



**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**

## Amanda Mushinski

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**From:** genevieve@rowland-properties.com  
**Sent:** Friday, April 19, 2024 6:52 PM  
**To:** Amanda Mushinski  
**Subject:** re: Case number PZ24-0038

Property # 1

**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.**

Amanda,

Thank you for taking my call yesterday regarding the re-zoning Of the Gruene Road property from SR2 to commercial. We (Curtis and Genevieve Rowland) Located at 1469 Sleepy Hollow in New Braunfels TX are Submitting our opposition to the rezoning of the subject property to commercial. We would be in favor of an SUP for this property, as approximately half of it is in the flood zone or flood way. Because of that, privacy fences are not allowed and make it much more difficult to buffer our community from commercial property. This in turn, can significantly reduce the property values and add to more Public nuisance issues, ie lighting and noise pollution just to name a few, that could potentially have a significant negative impact on our properties.

Respectfully,

Genevieve Rowland, REALTOR, MCNE, CLHMS  
Multi-million Dollar Producer, ILHM  
Keller Williams Memorial  
[1220 Augusta Drive, Suite 300](#)  
[Houston, TX 77057](#)  
[www.rowland-properties.com](http://www.rowland-properties.com)

281-904-7014 – Cell  
713-467-6226 – Fax

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.

Case Manager: AM

FAVOR

OPPOSE



## COMMENTS

## Amanda Mushinski

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**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