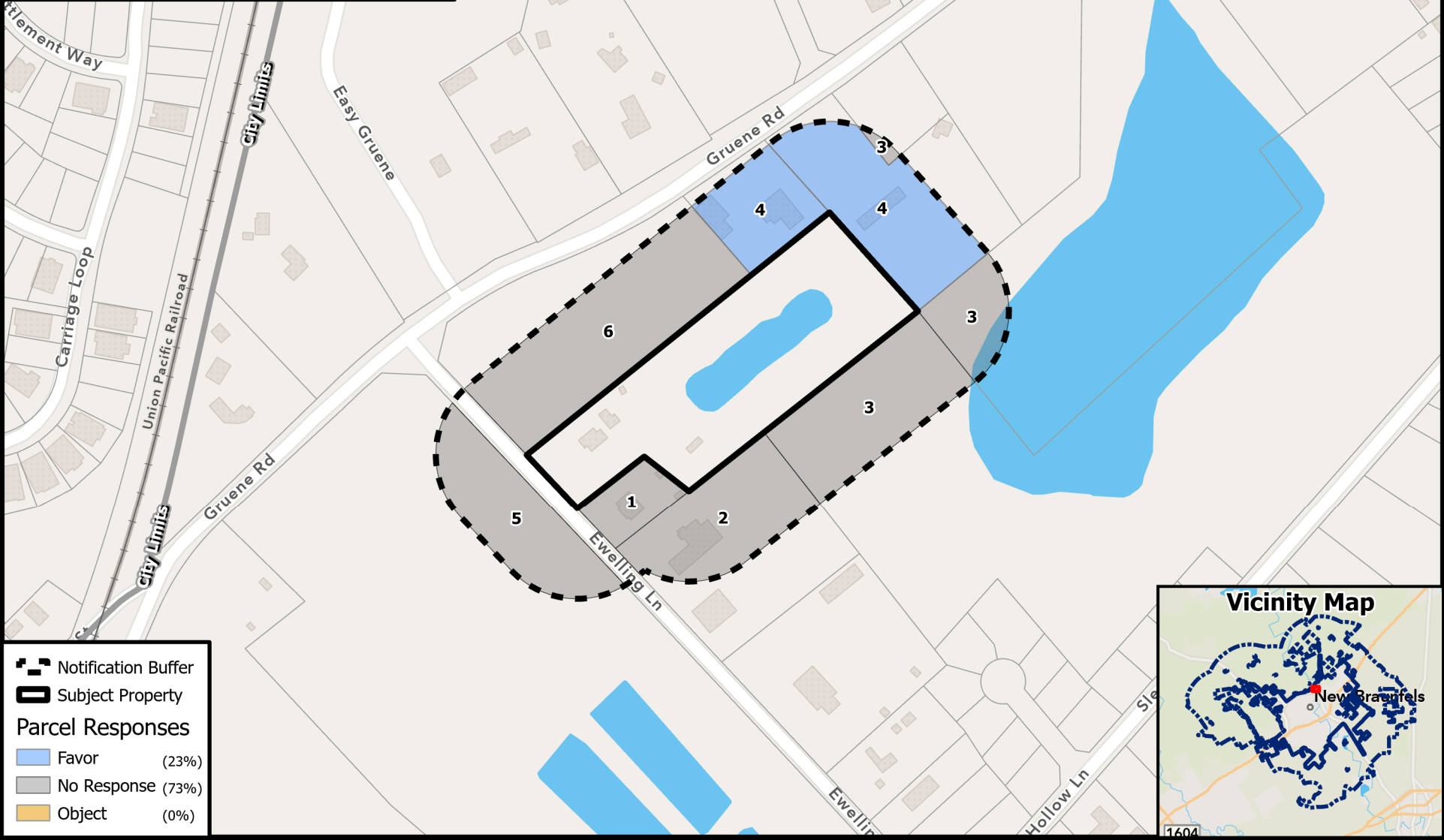


**1** Property Owner - Refer to Property Number on Postcard. Numbers may shift due to real estate transactions from the initial notification.

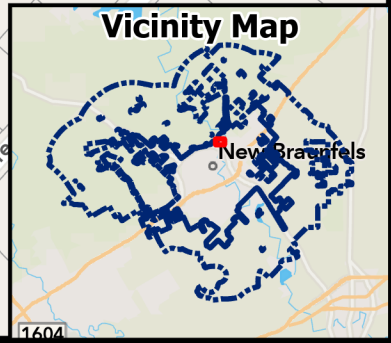


**Notification Buffer**  
 Notification Buffer

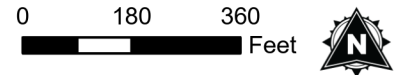
**Subject Property**  
 Subject Property

**Parcel Responses**

	Favor	(23%)
	No Response	(73%)
	Object	(0%)



**SUP24-429**  
**R-2 to R-3L SUP**



**PLANNING COMMISSION – February 4, 2025 – 6:00PM**

City Hall Council Chambers

**Applicant:** Killen, Griffin & Farrimond, PLLC

**Address/Location:** 850 Ewelling Ln.

**PROPOSED REZONING– CASE # SUP24-429**

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. SCHUNEMAN JULIANNA        | 5. KOEPP SKYLAR W TRUST ET AL        |
| 2. AIROLA JERRY              | 6. LONE STAR HEART & VASCULAR CLINIC |
| 3. LGD 1 LLC                 |                                      |
| 4. DALKE GLEN C JR & CECILIA |                                      |

**SEE MAP**

**From:** [Mary Lovell](#)  
**To:** [BrotherGlen D](#)  
**Subject:** RE: Please respond with an update to Zoning Case RE: 850 Ewelling Zoning Case  
**Date:** Monday, February 24, 2025 5:51:03 PM

---

Thank you, Mr. Dalke. We will update your response.

If you have any other questions, please feel free to reach out.

Thank you,

Mary Lovell  
Senior Planner | Planning and Development Services  
550 Landa St | New Braunfels, TX 78130  
830-221-4051 | [mlovell@newbraunfels.gov](mailto:mlovell@newbraunfels.gov)  
One City, One Team

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**From:** BrotherGlen D <[glendalke@gmail.com](mailto:glendalke@gmail.com)>  
**Sent:** Monday, February 24, 2025 5:36 PM  
**To:** Mary Lovell <[mlovell@newbraunfels.gov](mailto:mlovell@newbraunfels.gov)>  
**Subject:** Re: Please respond with an update to Zoning Case RE: 850 Ewelling Zoning Case

**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.**

Those fence suggestions are fine.

Additionally, I am changing my vote to affirmative after talking to you and Jesica Perry about the traffic situation.

Sincerely  
Glen Dalke

# Not within 200 feet buffer

**From:** [Planning Division](#)  
**To:** [Mary Lovell](#)  
**Subject:** FW: Attn.: Mary Lovell Case Manager SUP24-429  
**Date:** Monday, February 10, 2025 10:27:18 AM

---

Please find below the objection letter.

Thank you,

Planning and Development Services  
550 Landa Street | New Braunfels, TX 78130  
830-221-4052 | [planning@newbraunfels.gov](mailto:planning@newbraunfels.gov)  
One City, One Team

---

**From:** Albert Haertlein <[a\\_hline@hotmail.com](mailto:a_hline@hotmail.com)>  
**Sent:** Monday, February 10, 2025 10:17 AM  
**To:** Planning Division <[Planning@newbraunfels.gov](mailto:Planning@newbraunfels.gov)>; Scott Retzloff <[scott@taxcertificates.com](mailto:scott@taxcertificates.com)>;  
Cala Ferrand <[calaferand@gmail.com](mailto:calaferand@gmail.com)>  
**Subject:** Attn.: Mary Lovell Case Manager SUP24-429

**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.**

Mary Lovell,

I would like to submit an objection to the proposed Special Use Permit Overlay, 850 Ewelling, R-2 to R3l with alternate design standards.

My name is Albert Haertlein, I am the owner and resident at 1372 Sleepy Hollow Ln.. Sleepy Hollow Ln is the extension of Ewelling that dead-ends into to the back fence of Rockin R.

R-2 to R-3L is a large jump in use. I am assuming the SUP Overlay implies it is a SUP on top of a SUP. Planning has to stop doing SUP's on top of SUPs. My protest is that the neighborhood will change from the original R-1 too drastically. There is already a high density platted area at 1233 Sleepy Hollow that has remained unbuilt for over a decade. We shouldn't have that and don't need another one.

Finally, has planning considered that Ewelling is a substandard constructed road in width and cannot be built any wider without destroying a Germain built rock fence,

taking out beautiful live oaks, and perhaps disturbing the Edwards aquifer recharge zone that outcrops at the corner of Gruene Rd. and Ewelling?

This is my homestead, but I work outside of town and am unable to attend any meetings. I need you to represent my protest.

Thankyou,  
Albert Haertlein  
1372 Sleepy Hollow Ln.  
832.724.5001

**From:** [Planning Division](#)  
**To:** [Mary Lovell](#)  
**Subject:** FW: Attn: Mary Lovell Case Manager SUP24-429. Zoning change on 850 Ewelling Ln  
**Date:** Monday, February 24, 2025 4:14:03 PM

---

Good afternoon,

Please find below an objection letter for case SUP24-429.

Thank you,

Planning and Development Services  
550 Landa Street | New Braunfels, TX 78130  
830-221-4052 | [planning@newbraunfels.gov](mailto:planning@newbraunfels.gov)  
One City, One Team

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**From:** charlene tengler <[chartengler@gmail.com](mailto:chartengler@gmail.com)>  
**Sent:** Monday, February 24, 2025 3:41 PM  
**To:** Planning Division <[Planning@newbraunfels.gov](mailto:Planning@newbraunfels.gov)>  
**Subject:** Attn: Mary Lovell Case Manager SUP24-429. Zoning change on 850 Ewelling Ln

**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.**

To Whom it may concern,

My name is Charlene Tengler and I live at 1330 Sleepy Hollow Lane. Though I am out of the notification area I support the concerns of Glen and Cecilia Dalke, the residents within the notification zone who opposed this development.

The proposed zoning change suggests too many dwellings per acre. While the property is almost five acres, the vast majority consists of an old quarry pond. That means any construction would be concentrated on the comparatively small section of the land that currently holds a 1200sq ft home and a few small outdoor sheds.

The traffic will get more congested at a section of Ewelling Lane which is already prone to extreme bottleneck traffic caused by the proliferation of nearby commercial businesses (Dog Kennel, Dance Studio, Gym, and IV Spa).

At certain times of day, this part of the road is already unsafe for pedestrians and residents with cars entering and exiting the aforementioned commercial spaces.

Sleepy Hollow Lane and Ewelling Lane have around 30 homes combined and this proposed project could essentially double that on a space 2 acres.

Please heed the concerns of the Dalke who live within the notification area and vehemently opposed this requested change.

Lastly, please also consider those of us whose only access point to Gruene Road is via Ewelling Lane.

Thank you,

Charlene Tengler