto Clear Springs. (Safety)
- 2 story build w/

ZURCHER LIVING TRUST DTD JULY 25, 2017

1382 GARDEN LAUREL

NEW BRAUNFELS TX 78130

Property #: 7

PZ23-0183

Case Manager: CG

COMMENTS

FAVOR

OPPOSE

KALER JASWINDER SINGH & AMANDEEP KAUR

KALER

1374 GARDEN LAUREL

NEW BRAUNFELS TX 78130

Property #: 32

PZ23-0183

Case Manager: CG

COMMENTS

FAVOR

OPPOSE

BAENZIGER FREEDA

1841 STATE HWY 46 SOUTH

NEW BRAUNFELS TX 78130

Property #: 25

PZ23-0183

Case Manager: CG

COMMENTS

FAVOR

OPPOSE

DJAHANGIRI NADER ASHLEY & ANDREA BUSCH RHODES

1414 GARDEN LAUREL

NEW BRAUNFELS TX 78130

Property #: 17

PZ23-0183

Case Manager: CG

FAVOR

OPPOSE

COMMENTS

NB VILLAGE AT CLEAR SPRINGS HOMEOWNERS ASSOCIATION INC

378 HAMPSHIRE ST

NEW BRAUNFELS TX 78130

Property #: 9

PZ23-0183

Case Manager: CG

FAVOR

OPPOSE

COMMENTS

FRAUSTO MAXIMINO M JR & RACHEL D

1402 GARDEN LAUREL

NEW BRAUNFELS TX 78130

Property #: 37

PZ23-0183

Case Manager: CG

FAVOR

OPPOSE

COMMENTS

I have been here almost 6 years I hate to have someone live behind me I just wont like it at all. So it's a NO for me.

Thanks

SEIBER DARIN K & SHARON E

1390 GARDEN LAUREL

NEW BRAUNFELS TX 78130

Property #: 11

PZ23-0183

Case Manager: CG

FAVOR

OPPOSE

COMMENTS

The area should remain as residential zoning only. There is ample areas for low density use already authorized. In addition, the use as commercial will increase traffic flow to, in and around my residential area. Bringing an increase of crime and driving values down.