



**CITY OF NEW BRAUNFELS, TEXAS  
PLANNING COMMISSION MEETING**



**CITY HALL - COUNCIL CHAMBERS  
550 LANDA STREET**

**TUESDAY, JUNE 2, 2026 at 6:00 PM**

**AGENDA**

**1. CALL TO ORDER**

**REQUEST ALL PHONES AND OTHER DEVICES BE TURNED OFF, EXCEPT EMERGENCY ON-CALL PERSONNEL.**

In the interest of protecting the City's network and data, the City is not accepting flash drives or electronic files for use during the meeting. Please use hard copies, the overhead projector, or send your digital file to the case manager at least two (2) hours prior to the meeting.

**2. ROLL CALL**

**3. APPROVAL OF MINUTES**

- A) Approval of May 5th, 2026 Regular Meeting Minutes [26-606](#)  
[5-5-2026 PC Minutes](#)

**4. CITIZENS' COMMUNICATIONS**

*This time is for citizens to address the Planning Commission on any issues or items not on the agenda. It is a violation of the Texas Open Meetings Act for the Commission to respond to, ask questions about, or discuss any items that are not on the agenda.*

**5. INDIVIDUAL ITEMS FOR CONSIDERATION**

- A) DCP26-147 Public hearing and recommendation to City [26-559](#)  
Council to rezone approximately 4 acres out of the John Thompson Survey Number 21, Abstract 608, and 1.14 acres out of the Coco Subdivision, Lot 1, at the request of Levi Wintz, on behalf of Kuehler Road Ltd. & Coco Lane Ltd., from R-2 (Single-Family and Two-Family District) to the Kuehler Court Planned Development District (KCPD), currently addressed at 1842 Kuehler Avenue.  
Applicant: Levi Wintz  
Owners: Kuehler Road Ltd. & Coco Lane Ltd.

- [City Maps](#)
- [Proposed Concept Plan](#)
- [Proposed Development Standards](#)
- [Subject Property Photos](#)
- [Notification Map, List & Responses](#)

**6. EXECUTIVE SESSION**

In accordance with the Open Meetings Act, Government Code, Ch. 551.071, the Commission may convene in a closed session to discuss with its attorney any of the items listed on this agenda. Any final action or vote on any executive session item will be taken in open session.

**7. ADJOURNMENT**

**CERTIFICATION**

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall.

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Board Liaison

NOTE: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at (830) 221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.



# Planning Commission Agenda Item Report

550 Landa Street  
New Braunfels, TX

**6/2/2026**

Agenda Item No. A)

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**DRAFT - MINUTES  
OF THE NEW BRAUNFELS PLANNING COMMISSION  
REGULAR MEETING OF TUESDAY, MAY 5, 2026**

**1. CALL TO ORDER**

**Chair Sonier called the meeting to order at 6:00 pm.**

In the interest of protecting the City's network and data, the City is not accepting flash drives or electronic files for use during the meeting. Please use hard copies, the overhead projector, or send your digital file to the case manager at least two (2) hours prior to the meeting.

**2. ROLL CALL**

**The following Commissioners were present:**

**Chair Sonier**

**Vice-Chair Taylor**

**Commissioner Nolte**

**Commissioner Rudy**

**Commissioner Allsup**

**Commissioner Allen**

**Commissioner Henry**

**Commissioner Brasier**

**Present** 8 - Chad Nolte, Angela Allen, Jerry Sonier, Randall Allsup, Vicky Rudy, Karen Brasier, Will Henry, and Chase Taylor

**Absent** 1 - Jessica Schaefer

**3. APPROVAL OF MINUTES**

**Present** 8 - Chad Nolte, Angela Allen, Jerry Sonier, Randall Allsup, Vicky Rudy, Karen Brasier, Will Henry, and Chase Taylor

**Absent** 1 - Jessica Schaefer

A) Approval of April 7th, 2026 Regular Meeting Minutes

**Motion by Commissioner Allsup, seconded by Commissioner Henry, to approve the April 7th, 2026 Regular Meeting Minutes. Motion carried unanimously (8-0-0).**

**Absent:**

Schaefer

**4. CITIZENS' COMMUNICATIONS**

*This time is for citizens to address the Planning Commission on any issues or items not on the agenda. It is a violation of the Texas Open Meetings Act for the Commission to respond to, ask questions about, or discuss any items that are not on the agenda.*

**No individuals spoke.**

**5. INDIVIDUAL ITEMS FOR CONSIDERATION**

A) WVR26-121 Discuss and consider a waiver from Section 118-45(b) of the Subdivision Platting Ordinance to allow a proposed residential lot that does not include the minimum required street frontage with the replat of Landa Park Highlands, Lots 33A, 33B and 33C.

**Commissioner Henry recused and left the Council Chambers at 6:02 pm.**

**Dana Moses introduced the aforementioned item and recommended approval.**

**Discussion followed on the hardship considerations, as well as the current and proposed configuration**

**Chair Sonier invited the applicant to speak on the item.**

**James Ingalls elaborated on the request, discussing the intent of the requested waiver and uses currently permitted under the property's zoning designation.**

**Discussion followed on approval from the neighboring properties and the shared access for the lots via the current driveway.**

**Chair Sonier opened the public hearing and asked if anyone present wished to speak on the item.**

**0 individuals spoke in favor of the item.**

**0 individuals spoke in opposition of the item.**

**Chair Sonier closed the public hearing.**

**Chair Sonier asked if there were any further discussion or motion to be made.**

**Motion by Commissioner Nolte, seconded by Vice Chair Taylor to approve the item. Motion carries unanimously (7-0-0).**

**Absent:**

Schaefer

B) SUP26-122 Public hearing and recommendation to City Council requested by Paul Paniagua of approximately 0.3 of an acre out of the City Block Subdivision 3007, Lot 4, from C-2 (General Business District) to C-2 SUP (General Business District with a Special Use Permit to allow a Short-Term Rental of a Residence), currently addressed at 1258 West San Antonio Street.

**Commissioner Henry returned to the Council Chambers at 6:12 pm.**

**Amanda Mushinski introduced the aforementioned item and recommended approval with the conditions listed in the staff report.**

**Chair Sonier asked if there were any questions for staff.**

**Discussion followed on the written objection, the property's proximity to other short term rentals in the area, staff's recommendation, prior approvals, and the uses currently permitted under the property's zoning designation.**

**Chair Sonier invited the applicant to speak on the item.**

**Paul Paniagua firstly notified the Commission and staff about a fraudulent email he received, then thanked the Commission for consideration of his Special Use Permit request.**

**Chair Sonier opened the public hearing and asked if anyone present wished to speak on the item.**

**0 individuals spoke in favor of the item.**

**0 individuals spoke in opposition of the item.**

**Chair Sonier closed the public hearing.**

**Chair Sonier asked if there were any further discussion or motion to be made.**

**Motion by Vice-Chair Taylor, seconded by Commissioner Allsup, to recommend approve of the item to City Council with staff recommended conditions. Motion carried unanimously (8-0-0).**

**Absent:**

Schaefer

C) SUP26-104 Public hearing and recommendation to City Council requested by Maria Chavez of approximately 0.2 of an acre out of the City Block Subdivision 1072, Lot 10, from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit to allow a Short-Term Rental of a Residence), currently addressed at 284 Perryman Street.

**Amanda Mushinski introduced the aforementioned item and recommended approval with the conditions listed in the staff report.**

**Chair Sonier asked if there were any questions for staff. There were none.**

**Chair Sonier invited the applicant to speak on the item.**

**Agent Piper Olsen elaborated on the request discussing the intent of the request, property location, and the improvements already made to the property.**

**Chair Sonier opened the public hearing and asked if anyone present wished to speak on the item.**

**0 individuals spoke in favor of the item.**

**0 individuals spoke in opposition of the item.**

**Chair Sonier closed the public hearing.**

**Chair Sonier asked if there were any further discussion or motion to be made.**

**Motion by Vice-Chair Taylor, seconded by Commissioner Allsup, to recommend approval of the item to City Council with staff recommended conditions. Motion carried unanimously (8-0-0).**

**Absent:**

Schaefer

**6. EXECUTIVE SESSION**

In accordance with the Open Meetings Act, Government Code, Ch. 551.071, the Commission may convene in a closed session to discuss with its attorney any of the items listed on this agenda. Any final action or vote on any executive session item will be taken in open session.

**Did not convene and no action was taken.**

**7. ADJOURNMENT**

By: \_\_\_\_\_  
ACTING COMMISSION CHAIR

Attest:

\_\_\_\_\_  
COMMISSION LIAISON

**There being no further business Chair Sonier adjourned the meeting at 6:27 pm.**

6/2/2026

Agenda Item No. A)

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**PRESENTER:**

Applicant: Levi Wintz

Owners: Kuehler Road Ltd. & Coco Lane Ltd.

**SUBJECT:**

**DCP26-147** Public hearing and recommendation to City Council to rezone approximately 4 acres out of the John Thompson Survey Number 21, Abstract 608, and 1.14 acres out of the Coco Subdivision, Lot 1, at the request of Levi Wintz, on behalf of Kuehler Road Ltd. & Coco Lane Ltd., from R-2 (Single-Family and Two-Family District) to the Kuehler Court Planned Development District (KCPD), currently addressed at 1842 Kuehler Avenue.

**DEPARTMENT:** Neighborhood & Community Planning

**COUNCIL DISTRICTS IMPACTED:** 6

**BACKGROUND INFORMATION:**

**Case No:** DCP26-147

**Applicant :**

Levi Wintz, The Wintz Company

(208) 596-7690

**Owners :**

Kuehler Road Ltd. & Coco Lane Ltd.

(208) 596-7690

**Staff Contact :**

Mary Lovell, AICP, CNU-A, Senior Planner

(830) 221-4051 | [mlovell@newbraunfels.gov](mailto:mlovell@newbraunfels.gov)

The overall subject property is approximately 5.1 acres comprised of two parcels located near the corner of Kuehler Avenue and Coco Lane, approximately one tenth of a mile from Camp Comal and about one half of a mile from the intersection of South Seguin Avenue and IH-35. The subject property is bordered by residences to the north, east and west, with 13 acres of undeveloped land to the south. Surrounding zoning is R-2 in all directions.

The Planned Development (PD) District allows development flexibility that creates opportunities for high-quality design and ensures compatibility with surrounding development. It allows applicants to create a design and establish standards that often go over and above typical zoning requirements to result in creative and innovative designs. As part of the request, in accordance with the adopted PD procedures the applicant submitted a Concept Plan and accompanying Development Standards that establish the framework for future development of the property.

If approved, a follow-up Detail Plan will be required for review and approval by the Planning Commission

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prior to issuance of building permits. The property must also be platted in accordance with the city's applicable subdivision platting standards prior to development.

**ISSUE:**

The applicant is requesting a PD consisting of a maximum of 42 single-family residential units on small, platted lots with development standards that are specific to the project. The development standards are intended to support smaller setbacks, shared open space, and clustered parking areas for efficient use of space. The applicant is proposing to utilize permeable paving materials for the internal drive areas to reduce stormwater runoff, increase groundwater infiltration, and minimize the heat island effect.

The applicant further states that the request is intended to create a development pattern that is compatible with the character and density of the surrounding residential neighborhoods, which consist of detached single-family homes.

Under the current R-2 zoning district, it is estimated that the property could be developed with up to 26 duplexes (52 dwelling units), with the potential for an additional 26 accessory dwelling units (ADUs), for a total maximum yield of 78 dwelling units, subject to meeting all standard development requirements. The proposed PD would limit the site to single-family residences only at a lower overall density and intensity than could occur under the current zoning regulations on the property.

**Traffic Impact Analysis (TIA):** Per adopted ordinance, if a TIA is required, it will be conducted at the Subdivision Platting and/or Building Permit stage, as applicable.

**Drainage:** Per adopted ordinance, if a drainage study is required, it will be conducted with the Public Infrastructure Construction Plan approval process and/or Building Permit stage, as applicable.

**COMPREHENSIVE PLAN REFERENCE:**

The request aligns with the following goals and policies of Envision New Braunfels:

- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
- **Action 2.1:** Sustain community livability for all ages and economic backgrounds.
- **Action 3.1:** Plan for healthy jobs/housing balance.
- **Action 3.3:** Balance commercial centers with stable neighborhoods.
- **Action 3.6:** Pro actively provide a regulatory framework that remains business and resident friendly.
- **Action 3.13:** Cultivate an environment where a healthy mix of different housing products at a range of sizes, affordability, densities, amenities and price points can be provided across the community as well as within individual developments.
- **Action 3.15:** Incentivize home development that is affordable and close to schools, jobs and transportation.
- **Action 3.16:** Review and revise regulations that inadvertently inhibit creative housing options or workforce housing alternatives.
- **Action 3.30:** Encourage and incentivize workforce/affordable housing to attract new workforce entrants and young families.

**Future Land Use Plan:** The subject property is located within the Dunlap Subarea near an existing outdoor recreation center and near a scenic river corridor.

**STRATEGIC PLAN REFERENCE:**

Economic Mobility Enhanced Connectivity Community Identity

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Organizational Excellence  Community Well-Being  N/A

- Economic Mobility - Increase the number of new affordable housing units produced each fiscal year.
- Enhanced Connectivity - Implement improved local and regional public transportation services to connect the community to employment, education, healthcare, recreation and other destinations.
- Community Well-Being -Develop capital and staffing investments that improve safety, reduce heat islands, and encourage transportation modes that support healthier lifestyles and exercise such as biking, walking and running.

**FISCAL IMPACT:**

The Land Use Fiscal Analysis (LUFA) recommends prioritizing infill and contiguous development patterns that utilize existing infrastructure and public services efficiently. The subject property is surrounded by existing residential development and located within an area that can be served by existing infrastructure. The proposed PD would allow additional housing opportunities at a lower development intensity than allowed under the existing zoning district.

**RECOMMENDATION:**

The request provides the following benefits compared to development under the existing R-2 zoning district:

- lower intensity than could otherwise be permitted by right,
- a cottage-style addition to the community that offers common open space areas that promote neighborly living on individually owned lots,
- development that is compatible with the surrounding neighborhood,
- community housing type variety, and
- reduced impervious cover.

Staff recommends approval of the Kuehler Court Planned Development due to its consistency with the goals of Envision New Braunfels, the Strategic Plan and the Land Use Fiscal Analysis (LUFA), which encourage infill development, a variety of housing products and efficient use of the existing infrastructure and land.

If approved, staff recommends that the applicant specify the base zoning district of R-1A-6.6 (Single-Family District) and include it within the Development Standards exhibit to comply with the requirements of Section 144-3.5-3, which states that the regulations of the underlying base zoning district shall apply unless specifically modified by the PD.

*Mailed notification as required by state statute:*

Public hearing notices were sent to owners of 34 properties within 200 feet of the request. As of the date this agenda was posted, one response in favor and one response in opposition has been received.

Code of Ordinances Sec. 144-2.1 *Changes and Zoning Amendments:*

- (b) *Considerations for approving or denying a zoning change.* In making a determination regarding a requested zoning change, the planning commission and the city council shall consider the following factors:
- (1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the city as a whole;
  - (2) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area;
  - (3) How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved;
  - (4) Any other factors that will substantially affect the public health, safety, morals, or general welfare; and

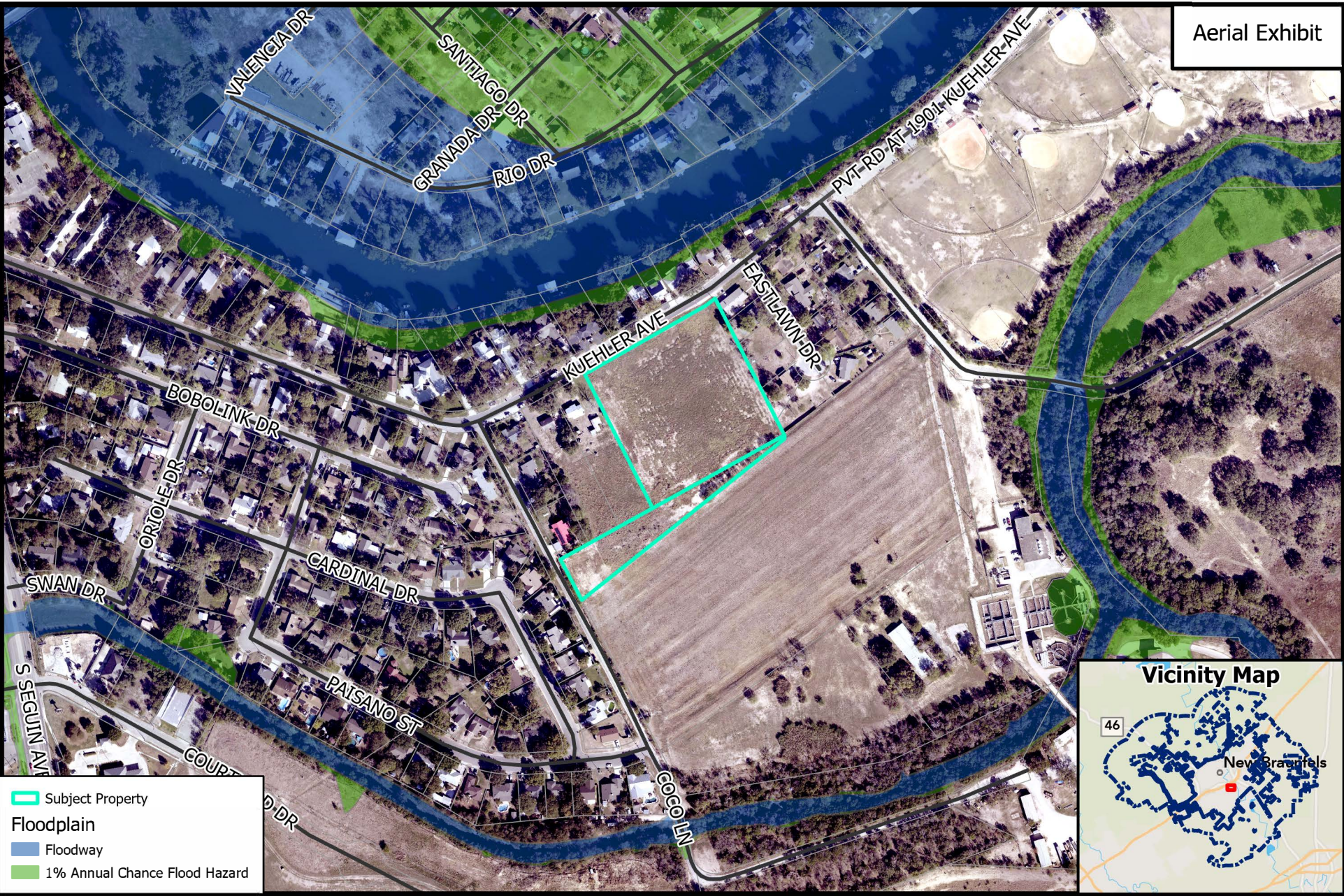
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(5) Whether the request is consistent with the comprehensive plan.

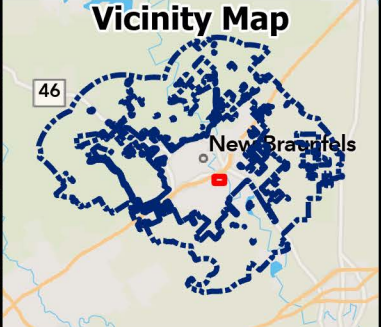
Resource Links:

- Chapter 144, Sec. 3.3-2 (R-2) of the City's Code of Ordinances:  
[https://library.municode.com/tx/new\\_braunfels/codes/code\\_of\\_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?)
- Chapter 144, Sec. 3.5 (PDD) of the City's Code of Ordinances:  
[https://library.municode.com/tx/new\\_braunfels/codes/code\\_of\\_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?)

Aerial Exhibit

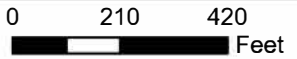


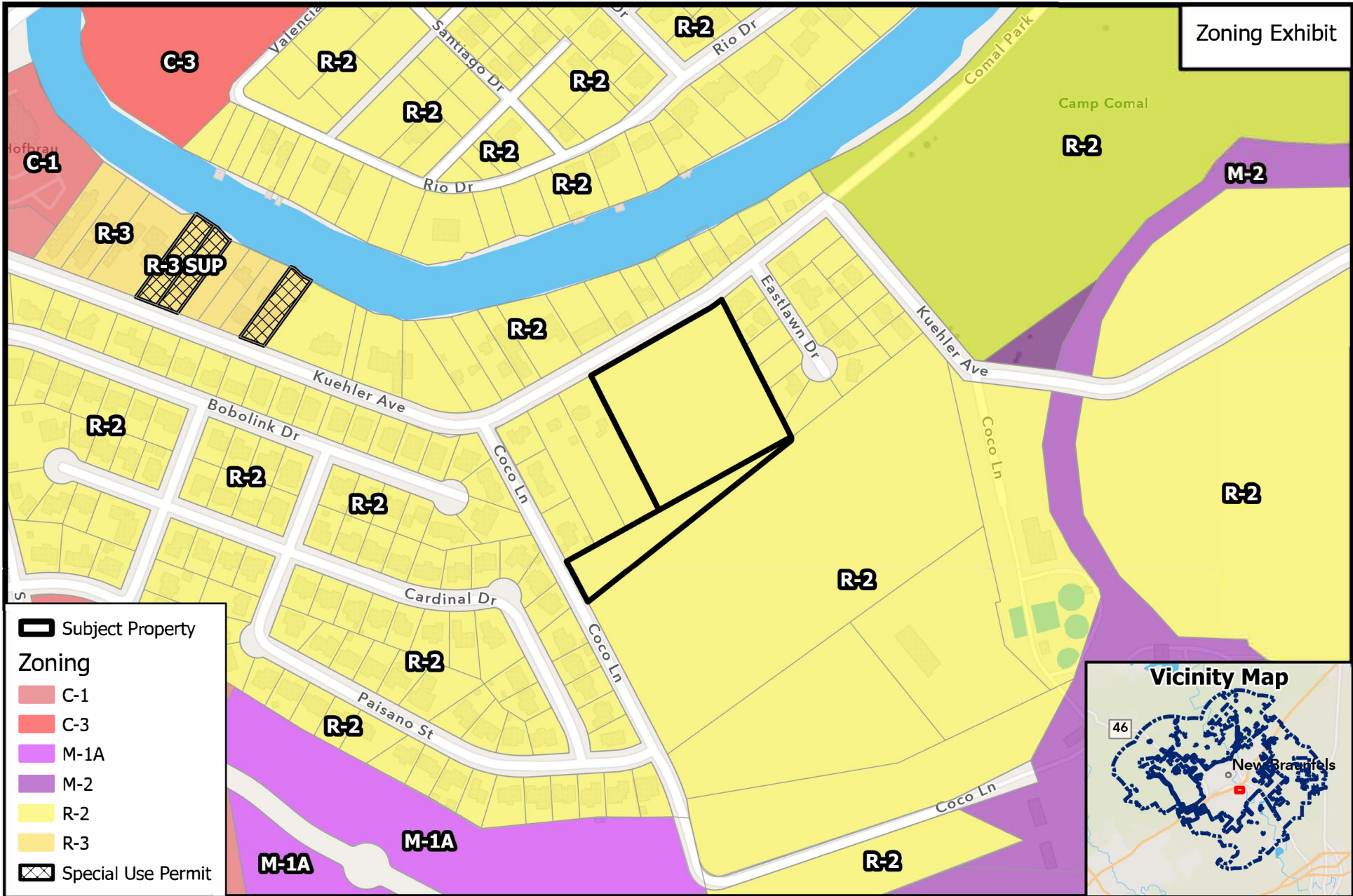
- Subject Property
- Floodway
- 1% Annual Chance Flood Hazard



DCP26-147

### Kuehler Court Planned Development District (Single-Family Homes)

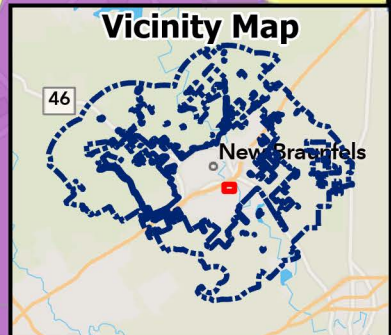




**Subject Property**

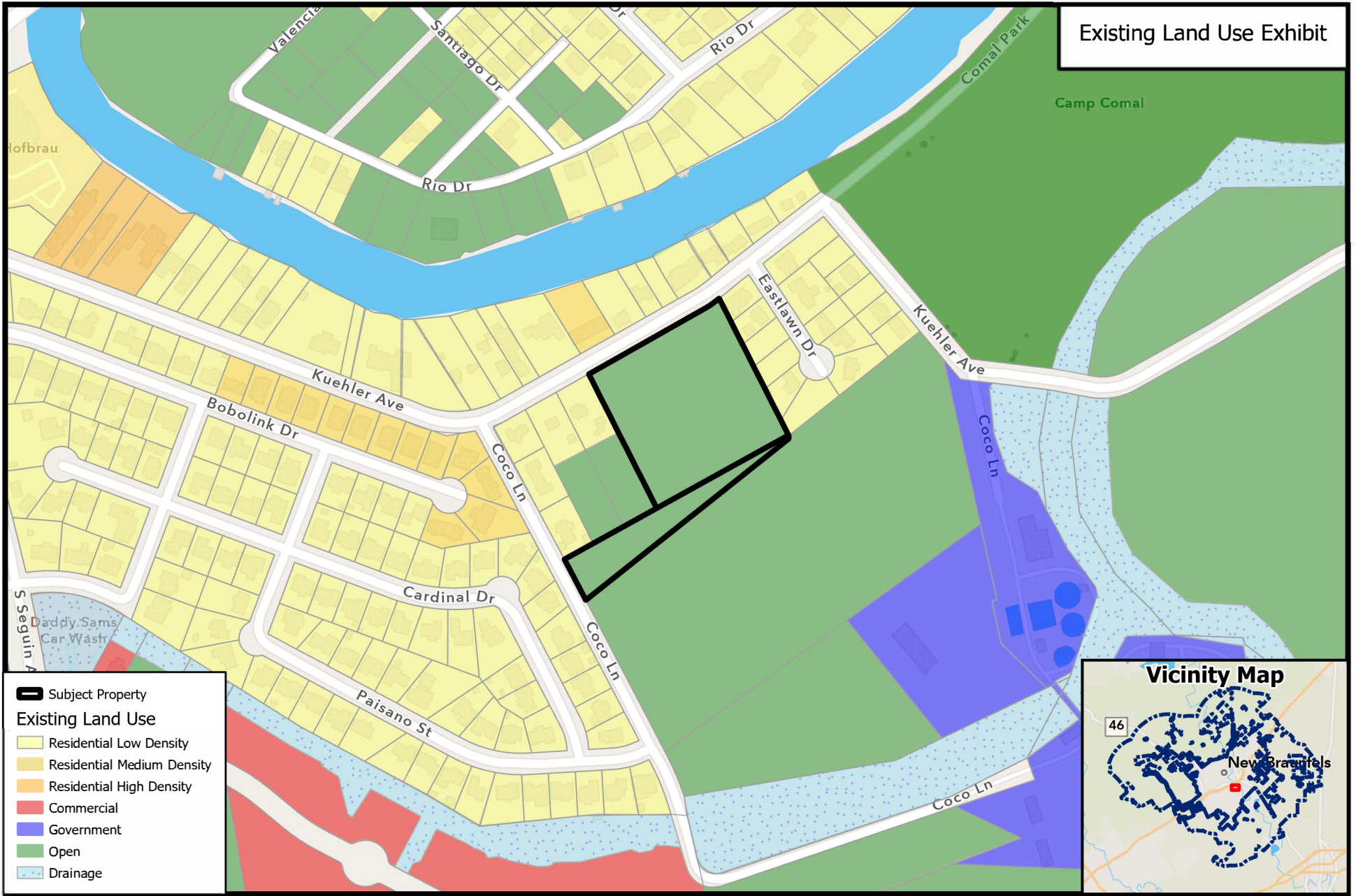
**Zoning**

- C-1
- C-3
- M-1A
- M-2
- R-2
- R-3
- Special Use Permit



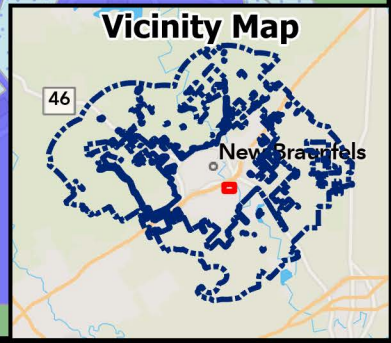
**DCP26-147**  
**Kuehler Court Planned Development District (Single-Family Homes)**





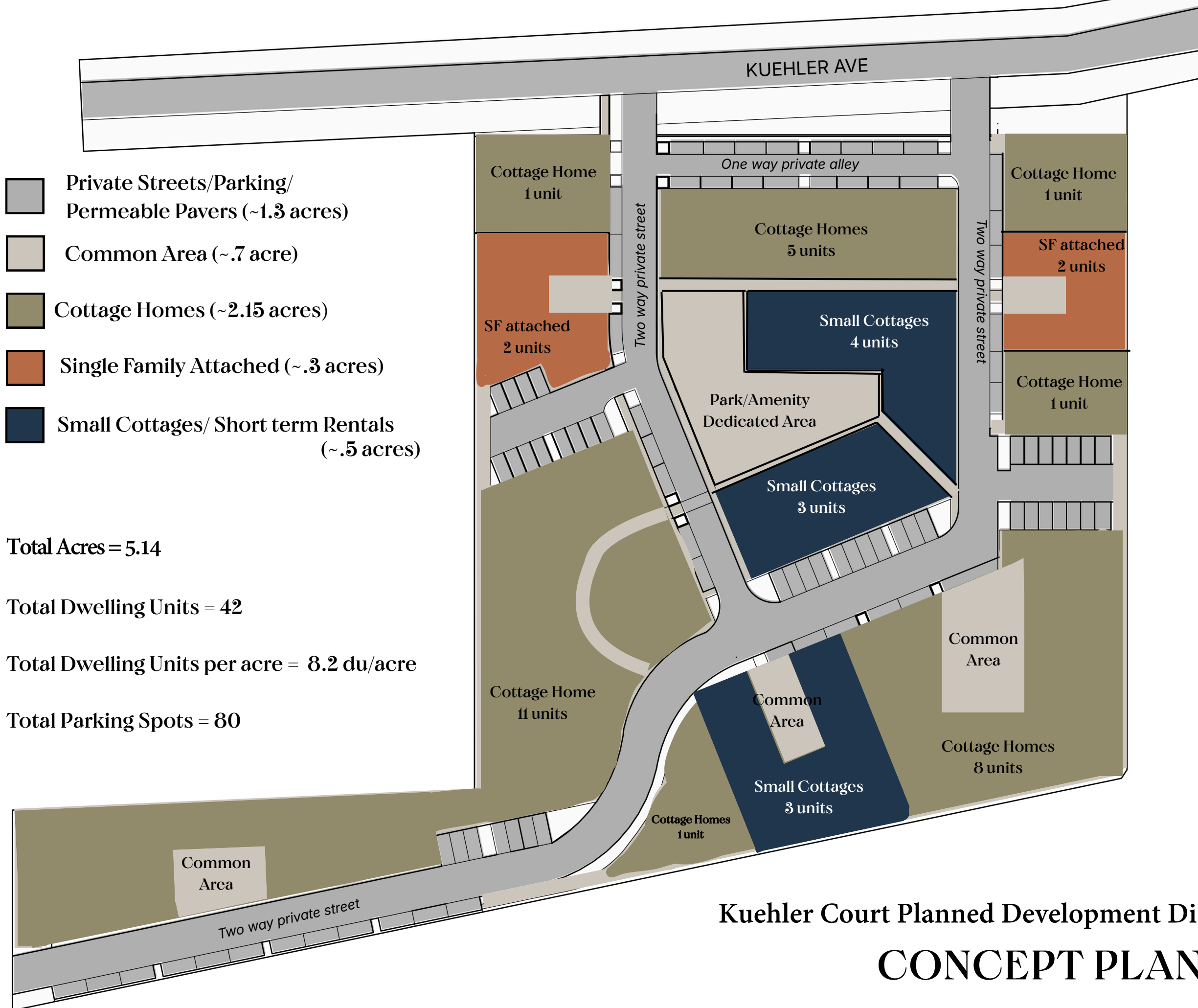
Existing Land Use Exhibit





- Subject Property
- Existing Land Use**
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Government
- Open
- Drainage



**DCP26-147**  
**Kuehler Court Planned Development District (Single-Family Homes)**





-  Private Streets/Parking/  
Permeable Pavers (~1.3 acres)
-  Common Area (~.7 acre)
-  Cottage Homes (~2.15 acres)
-  Single Family Attached (~.3 acres)
-  Small Cottages/ Short term Rentals  
(~.5 acres)

Total Acres = 5.14

Total Dwelling Units = 42

Total Dwelling Units per acre = 8.2 du/acre

Total Parking Spots = 80

Kuehler Court Planned Development District (KCPD)

CONCEPT PLAN

COCO LANE

## DEVELOPMENT STANDARDS FOR 1842 KUEHLER AVENUE

### **A note towards alignment with New Braunfels City Initiatives**

This proposal intends to align with the City of New Braunfels' adopted plans by advancing compact, walkable, neighborhood-scale development within city limits rather than encouraging conventional sprawl. The City's current strategic and land development planning materials emphasize housing access, community identity, multimodal connectivity, innovative housing types, missing-middle housing, and development opportunities that complement New Braunfels' character. This project responds to those priorities by creating an ownership-based enclave neighborhood with shared open space, pedestrian orientation, and a more thoughtful form of infill housing.

This Planned Development is not a workaround of city code, but rather an effort to implement city initiatives in a careful and site-specific way. The development standards are intended to support compact lots, smaller setbacks, shared open space, coordinated parking, and a neighborhood form centered on design quality and walkability. The project seeks flexibility only where necessary to achieve that form. It is not seeking relief from emergency access, utility, drainage, fire access, or engineering requirements, all of which will continue to be addressed with the City and applicable agencies during subsequent phases of review.

**Authorized Uses.** Permitted residential uses shall include single-family detached dwellings and attached residential dwellings listed on the concept plan.

**Ownership Structure and Lot Access.** The development shall be platted as individual fee-simple lots served by private access easements and common areas maintained by a homeowners' association, rather than as condominium units on a single parent lot. Lots may obtain access to the public right-of-way through private access easements serving the lots. Shared drives, pedestrian walkways, landscaped common areas, and related improvements shall be privately owned and maintained by the HOA.

**Rentals.** This is not intended to be a rental project; however, the developer is requesting 10 permits for short-term rentals that will be managed by the Home Owners Association, which is tasked with ensuring rentals are maintained to a high standard and do not become a nuisance.

**Parking.** Parking shall be provided through a combination of assigned on-site spaces per the development standard guidelines listed below.

**Streets.** Streets shall be private and shall be maintained by the HOA. One-way streets shall have a 10' travel lane. Two-way streets shall have two 10' travel lanes.

**Development Standards.** The requested dimensional standards for product types, setbacks, lot sizes, and related design parameters are listed below.

## DEVELOPMENT STANDARDS FOR 1842 KUEHLER AVENUE

	Small Cottages (900-1600 SF)	Cottage Homes (1200-2500 SF)	SF Attached (1200-2500 SF)
Height maximum	35'	35'	35'
Front Setback minimum	0'	0'	0'
Side setback minimum	5'	5'	0'
Rear setback minimum	5'	5'	5'
Lot width minimum	26'	34'	20'
Lot area minimum	1000 SF	1000 SF	1000 Sf
Lot depth	40'	48'	48'
Parking minimum	1 assigned/unit, .5 unassigned/unit	1 assigned/unit, 1 unassigned/unit	1 assigned/unit, .5 unassigned/unit
# of Units	10	28	4

**Stormwater.** All Stormwater will meet local regulations for detention and retention through the use of permeable pavers on the private roadways. Preliminary studies show that this is feasible but applicant reserves the possibility that units may have to be removed in the Northeast corner of the final plat to provide a proper detention basin in the case that proper retention and detention cannot be achieved through the use of permeable pavers in the private roadways.

**Residential Buffer.** A 6 ft. tall fence shall be required along the perimeter of the property where the project adjoins other residential properties. A residential masonry buffer wall per Section 144-5.3-2(h) shall not be required to lend respect to the rural and residential character of the area. Landscaping will be planted at least every 25 feet in accordance with Sec 144-5.3-1.

**Landscaping.** Landscaping will be sensitive to the local ecosystem with water-sensitive xeriscaping and heavy planting of native plants served with drip lines.

**Design Standards.** Quality exterior architecture by a designer that is sensitive to the local vernacular and materials to create a cohesive neighborhood feel.

**Decrease Light Pollution.** Design lighting that is neighborhood-scaled and directed downward

## DEVELOPMENT STANDARDS FOR 1842 KUEHLER AVENUE

to reduce spillover onto adjacent properties.

**City Code Requirements.** All City code requirements not detailed within these development standards shall apply.

# SITE PHOTOS



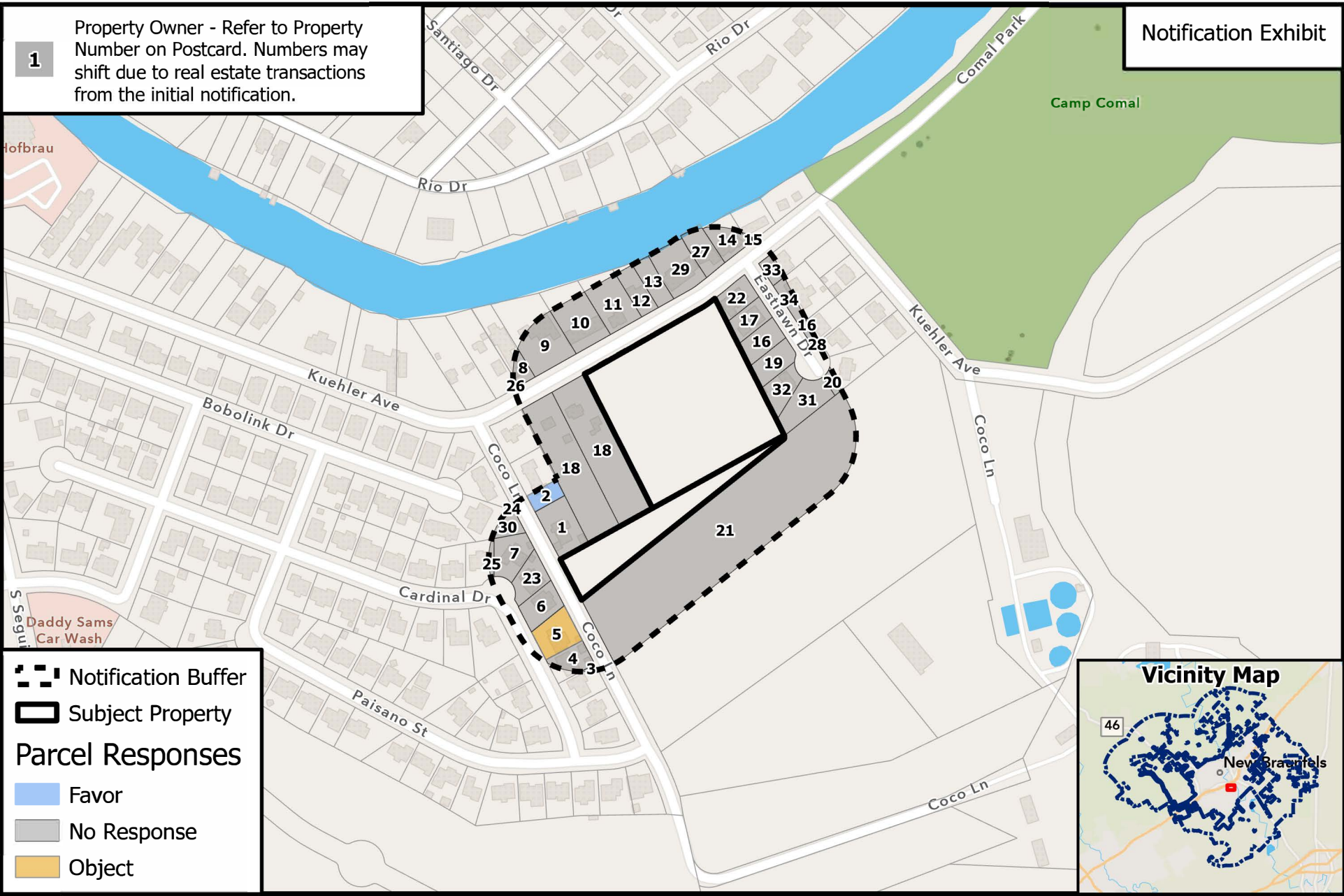
# SITE PHOTOS



# SITE PHOTOS



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



**Parcel Responses**

- Notification Buffer
- Subject Property
- Favor
- No Response
- Object



**DCP26-147**  
**Kuehler Court Planned Development District (Single-Family Homes)**



**PLANNING COMMISSION – JUNE 2, 2026 – 6:00PM**

City Hall Council Chambers

**Applicant:** Levi Wintz

**Address/Location:** 1842 Kuehler Avenue

**Case # DCP26-147**

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. MCKENNON JERICO K & HELEN E       | 19. HMF VENTURES LLC             |
| 2. EDWARDS D LEE & BIGGADIKE WILLIAM | 20. CASTILLEJA JESUS C & LUCIA   |
| 3. AURORA ERICA C                    | 21. NEW BRAUNFELS CITY OF        |
| 4. ERBEN GLEN & MICHELLE             | 22. N/A 1                        |
| 5. FOERSTER GENE R                   | 23. BINGHAM RICHARD B            |
| 6. OTTO KIRSTEN & ADAM               | 24. JANCA CLAYTON DEAN           |
| 7. PIPKIN GLENN A JR                 | 25. WINN BRADY & JESSICA         |
| 8. MCCOY TERRY G & REBECCA B         | 26. RASCO LYNETTE S              |
| 9. R & B LYONS RVCBL TRST            | 27. LAWSON MICHAEL               |
| 10. HAYNES KIMBERLY A & DAVID B      | 28. MEDINA PATRICIA H & JESSE G  |
| 11. HOVESTADT WILLIAM T & LAURA E    | 29. TEOFAN 2016 TRUST 10-25-2016 |
| 12. HOVESTADT LAURA E L              | 30. PURDY CHANCE A               |
| 13. TEOFAN YVETTE P                  | 31. GOMEZ JOE L & MARIA          |
| 14. DRAKE WILLIAM T & JOY L          | 32. GOMEZ MARIA                  |
| 15. BAILEY V ALLEN                   | 33. SCHMIDT JUDITH               |
| 16. ALVAREZ JOSEPH S                 | 34. RODRIGUEZ ROMELIA            |
| 17. WILSON LUCIA                     |                                  |
| 18. REID THERESA F                   |                                  |

**SEE MAP**

EDWARDS D LEE & BIGGADIKE WILLIAM

1111 N WALNUT AVE

NEW BRAUNFELS TX 78130

Property #: 2     **DCP26-147**

Case Manager: ML

FAVOR

OPPOSE

COMMENTS

This project should enhance the area and improve values.

FOERSTER GENE R

1465 CARDINAL DR

NEW BRAUNFELS TX 78130

Property #: 5  
**DCP26-147**

Case Manager: ML

FAVOR

OPPOSE

COMMENTS

Will create too much additional traffic in an already highly congested area.

THANKS

Gene Foerster