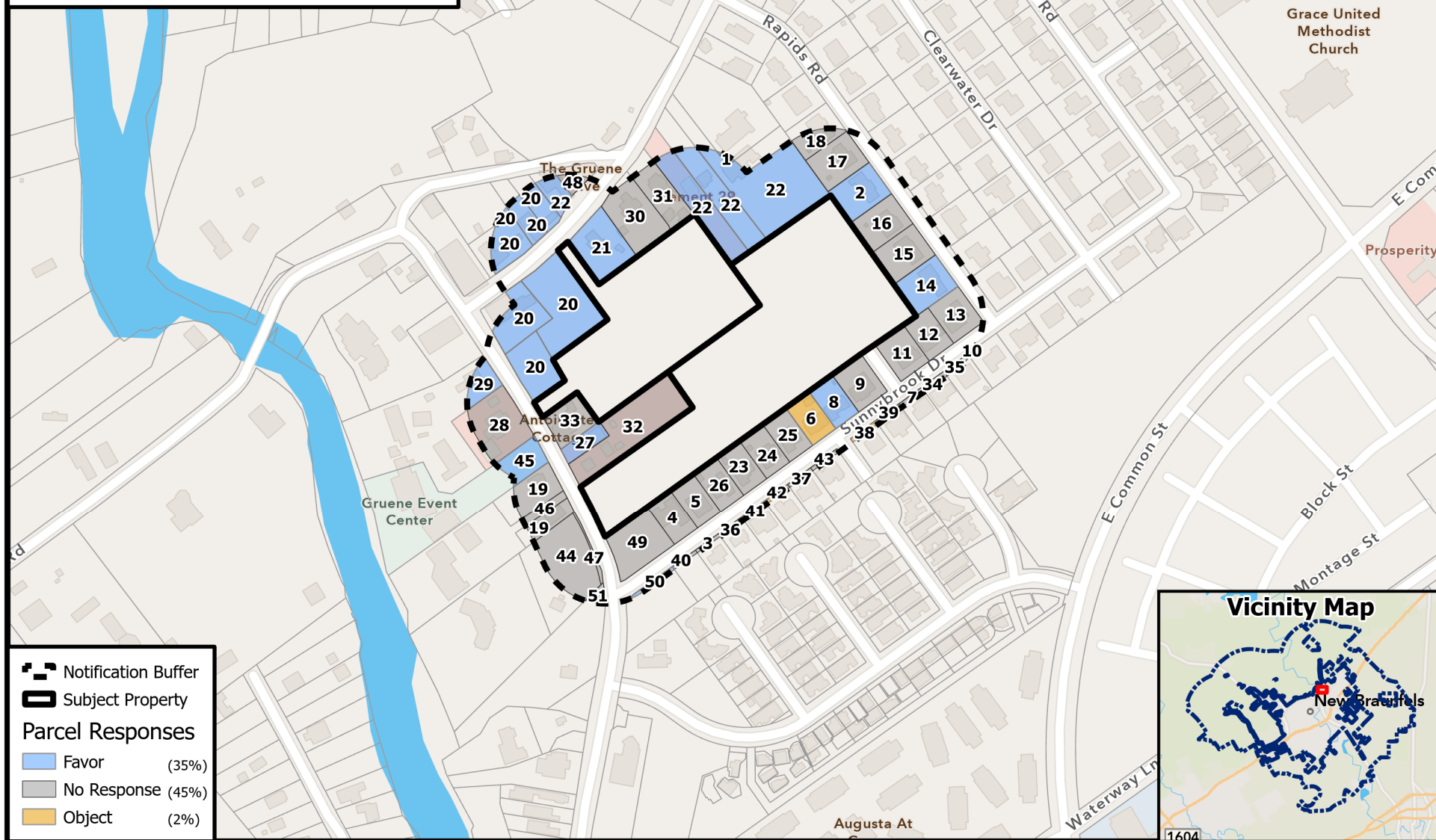


1

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



**PLANNING COMMISSION – May 7, 2024 – 6:00PM**

City Hall Council Chambers

**Applicant:** Katherine Crowe

**Address/Location:** Northeast of the intersection of Gruene Road and Sunnybrook Drive

**PROPOSED ZONE CHANGE – CASE #SUP24-117**

The circled 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. ADOBE VERDE LLC                                      | 27. HUNTER BROTHERS INVESTMENTS LLC                    |
| 2. WILSON CHRISTOPHER J & BROOKE S IREY                 | 28. JULIO VERDE LLC                                    |
| 3. GREEN LADY PROPERTIES LLC                            | 29. GRUENE MCE LTD                                     |
| 4. PENNELL MARK C & KRISTINE M                          | 30. COBBS ROLLIN C LP                                  |
| 5. EMMETT CARA                                          | 31. BELL & EVANS REAL ESTATE LLC                       |
| 6. MEDLEY DINA A                                        | 32. JSCH PROPERTIES LLC                                |
| 7. DELEON FELIPE JR                                     | 33. N/A 1                                              |
| 8. BRAUN KAY LIVING TRUST 03-03-2020 & WILLIAMS THORA I | 34. EBBESEN MARLECE                                    |
| 9. DAVID TERREL D & BOBBIE J                            | 35. EDMONDSON JAMES T & STEPHANIE                      |
| 10. MORGAN LEE S & ELLEN                                | 36. MORGAN WHITNEY B & CRAIG A                         |
| 11. WEST BERT & HARRIET LIVING TRUST                    | 37. SMITH JOHN THOMAS                                  |
| 12. REICHERT TERRANCE E & LINDA M                       | 38. CLASEN RANDY & ALICE FAMILY TRUST 8-12-2021        |
| 13. HENDRIKSEN JAMES J                                  | 39. JAMESON DEAN C & KRISTYN                           |
| 14. CAMPOS ABEL & MARIA                                 | 40. MARES DAVID J                                      |
| 15. BOSTICK SANDIE K & PAULA K                          | 41. FRAUNHOFER STEVEN & JEAN RVCBL LVNG TRST 3-06-2020 |
| 16. ABDALLAH RAMON F                                    | 42. GOODYEAR JAMES & TINA                              |
| 17. IRISH BECKY JO                                      | 43. SHEPARD JOSEPH E & LISA K                          |
| 18. LARNED DERINDA & JOHNEY JR                          | 44. ONE VISION JHS LLC                                 |
| 19. G V PROPERTIES LTD                                  | 45. DEWITT PARTNERS LTD                                |
| 20. GRUENE TEXAS PARTNERSHIP 90                         | 46. N/A 2                                              |
| 21. LADUCA CORPORATION                                  | 47. N/A 3                                              |
| 22. LEHR LARRY B & DONNA                                | 48. GRUENE OLIVE & TASTING ROOM LLC                    |
| 23. CADDELL DUSTIN & HEIDI                              | 49. WEST ROBERT L                                      |
| 24. NBLIVING LLC                                        | 50. GRUENE STATION LLC                                 |
| 25. DANVERS HOLLIS & KIRSTEN RVCBL TRST                 | 51. SAVELL TRACY M                                     |
| 26. MORRIS MELANIE S                                    |                                                        |

**SEE MAP**

LADOCA CORPORATION  
39 STONECREST CIR  
NEW BRAUNFELS TX 78132  
Property #: 21  
SUP24-117  
Case Manager: ML

COMMENTS

FAVOR ☒

OPPOSE ☐

*Glad to see it  
done.*

LEHR LARRY B & DONNA  
39 STONECREST CIR  
NEW BRAUNFELS TX 78132  
Property #: 22  
SUP24-117  
Case Manager: ML

COMMENTS

FAVOR ☒

OPPOSE ☐

*Glad to see it.*

HUNTER BROTHERS INVESTMENTS LLC

1254 GRUENE ROAD

NEW BRAUNFELS TX 78130

Property #: 27

SUP24-117

Case Manager: ML

COMMENTS



FAVOR



OPPOSE

CLASEN RANDY & ALICE FAMILY TRUST 8-12-2021

1722 SUNNYBROOK DR

NEW BRAUNFELS TX 78130

Property #: 38

SUP24-117

Case Manager: ML

COMMENTS

FAVOR ☐

OPPOSE ☒

WILSON CHRISTOPHER J & BROOKE S IREY

~~1627 GRUENE COVE~~ 1221 Rapids Rd

NEW BRAUNFELS TX 78130

Property #: 2

SUP24-117

Case Manager: ML

COMMENTS

FAVOR ☒

OPPOSE ☐

We do not  
want a wall  
behind our  
property.

GRUENE MCE LTD  
791 W EDGEWATER TER  
NEW BRAUNFELS TX 78130

Property #: 29

SUP24-117

Case Manager: ML

FAVOR

☒

OPPOSE

☐

COMMENTS

This is desperately  
needed to relieve  
the parking crunch  
in Gruene.

Thank you, Molak Corp,  
for doing this -

FRAUNHOFER STEVEN & JEAN RVCBL LVNG TRST 3-  
06-2020

1622 SUNNYBROOK DR

NEW BRAUNFELS TX 78130

Property #: 41

SUP24-117

Case Manager: ML

FAVOR

☒

OPPOSE

☐

COMMENTS

MEDLEY DINA A

1803 NAUTS CT

HOUSTON TX 77008

Property #: 6

SUP24-117

Case Manager: ML

COMMENTS

FAVOR ☒

OPPOSE ☒

I oppose this  
re zoning request.  
You may call me  
on my cell phone  
for further comment.  
713-206-1188.  
Dina Medley

GRUENE TEXAS PARTNERSHIP 90

1601 HUNTER RD

NEW BRAUNFELS TX 78130

Property #: 20

SUP24-117

Case Manager: ML

COMMENTS

FAVOR ☒

OPPOSE ☐

COMMENTS

DEWITT PARTNERS LTD  
PO BOX 635280  
NACOGDOCHES TX 75963  
Property #: 45  
SUP24-117  
Case Manager: ML

FAVOR



OPPOSE



GOODYEAR JAMES & TINA

1626 SUNNYBROOK DR

NEW BRAUNFELS TX 78130

Property #: 42

SUP24-117

Case Manager: ML

COMMENTS

FAVOR

☐

OPPOSE

☒

EDMONDSON JAMES T & STEPHANIE

1738 SUNNYBROOK DR

NEW BRAUNFELS TX 78130

Property #: 35

SUP24-117

Case Manager: ML

COMMENTS

FAVOR

☐

OPPOSE

☒

Right now too much  
traffic on Sunnybrook  
this just adds more  
enough is enough,  
Cars speeding

GRUENE STATION LLC

1372 SLEEPY HOLLOW LANE

NEW BRAUNFELS TX 78130

Property #: 50

SUP24-117

Case Manager: ML

COMMENTS

FAVOR

☒

OPPOSE

☐

CAMPOS ABEL & MARIA

1209 RAPIDS RD

NEW BRAUNFELS TX 78130

Property #: 14

SUP24-117

Case Manager: ML

Resident on Property # 14 since 1981 FAVOR ☒

COMMENTS

OPPOSE ☐

Do not want any form of vegetation (bushes, fencing. Problem: ① Area not mowed frequently - weeds grow into our yard. ② Bushes harbor mosquitoes and snakes - come into our yard. ③ Redbud bushes not kept - they are now trees and branching into our yard over our fence. They have over-taken our crepe myrtles - some have stopped growing or died. Also branches over our fence is dangerous when we try to mow/trim area by our fence.

Fencing issue should concern only neighbors whose ~~back~~ yard backs into parking lot not neighbors who live on other streets outside Rapids Rd and Sunnybrook. Would prefer a permanent privacy fence. Thank you.

Abel + Linda Campos

ADOBE VERDE LLCC2:C36D12C2:C44C2:C46

215 N CENTER # 2002

SAN ANTONIO TX 78202

Property #: 1

SUP24-117

Case Manager: ML

FAVOR ☒

OPPOSE ☐

COMMENTS

BRAUN KAY LIVING TRUST 03-03-2020 & WILLIAMS THORA I

1637 SUNNYBROOK DR

NEW BRAUNFELS TX 78130

Property #: 8

SUP24-117

Case Manager: ML

FAVOR ☐

OPPOSE ☐

COMMENTS

I am generally in favor of surrounding the parking lot. However, I am very much opposed to the building of any wall around it that would obstruct my view and limit the breeze that blow in the direction of my house. I have lived in this house since the 1990s, and there has never been a reason to have a wall around the parking lot. I believe a wall would greatly reduce the fair market value of my property. So, parking lot - OK.  
WALL - NO, absolutely not.  
Kay Braune

MORGAN WHITNEY B & CRAIG A

1618 SUNNYBROOK DR

NEW BRAUNFELS TX 78130

Property #: 36

SUP24-117

Case Manager: ML

COMMENTS

FAVOR ☐

OPPOSE ☒