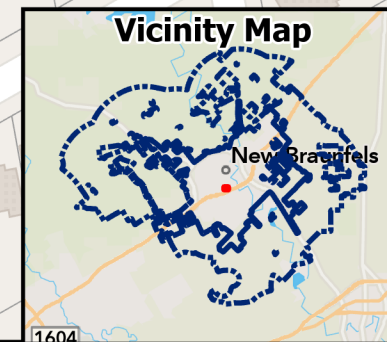
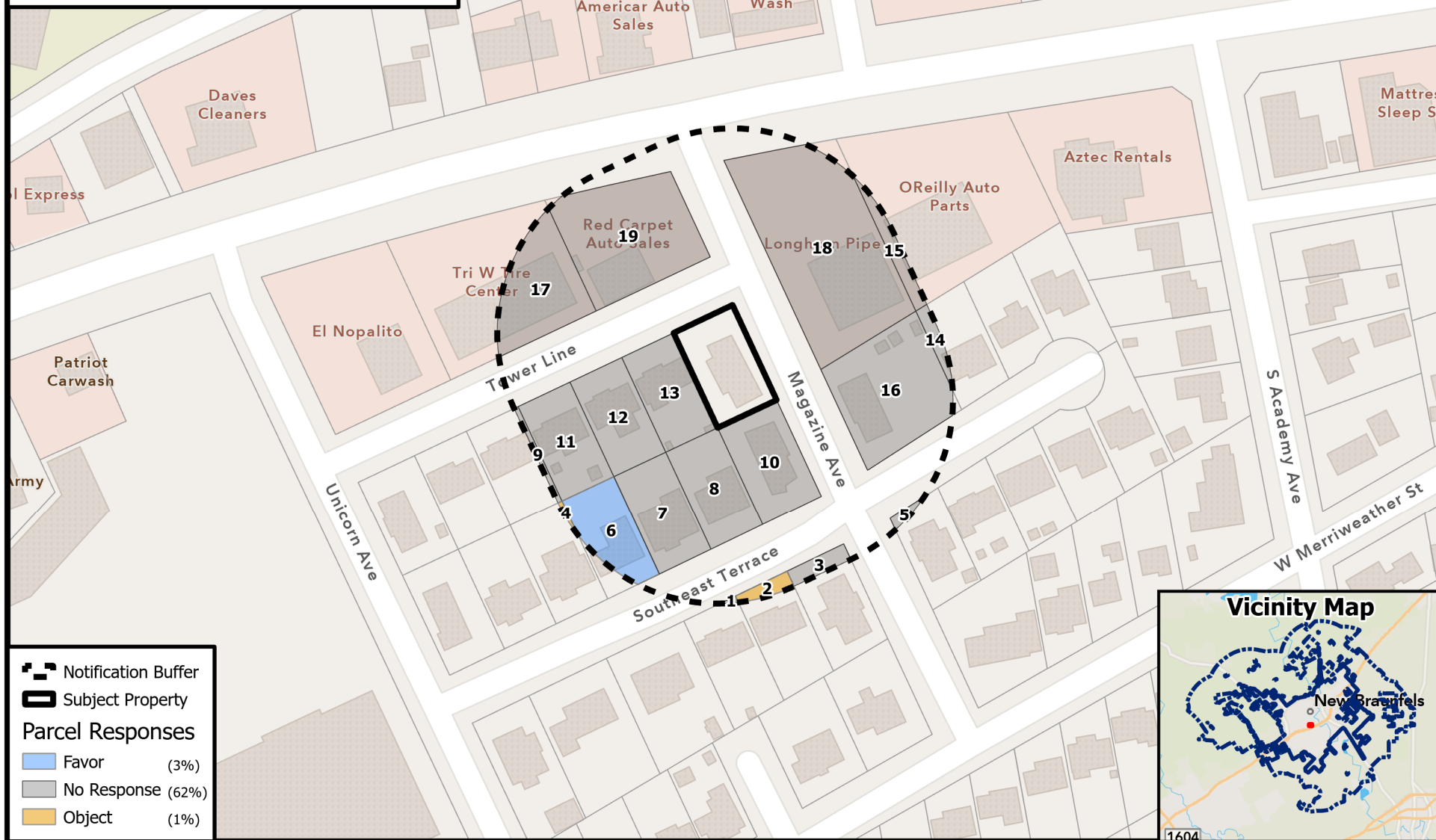


1

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



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

City Hall Council Chambers

**Applicant:** Blake and Deanna Timmons

**Address/Location:** 1156 Magazine Ave.

**PROPOSED REZONING – CASE # PZ25-0021**

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. MORRIS MASON GARETT             | 11. MENDOZA GUADALUPE P            |
| 2. TORRES MARCOS R                 | 12. WETZ ELTON A JR & DARLENE F    |
| 3. MULLINS KENNETH R & HOLLY C     | 13. ARMENDARIZ MAYRAOLIVA          |
| 4. SEIDEL DOUGLAS L & CHERYL L     | 14. FRAMENT THOMAS A               |
| 5. CORDOVA EUGENIA G & EDWIN A     | 15. OREILLY AUTO ENTERPRISES LLC   |
| 6. TAYLOR CAROLINA L               | 16. HOKE WARREN                    |
| 7. SERNA HOLDINGS ENTERPRISE LLC   | 17. BVHS LP                        |
| 8. TUCH CASEY R                    | 18. SWOR TOM & LAURA               |
| 9. LEON MARIA M M & JOSE A AGUIRRE | 19. DUELM SARYN N & DEANN K HOOPER |
| 10. NEWTON JOHN F & CHRISTINE      |                                    |

**SEE MAP**

TAYLOR CAROLINA L  
650 SOUTHEAST TER  
NEW BRAUNFELS TX 78130  
Property #: 6  
PZ25-0021  
Case Manager: ML

COMMENTS

FAVOR



OPPOSE



File on file

**From:** [Blake Timmons](#)  
**To:** [Mary Lovell](#)  
**Subject:** Fwd: TRA Zone Change  
**Date:** Monday, February 24, 2025 6:13:28 PM

---

**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.**

Sent from my iPhone

Begin forwarded message:

**From:** Deanna Timmons <[tworiversacademynb@gmail.com](mailto:tworiversacademynb@gmail.com)>  
**Date:** February 24, 2025 at 3:51:48 PM CST  
**To:** Blake Timmons <[b.mtimmons3@gmail.com](mailto:b.mtimmons3@gmail.com)>  
**Subject:** Fwd: TRA Zone Change



Two Rivers Academy, LLC  
New Braunfels, Texas  
210-422-0011

----- Forwarded message -----

**From:** Allison May <[kehaulani2@yahoo.com](mailto:kehaulani2@yahoo.com)>  
**Date:** Mon, Feb 24, 2025 at 2:33 PM  
**Subject:** TRA Zone Change  
**To:** Deanna Timmons <[tworiversacademynb@gmail.com](mailto:tworiversacademynb@gmail.com)>

To whom it may concern:

I am writing to state that I am in favor of the zoning change for Two Rivers Academy LLC to be a commercial office facility for day care. As a parent of a student who attends Two Rivers Academy LLC, an employee at the facility, and a community member of New Braunfels, I foresee many benefits and opportunities for growth. I hope that this letter serves well for the future of Two Rivers

Academy LLC and all of the students enrolled.

Thank you,  
Allison Eladhari

[Yahoo Mail: Search, Organize, Conquer](#)

TORRES MARCOS R  
623 SOUTHEAST TER  
NEW BRAUNFELS TX 78130

Property #: 2

PZ25-0021

Case Manager: ML

FAVOR ☐

OPPOSE ☒

COMMENTS

THIS AREA IS RESIDENTIAL  
AND SHOULD STAY THAT WAY  
FOR THE FUTURE. HOO BLK OF MORGAN  
IS ALREADY BECOMING WORSE DUE TO  
THE ADDITIONAL TRAFFIC FROM THE  
DAY CARE AT THIS RESIDENCE  
THE CURRENT INFRASTRUCTURE  
CANNOT HANDLE A DESIGNATION OF  
COMMERCIAL OFFICE. THERE IS  
ALREADY 4 BUSINESSES RIGHT NEXT  
TO THIS LOCATION.

SEIDEL DOUGLAS L & CHERYL L

664 SOUTHEAST TF

NEW BRAUNFELS 78130

Property #: 4

PZ25-0021

Case Manager: ML

FAVOR ☐

OPPOSE ☒

COMMENTS

Too much traffic already  
in our residential neighbor-  
hood.