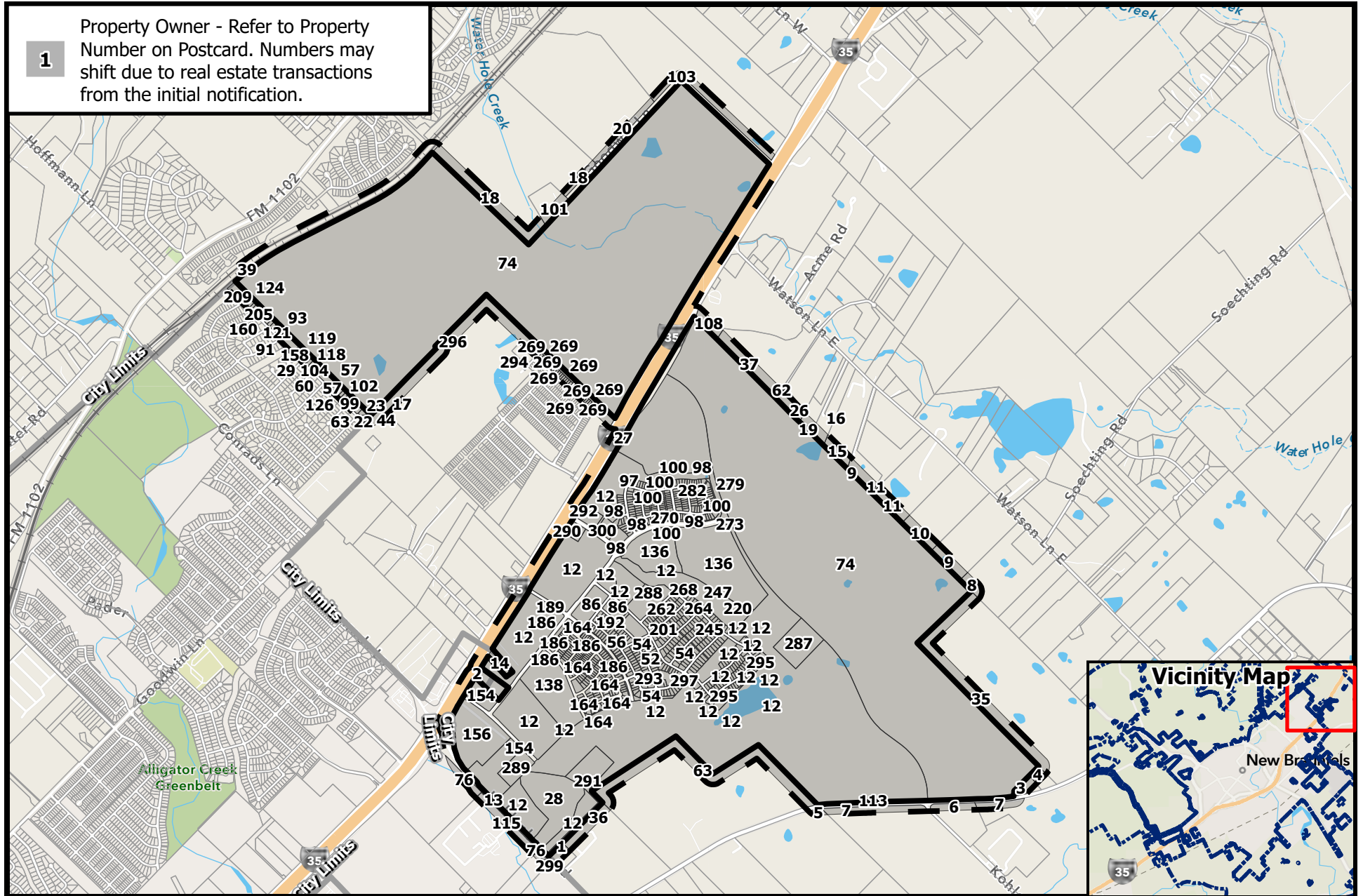


1

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



CS26-0231

Mayfair Master Framework Plan Amendment

0 1,000 2,000
Feet



Path:
U:\Neighborhood and Community Planning\Projects\Mayfair\Master Framework Plan

Source: City of New Braunfels Planning
Date: 6/22/2026

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels, its officials or employees for any discrepancies, errors, or variances which may exist.



CITY COUNCIL
JULY 13, 2026 – 6:00PM
City Hall Council Chambers

Applicant: Thad Rutherford, President and CEO, Southstar at Mayfair Developer, LLC

Address/Location: Mayfair

NOTICE LIST – Case #CS26-023

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”.

PROPERTY OWNER

- | | |
|--|---|
| 1. WORTHAM INVESTMENTS LLC | 34. WHITE BRADLEY W |
| 2. ROMAN CLYDE | 35. MOORES SYLVIA I TRST |
| 3. SCHNEIDER ELIZABETH L | 36. WERSTERFER KEITH & KIMBERLY |
| 4. T J F A LP | 37. HILLTOP HOLDINGS INC |
| 5. TIMMERMAN BARTH D & GREENVIEW
DEVELOPMENT GREENBURY LP | 38. ROMERO ANDREW L & SAMANTHA M |
| 6. COMAL COUNTY OF | 39. CLOUD COUNTRY HOA |
| 7. WASTE MANAGEMENT OF TEXAS INC | 40. JULIANN STEVEN II |
| 8. BUTTRUM CONSTRUCTION INC | 41. MCCROSKEY SILAS |
| 9. RAHE DANA K | 42. RIVERA NATHAN R & ANNA C |
| 10. HARBORTH DONALD L | 43. CORTEZ DAVID O JR & KAROL D |
| 11. HARBORTH EMILY J | 44. LUBY JOHN R JR & CYNTHIA |
| 12. SOUTHSTAR AT MAYFAIR DEVELOPER LLC | 45. OVERACKER STEPHEN M & SARA C |
| 13. SOUTHSTAR AT MAYFAIR KOHLENBERG
LLC | 46. KEOPPLE LANDON D & DANA M |
| 14. ALFRED RIEDEL CONSTRUCTION INC | 47. PIZZITOLA ALLAN M & HALIE M |
| 15. DON WOOTTON INVESTMENTS AUSTIN LLC | 48. EARLY SUNSHINE D & ETEL C PALOMATA |
| 16. OLVERA MATEO & REINA | 49. MELVIN MICHAEL A & BRITTANY M |
| 17. PAGES FAMILY FARM LTD | 50. RAMSEY SHERI R FAMILY TRUST 10-10-2003 |
| 18. I-35 COMMERCE CENTER WEST LLC | 51. FAJARDO SACRAMENTO & BRITTANY |
| 19. GOMEZ JOAQUIN M & CATALINA N | 52. PERRY HOMES LLC |
| 20. ET NEW BRAUNFELS LLC | 53. WHITSON MARTIN & KELLIANNE |
| 21. EAGER CECIL | 54. DFH COVENTRY LLC |
| 22. VASQUEZ JAMES B | 55. LEVERETT BETH |
| 23. ALMAGUER LUIS D & SHANELL | 56. TREVINO RAFAEL IV |
| 24. OLSEN MATTHEW & MICHELLE | 57. HOA FOR CLOUD COUNTRY SUBDIVISION
UNIT-1 INC |
| 25. QUINNEY ANDREA L & JOHN A | 58. CRAYTON ALETHIA D & SHERMAN D |
| 26. QUILTER JAY ANN | 59. NIKOLOVSKI DREW A & PRISCILLA V
RAMIREZ |
| 27. LADSHAW JOHN A ET AL | 60. REYES JOSUE M & LISA |
| 28. BEAVERHEAD NB LLC | 61. SEISE SCOTTY D & TASHA D |
| 29. BRUZZI SONIA & RICHARD | 62. QUILTER KEVIN M |
| 30. LOMAS ANTONIO JR & PATRICIA M | 63. DONEL ALFREDO III & MITSUKO |
| 31. SAMUELS ROUNALD H & TAMEKA D | 64. BRADSHAW TYKEITHREN L |
| 32. MORGAN DONALD R JR & HEATHER
SEEHUSEN | 65. PHELPS SHANNON W & TANYA |
| 33. ROOK JOSHUA G | 66. BOX LITA C A & JOHNATHAN K |
| | 67. MAREK KELSEY & JONATHAN L |
| | 68. HIGHLAND HOMES - SAN ANTONIO LLC |

69. LOPEZ MARCIAL & CLAUDIA
 70. MAISCH SEAN
 71. ABRAHAM REGINALD JR & JOSLIN
 72. SEXSON BRAD R & MARLA S
 73. MNB REAL ESTATE INVESTMENTS LLC
 74. GOURLEY THOMAS P & CRYSTAL L
 75. WOHLFAHRT LYNN
 76. CRYSLER RICHARD A & ELIZABETH M
 ZAMORA-CRYSLER
 77. LLEWELLYN ENRIQUE & ANITA
 78. ANZALDUA CRISTOBAL
 79. DOROUGH LARRY JR & CAREY
 80. MCELWEE PAUL J & ELIZABETH R
 81. VIERIG BRANDON O & BROOKE R
 82. TATUM JACOB
 83. TOLL SOUTHWEST LLC
 84. DOUGHERTY ELISSA L & MICHAEL C
 85. NOVAK MAYFAIR LLC
 86. PERRY JASON & JAIME
 87. TOLL SOUTHWEST LLC
 88. DAVILA JOSE D & ROSALVA H
 89. COX ROBERT C & ANNIE E
 90. RUIZ BENJAMIN M & LINDA
 91. CELESTINO LISA C & ROBERT II
 92. GUERRA KYLE W & KRISTEN N
 93. SHIELDS GINA S & WILLIAM A IV
 94. ZAPATA ARMANDO & DORA G
 95. ESCOBAR ELDER O & ANA G
 96. WEEKLEY HOMES LLC
 97. FELDER CND MAYFAIR LLC
 98. MAHAFFEY SEAN D & TOREE F
 99. SCOTT FELDER HOMES LLC
 100. NEW BRAUNFELS UTILITIES
 101. RODRIGUEZ AMY E & LEONARDO A
 JR
 102. HOLIGAN FARM & RANCH LLC
 103. CARDWELL MICHAEL W
 104. SOUTHSTAR DW LLC
 105. CARMOUCHE JOSHUA H & MEAGAN
 C
 106. COCKRELL BRYAN J & JESSICA K
 CARRANZA
 107. TEXAS SKI RANCH HOLDINGS LP
 108. RICHARDSON RON
 109. GANDRUD MATT
 110. REMORERAS ROSELYN I & GLENN P
 111. WELBORN ERICK
 112. HARDIN CRAIG
 113. MUNOZ JOSEPH A & AVA F SCHULTE
 114. CONTINENTAL AUTONOMOUS
 MOBILITY US LLC
 115. FERGUSON JOHN R

116. JAMES KENDRICK & ARIELLE
 117. GOMEZ FRANCISCO JR
 118. BUXKEMPER MICHAEL T
 119. HERRMANN TAYLOR L
 120. TENNANT LVNG TRST 10-17-2025
 121. MORALES ORLANDO A & MELANIE Z
 122. ESQUIBEL EDWARD W & LISA L
 123. BRIGHTLAND HOMES LTD
 124. DAVILA RODOLFO JR & ELIZABETH K
 125. SEAL CHRISTINE A & TIM B
 126. ARREDONDO ANA M & RICARDO
 127. CEDILLO JOE R III & ADRIANA G
 128. LINEBACK IRENE K
 129. COFIELD DEON & DOMINIQUE
 130. VELAZQUEZ DANIEL T & DAISY
 TAVERA
 131. CEDENO SHERAZ W & RACHAEL L
 132. VALENTIN SOSA VINKEL J &
 BERLINDA C GARCIA
 133. FOXX SAMMY L JR & MIRIAM
 134. MORITZ NICHOLAS P & LAUREN M
 135. COMAL I S D
 136. JOHNSON FAMILY TRST 12-19-2025
 137. VILLAGE AT MAYFAIR LLC
 138. BURATTI CAROLYN J & EDWARD J
 139. RODRIGUEZ JOEL A S & YESENIA A
 DIAZ
 140. ALDANONDO JOSE R & CARLA A
 141. OBRIEN JENNA L & SEAN E
 142. STUDLEY THOMAS W & AMBER L
 BONASORO
 143. MILLER LORRAINE T & BILLY W JR
 144. CARRERA-HERNANDEZ ANNABEL
 145. ROWLEY DALLAS S & SHERIDAN L
 146. ANDERSON KYLE S & VICTORIA R
 147. VU PHONG H
 148. STANLEY DANIEL R & SHANNON H
 149. WATSON CHARLES R III & BAILEY A
 150. LOBACCARO DAVID J & SHANNON N
 151. BENSON SUSAN R ET AL
 152. PATEL URESHA K & JAYESH D
 153. KOHLENBERG PARTNERS RETAIL
 LTD
 154. FLEITES ALVARO & VIANE
 155. COSTCO WHOLESALE CORP
 156. GARCIA KATHLEEN G & MIKE
 SAYALEN
 157. OCONNOR FAMILY TRUST 9-07-2023
 158. HOWARD TARA A
 159. CUMMINGS STACEY R C & BRYANT
 M

160.	BARRY MICHAEL T & STALEY A MULLINS	198.	SWITZER CLIFFORD W & DANIELLE GOODE-SWITZER
161.	BENELL BRYAN M & ANN M	199.	DE LEON ROGELIO N JR
162.	CARRANZA GABRIEL A	200.	DOCKENS MICHAEL L & DORIS E
163.	RANCH ROAD MAYFAIR LLC & RIVERWALK COMPANY LP	201.	PRICE DOUGLAS C & MORGAN M
164.	HARGIS HARRY W JR & PAULA J	202.	TAYLOR LEMAR & KRISTEN KIRSCH
165.	MOFFETT MELISSA A	203.	HUMPHREY JASON A
166.	GROSE THOMAS C & EILEEN C	204.	PRETORIUS ANDRE & SAMANTHA
167.	DOUGHERTY MICHAEL C & ELISSA L	205.	ERAZO MICHAEL & STEPHANIE
168.	PADGETT RUSSELL & PATRICIA	206.	BHOCHIBHOYA SARINA & NIRANJAN SHRESTHA
169.	PULLIN ALICE J	207.	MARTINEZ JAMES & BRITTANY
170.	RHADBANE ANAS & KATHLEEN M HOLLOWAY	208.	WALKER KERI L & AARON T
171.	PATEL SURESHBHAI M & BHAVNABEN	209.	MANCHA CYNTHIA D & SANTIAGO
172.	FLERMIUS CHRISTOPHER	210.	ROMERO FAMILY TRST 08-08-2025
173.	WHEELER TREVOR C & MERCEDES A	211.	VIGIL MICHAEL & KAYLEE
174.	DFH COVENTRY LLC	212.	DIAZ SANDRA C
175.	GARZA MICHAEL Q & SARAH K STEVENS	213.	PINEDA ARRIS & LYRAH
176.	SANTOSA RICKY R & GUIBIN CHEN	214.	SKEETE RUDOLPH V
177.	MANTILLA HEIDY R N & DIEGO G P PINEROS	215.	ZARUBA JORDAN & TORY
178.	SKEEN DAVID C & KAREN A	216.	VERMILLION TIFFANY R & ANDREW J HILL
179.	GOLDSTEIN REBECCA L RVCBL LVNG TRST 04-16-2021	217.	HILGENDORF BLAINE E & KAY E
180.	ROSALES JOSHUA & JOLYNN	218.	WALKER BRITTNEY L & RODDRAY K
181.	MINTON CHANTIL A & CHARLES	219.	YBARBO GABRIELLE & JAMES
182.	SMITH ADAM C & SARAH A	220.	SYRING RYAN & KATHERINE
183.	ESCOBAR ELDER & ANA	221.	JUAREZ MARCOS & APRIL
184.	DORRESTIJN JACK & MAREN MULLALLY	222.	PATEL VANDANA & JAYESH
185.	CONTINENTAL HOMES OF TEXAS LP	223.	SCHWARTZ JORDAN M & CHELSIE
186.	HERRMANN JOHN M PRIVATE BUSINESS TRST	224.	JEFFERY KEVIN E & HANNAH M
187.	NUNEZ ANTHONY G	225.	GONZALES CHELSEA
188.	SOUTHSTAR AT MAYFAIR DEVELOPER LLC	226.	DAZINSKI SEBASTIAN K
189.	PATEL BHAVESHBHAI P & NEETABEN P	227.	EITZENHEFER LARRY M & BEVERLY R
190.	SCOTT JEREMY & ALYSE CAPELLO	228.	JECKELL ANABELA
191.	DFH COVENTRY LLC	229.	HAGERUP ERIK J & MIRIAM B
192.	RYALS MARIA	230.	DELAROSA-ORTIZ ALINA R & GILBERTO ORTIZ IV
193.	MARINA TRST 03-06-2026	231.	MALINS-SMITH RICHARD K & HARPA
194.	KING KALEB & ZOE	232.	DOUVILLE BRITTANY M
195.	HIGHLAND HOMES-AUSTIN LLC	233.	FITZGERALD KRISTOPHER M & JENNA K
196.	WEISMAN MICHAEL A & TERESA A	234.	PATEL SHIV M
197.	COLLINS MARIAH S L & RONALD J COLLINS JR	235.	LARA ALDO L & BRENNAN
		236.	STARR MATHEW J & ANN M
		237.	WILKINSON TRENT P & BRITTANY N
		238.	TROXELL JORDAN S & DENISE R
		239.	COLLINS MYRA
		240.	BRAY SETH A & AMBER H
		241.	DITTEMORE JUSTIN R & JENNIFER
		242.	VANVOORHIS RICHARD D

243. BERGSTROM JEFFREY R & WENDY
K
244. DAWSON TIMOTHY A & RAQUEL N
245. TRAN LAN T & ALICIA M
246. HALLMARK-SPARKMAN RUSSELL W
& CORTNEY E GARTEN
247. GONZALEZ AMY L & STEPHEN M
248. STEIN ROBERT C & KATHERINE L
249. MCGEE CHRISTOPHER C & JULIE B
250. GIFFORD KYLER D & ANASTASIA N
251. TEKEU ALAIN
252. CHANCE JEFFERY L & EVA S
253. SEAY WESTON P & LAUREN H
254. MCGLOTHLIN TINA S & OWEN A
255. HESTER ALEXIS H C & GARRETT P D
256. GARCIA ROCIO & JOSE C P ALVAREZ
257. CULBERTSON PAMELA D
258. AKRAM SABA & ALI A RAO
259. MEARNs TRAVIS B & HANNAH H
260. RALL CODY W & TEAGAN J
261. SCHULTZ RONALD L
262. LAGUNAS DANIEL & JEANETTE
263. MORGAN FAMILY TRST 06-17-2024
264. KNOLL SAMUEL R & KRISTY M
265. MAYER CARL W & DEBORAH A
266. DOZIER JEFFREY S & MAYLIN N
267. TEJEDA VICTOR & ANA REINA
268. MILLROSE PROPERTIES TEXAS LLC
269. SCAVO KRIS A
270. CRESPO JOSE A
271. KYNDWOOD RESIDENTIAL
COMMUNITY INC
272. HAUGHTON BRIAN & SUSANNE
273. MERRELL BO G
274. RENO CHARLES D

275. SPIARS CALEB & LAUREN
BROOKINS
276. NGUYEN NHIEM V & LIEN T VU
277. SHEPHERD JON R & LESLEY A
278. REUSCHER RYAN II
279. GREENE ROBERT
280. RIVERA WILLIAM JR & ELIA BUSTOS
281. JENKINS KERNEY J & SYDNEY A
282. WILLIS MADISON S & BRENDAN
283. GUTIERREZ DANIEL JR & GABRIELA
G CASANOVA
284. ANDRADA JEFFREY & CODI
285. VILLA MANUEL M
286. SOUTHSTAR AT MAYFAIR
DEVELOPER LLC ET AL
287. 404 WEST ALPINE LLC
288. MNB REAL ESTATE INVESTMENTS
LLC
289. RANSOM RE INVESTMENT LLC
290. NEW BRAUNFELS UTILITES
291. BIRVEK RETAIL LLC
292. HIGHLAND HOMES-SAN ANTONIO
LLC
293. LENNAR HOMES OF TEXAS LAND &
CONSTRUCTION LTD
294. HIGHLAND HOMES SAN ANTONIO
LLC
295. EDDEB INVESTMENTS LTD
296. BOENITZ JORDAN & PHILIP
297. YARBROUGH LISA & JOHNNIE
298. FRUEHOLZ FREDERICK JR
299. PS BOERNE HOLDINGS LLC
300.

SEE MAP

EDDEB INVESTMENTS LTD
30829 MAN O WAR DRIVE
BOERNE TX 78015
Property #: 296
CS26-0231
Case Manager: MG

JUL 7 REC'D

FAVOR ☒
OPPOSE ☐

COMMENTS

404 WEST ALPINE LLC
11130 JOLLYVILLE RD STE 302
AUSTIN TX 78759
Property #: 288
CS26-0231
Case Manager: MG

JUL 7 REC'D

FAVOR ☒
OPPOSE ☐

COMMENTS

CEDENO SHERAZ W & RACHAEL L
5720 TUG POINT
NEW BRAUNFELS TX 78130
Property #: 132
CS26-0231
Case Manager: MG

JUL 7 REC'D

FAVOR ☐
OPPOSE ☒

COMMENTS

OVERACKER STEPHEN M & SARA C
5716 TUG POINT
NEW BRAUNFELS TX 78130
Property #: 45
CS26-0231
Case Manager: MG

JUL 2 REC'D

FAVOR ☐
OPPOSE ☒

COMMENTS