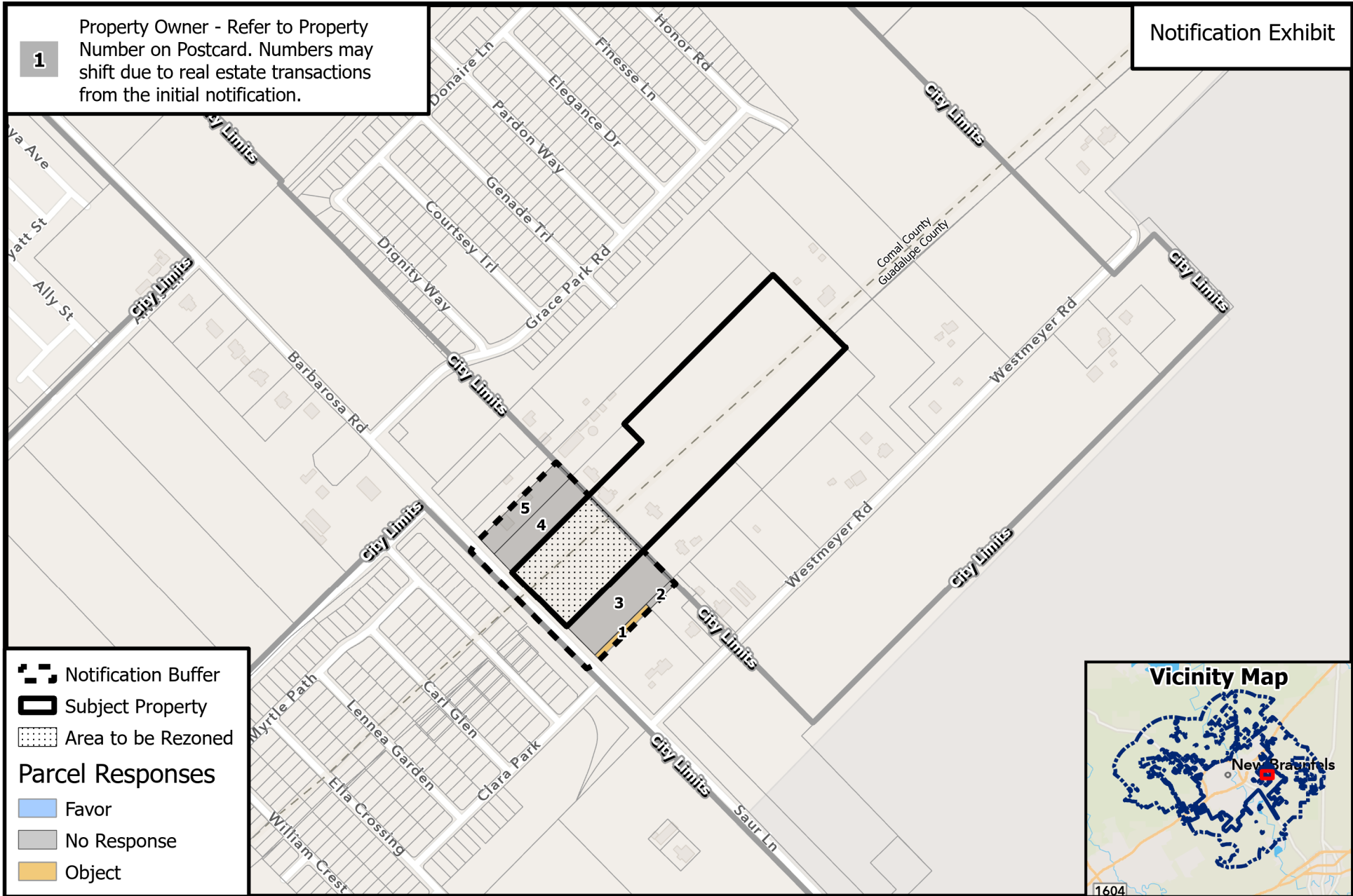




**PLANNING COMMISSION – TUESDAY, FEBRUARY 3, 2026 – 6:00PM**

City Hall Council Chambers

**Applicant:** Colum Malcolmson, on behalf of Gladys Timmermann Koepp, Cheryl Timmermann Fonda, and Kenneth C. Timmermann

**Address/Location:** 1239 Barbarosa Rd & 1255 Saur Ln.

**Case # PZ25-0457**

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. HUDSON TERESA      | 4. URDIALES DIANA    |
| 2. KOHL SUSAN & JOSH  | 5. JORDAN LEWIS RAnd |
| 3. L T D SERVICES LLC |                      |

**SEE MAP**

HUDSON TERESA  
2241 WESTMEYER RD  
NEW BRAUNFELS TX 78130  
Property #: 1  
PZ25-0457  
Case Manager: ML

COMMENTS

FAVOR ☐

OPPOSE ☒

January 27, 2026

New Braunfels Planning & Development  
550 Landa Street  
New Braunfels, TX 78130

*Case Number*  
*PZ25-0457*

Dear Members of the Planning and Zoning Commission,

I am writing to formally express my opposition to the proposed rezoning of the tract of land identified as PID 145081 (LTD Services LLC), which is located adjacent to my residence, from its current designation to light commercial.

As a nearby homeowner, I have already experienced significant impacts from recent development in this area. Most recently, I have been advised that the City intends to take a portion of my property for road expansion, resulting in the loss of part of my yard, fencing, and two very large oak trees. Since that time, traffic volume has steadily increased due to additional residential subdivisions and existing school traffic. These changes have already placed a strain on the safety, character, and livability of our area.

In addition to the established residences, the tract requesting rezoning is also adjacent to a horse facility on the opposite side. This surrounding land use further underscores the incompatibility of light commercial zoning in this location.

Rezoning this property to light commercial use would further intensify these impacts. Increased traffic, noise, extended hours of operation, and changes in lighting and land use are all likely outcomes that would negatively affect the quality of life for myself and my neighbors. Introducing commercial activity immediately adjacent to established residences is incompatible with the long standing residential character of this area.

While I understand and support responsible growth and economic development, this proposed rezoning places an unfair burden on nearby residents who have already absorbed the effects of infrastructure expansion and ongoing residential development. I respectfully request that the Commission consider alternative locations more suitable for commercial use or maintain zoning that protects and preserves the established residential nature of this neighborhood.

Thank you for your time and consideration. I appreciate the opportunity to provide public input and respectfully request that this objection be entered into the public record.

Sincerely, Teresa Hudson

