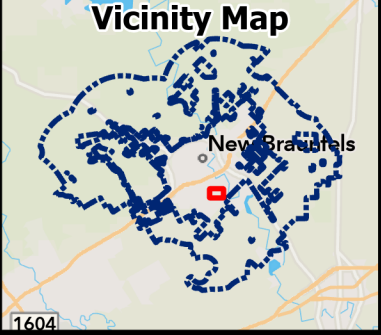
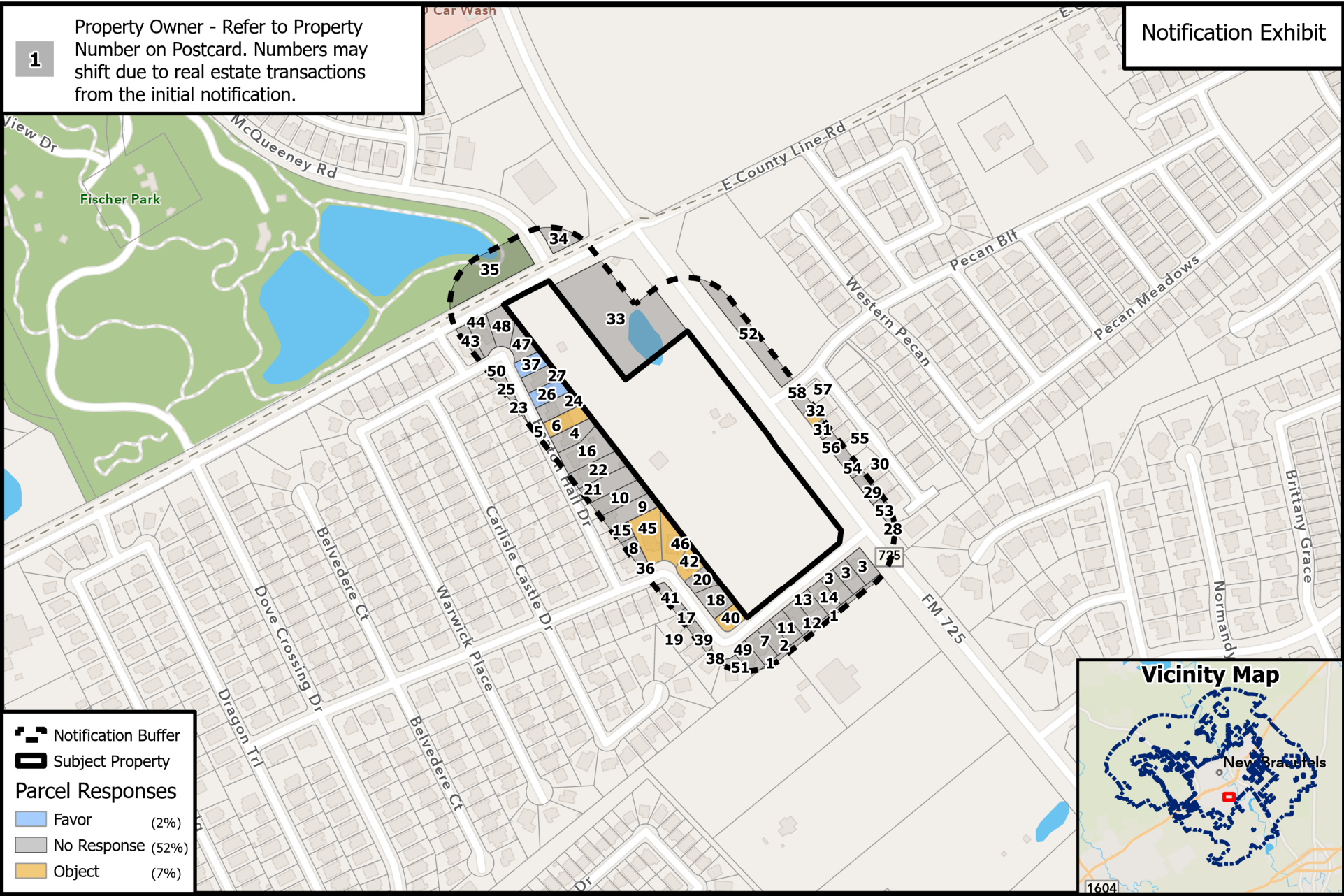


1 Property Owner - Refer to Property Number on Postcard. Numbers may shift due to real estate transactions from the initial notification.



SUP24-283
APD, R-1, & C-1 to C-1B w/ SUP for Retail
2072 FM 725



PLANNING COMMISSION – October 02, 2024 – 6:00PM

City Hall Council Chambers

Applicant: Shannon Mattingly & McKynna Massey

Address/Location: 2072 FM 725

CASE # SUP24-283

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. REDEMPTIVE GRACE MINISTRIES
2. CONNER DALE LEE II & SONIA VERONICA
3. JGL INVESTMENTS LLC
4. KAPLAN KAYE A
5. AH4R PROPERTIES TWO LLC
6. ROSE TONI D & ALEX R GARDNER
7. GOLDSTEIN REBECCA L REVOCABLE LIVING TRUST DTD 4-16-2021
8. CACCIA MAURICIO CARRILLO
9. MILLS NATHAN
10. VALENCIA BETHANY
11. STRICKLAND DANIEL LEE
12. PLASCENCIA VIRIDIANA & DANIEL
13. ROGERS LIZZIE ANN
14. GARCIA JO ANN
15. HUDGENS MICHAEL
16. MANDRY GEORGE JR & PAT V
17. BURNETT SANDY R & DAVID
18. MARTINEZ FRANK E III & PRISCILLA G
19. JULIANO MARK A & ANGELA Y
20. ABLEMONA WESLEY E
21. FLANAGAN JARED
22. ADKINS PRESTON EARL & KATHARINE
23. SCHALK NICHOLAS E & EUSTOLIA BERENICE VIRGEN DE SCHALK
24. ALVARDO CHRISTOPHER ANTHONY & CATHERINE RUTH HOFFMANN
25. HAAS LESLIE C & AMANDA J
26. CHRISTEN RANDALL L & JOYCE B
27. ARMSTRONG LEON JR
28. KOZEKWA JOHN & LACEY
29. HUIRAS RICHARD JAMES
30. ARMSTRONG CHARLES E III & SHELLY DIANE
31. FULTON JASON B & EVELYN A DUNCAN
32. SWANER EDDIE & KIMBERLY
33. CIRCLE K STORES INC
34. WALGREEN CO
35. NEW BRAUNFELS CITY OF
36. POLITE-CARTER ELIZABETH S
37. MONTERO RIGOBERTO & ROSALINDA C
38. RODRIGUEZ ROGELIO JR
39. CAMPBELL LINDA A
40. HEARNE KEVIN L & MARY K
41. EVANS LAURA CORTEZ
42. WALLACE STEPHANIE C & BRIAN
43. BENOIT JOE W III
44. PARKER RYAN SCOTT & TIFFANY L
45. ARCHULETTA ANNA E
46. WELCH DAVID JOSEPH
47. NELSON LINDA SUE
48. RAMIREZ FELIPE JR & MARIA A
49. MUTZ RON
50. CALL LANCE & ROXANNE
51. BAILEY MARK D & TAMMY R
52. PROPERTY OWNER #52
53. MACIAS SALAS JORGE LUIS
54. JUSTICE TIFFANI LYNN & ADAM WAYNE
55. MCALLISTER ASHLEY SHAWN & ADRIANA D
56. BASEL ANTHONY & JESSICA
57. VARGAS JOSE RUBEN CARRASCO & GLADYS DURAN
58. PECAN CROSSING OWNERS ASSOCIATION INC

SEE MAP

SWANER EDDIE & KIMBERLY

2060 TEJAS PECAN

NEW BRAUNFELS TX 78130

Property #: 32

SUP24-283

Case Manager: AM

COMMENTS

FAVOR

OPPOSE

CHRISTEN RANDALL L & JOYCE B

2031 HEATON HALL

NEW BRAUNFELS TX 78130

Property #: 26

SUP24-283

Case Manager: AM

COMMENTS

FAVOR

OPPOSE

It will be important
to construct a
taller wall or
fence between the
Heaton Hall House
lots and the
retail district for
privacy

ARCHULETTA ANNA E

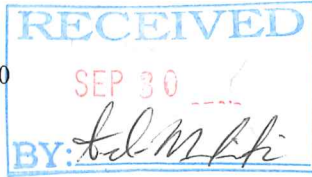
210 CHAPEL BEND

NEW BRAUNFELS TX 78130

Property #: 45

SUP24-283

Case Manager: AM



FAVOR

OPPOSE

COMMENTS

This property has always been agriculture / family related and want to keep it that way. Plenty of retail everywhere else!

MONTERO RIGOBERTO & ROSALINDA C

2023 HEATON HALL DRIVE

NEW BRAUNFELS TX 78130

Property #: 37

SUP24-283

Case Manager: AM



FAVOR

OPPOSE

COMMENTS

New Braunfels

ROSE TONI D & ALEX R GARDNER

2039 HEATON HALL DR

NEW BRAUNFELS TX 78130

Property #: 6

SUP24-283

Case Manager: AM

COMMENTS

FAVOR

OPPOSE

RODRIGUEZ ROGELIO JR
2134 GLADSTONE PL
NEW BRAUNFELS TX 78130

Property #: 38
SUP24-283
Case Manager: AM

COMMENTS

FAVOR

OPPOSE

RECEIVED
OCT 6
BY: *Amanda Musinski*

HEARNE KEVIN L & MARY K

2127 GLADSTONE PLACE

NEW BRAUNFELS TX 78130

Property #: 40

SUP24-283

Case Manager: AM

FAVOR

OPPOSE

COMMENTS

- Concerned about traffic impact. Will speed bumps be added to Conway Castle Dr and Gladstone Pl?
- Not interested in having a wall directly behind house.
- Why does a school need zoning for retail?

WALLACE STEPHANIE C & BRIAN

2115 GLADSTONE PLACE

NEW BRAUNFELS TX 78130

Property #: 42

SUP24-283

Case Manager: AM

COMMENTS

FAVOR

OPPOSE

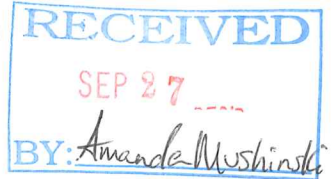
We feel very strongly
about the COUNCIL'S
decision to allow Section
B to go up behind a family
neighborhood.

WELCH DAVID JOSEPH
2111 GLADSTONE PLACE
NEW BRAUNFELS TX 78130

Property #: 46

SUP24-283

Case Manager: AM



FAVOR

OPPOSE

COMMENTS

noise
Pollution
Don't want
a wall behind
house. Property
Values could go
down?