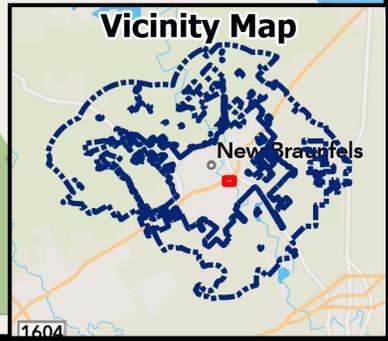
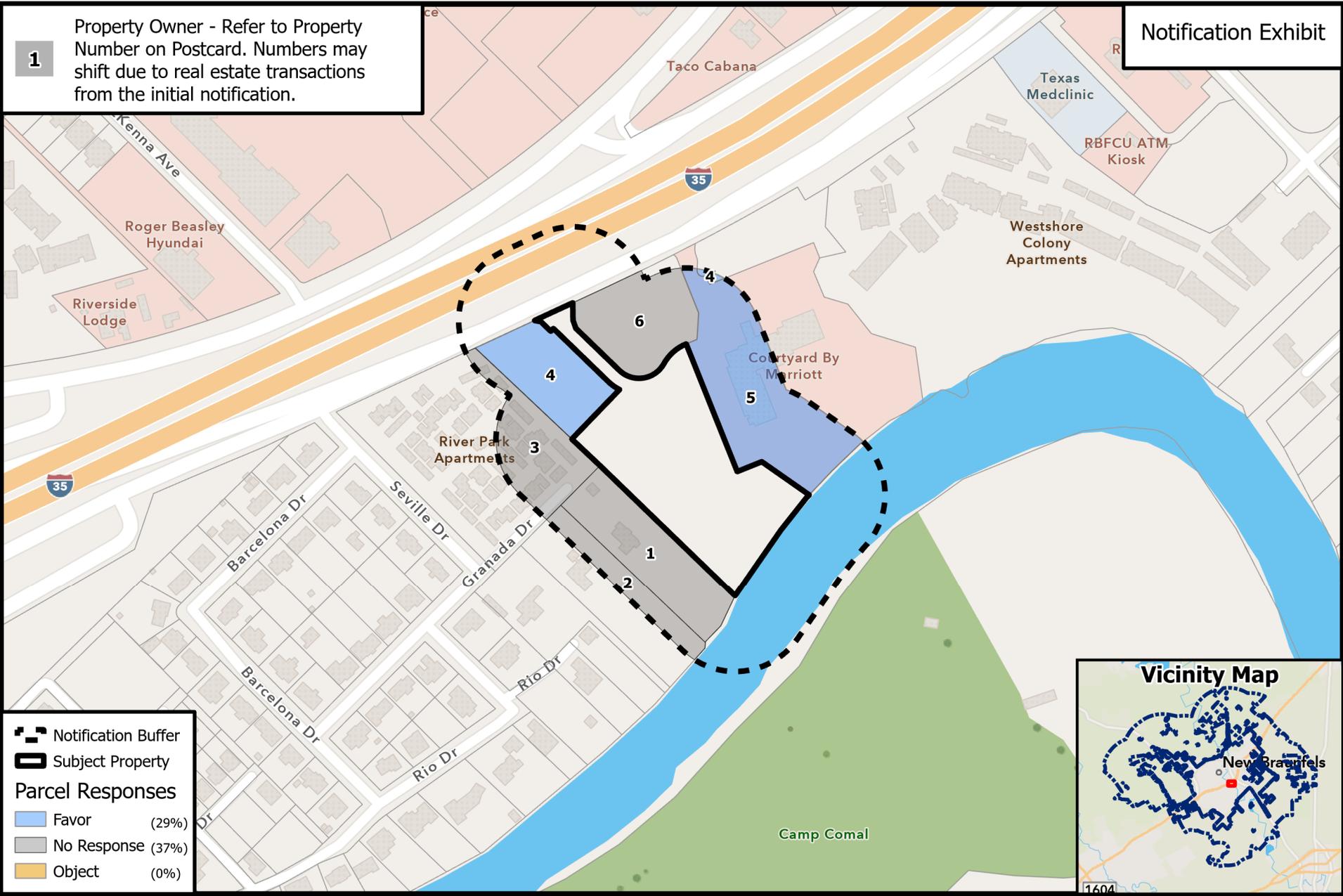


Notification Exhibit

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



**Notification Buffer**  
 Notification Buffer

**Subject Property**  
 Subject Property

**Parcel Responses**

	Favor	(29%)
	No Response	(37%)
	Object	(0%)



**ZB25-0011**  
**Height Variance - 738 IH 35 N**



**BOARD OF ADJUSTMENT – July 24, 2025 – 6:00PM**

City Hall Council Chambers

**Applicant:** Chris Rhodes

**Address/Location:** 738 IH 35 N

**Case # ZB25-0011**

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. 586 NEW BRAUNFELS LLC      | 5. NEW BRAUNFELS GUADALUPE RIVER |
| 2. VILLANUEVA KATE            | HOTEL LP                         |
| 3. 241 NEW BRAUNFELS LLC      | 6. SCF RC FUNDING I LLC          |
| 4. CLEARVIEW NEW BRAUNFELS LP |                                  |

**SEE MAP**

CLEARVIEW NEW BRAUNFELS LP  
2121 N AKARD ST STE 250  
DALLAS TX 75201  
Property #: 4  
ZB25-0011  
Case Manager: ML

FAVOR   
OPPOSE

COMMENTS

Please remember us  
when we have requests.

Sincerely  
  
Mike Starcher

**From:** [Mary Lovell](#)  
**To:** [Bennett Morgan](#); [Mike Starcher](#); [Casey Oldham](#); [Chris Rhodes](#)  
**Subject:** RE: New Braunfels - Height Variance Request - 738 IH North - Property #5  
**Date:** Wednesday, July 16, 2025 4:23:50 PM

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Thank you! This email will be fine instead of the card; anything in writing. The meeting is next week on July 24<sup>th</sup>.

Have a good day,

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:** Bennett Morgan <[bennettm@cilttd.com](mailto:bennettm@cilttd.com)>  
**Sent:** Wednesday, July 16, 2025 4:18 PM  
**To:** Mary Lovell <[mlovell@newbraunfels.gov](mailto:mlovell@newbraunfels.gov)>; Mike Starcher <[MikeS@cilttd.com](mailto:MikeS@cilttd.com)>; Casey Oldham <[casey.oldham@oldhamgoodwin.com](mailto:casey.oldham@oldhamgoodwin.com)>; Chris Rhodes <[chris.rhodes@oldhamgoodwin.com](mailto:chris.rhodes@oldhamgoodwin.com)>  
**Subject:** New Braunfels - Height Variance Request - 738 IH North - Property #5  
**Importance:** High

**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 Mary,

I am writing this email to notify the Board of our approval to the above referenced variance request (ZB25-0011). I am not where I can get a response form returned by mail to the case manager before tomorrow's hearing.

Again, please allow this email as our vote to APPROVE the requested variance.

Sincerely,  
Bennett

J. Bennett Morgan  
Vice President/Partner  
Clearview Investments, Ltd.  
2121 N Akard Street, Suite 250  
Dallas, Texas 75201  
Telephone: (214) 282-7007