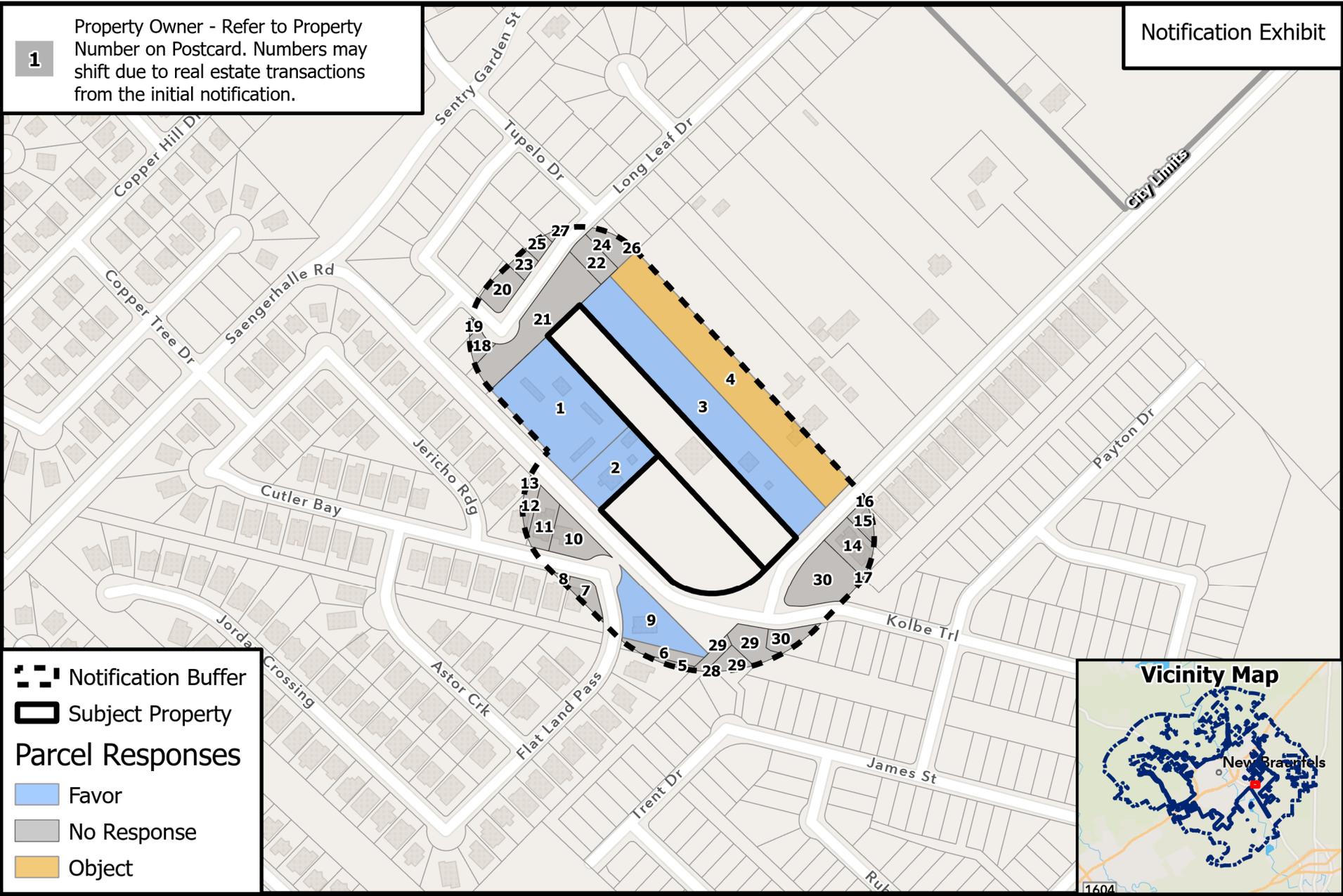
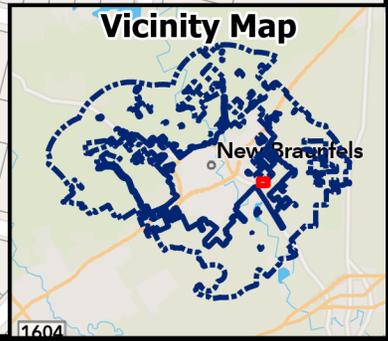


1 Property Owner - Refer to Property Number on Postcard. Numbers may shift due to real estate transactions from the initial notification.



Notification Buffer  
 Subject Property  
**Parcel Responses**  
 Favor  
 No Response  
 Object



**SUP25-464**  
**695 Saengerhalle Rd - SUP for Assisted Living Facility**



**PLANNING COMMISSION – February 3, 2026 – 6:00PM**

City Hall Council Chambers

**Applicant:** Ayo Phillips and TJ Grossi

**Address/Location:** 695 SAENGERHALLE RD

**SUP25-464**

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. TIMMERMANN JOHN O'NEAL                          | 18. ROBINSON EUGENE STEVEN & SAVANNAH<br>ABIGAIL       |
| 2. MC COY RICHARD J & LORI M                       | 19. VALDEZ ROBERT NICKIE LUCERO                        |
| 3. KRUEGER JAMES                                   | 20. NEXPOINT SFR SPE 3 LLC                             |
| 4. BAERWALD RUDY JR                                | 21. GROTHUES FINANCIAL LTD                             |
| 5. MANNING TRAYCI NOELLE & SHANNON RAY<br>MANNING  | 22. SCOTT LESLIE                                       |
| 6. CAPROCK ASSOCIATION INC                         | 23. JUHAS JOSHUA MATTHEW                               |
| 7. MARTINEZ MONICA MICHELLE                        | 24. MILLER ROBERT DUANE                                |
| 8. JASIK ALEC & KARLEIGH JASIK                     | 25. DELEON MIGUEL JR                                   |
| 9. DAVIED ERIC MICHAEL & YI ZHANG                  | 26. FLETCHER MISTY ANN & DENNIS W<br>REMMERS JR        |
| 10. AKSZTULEWICZ EDWARD J                          | 27. VELA JOHNNY IV & REBECCA ALISON VELA               |
| 11. ALVIZO DIANA                                   | 28. COULTER JEFFREY RYAN & VICTORIA S<br>COULTER       |
| 12. RAMIREZ HECTOR G & YOLANDA                     | 29. SAENGERHALLE MEADOWS HOMEOWNERS<br>ASSOCIATION INC |
| 13. SHAVILL LEE & STEPHANIE HILTON                 | 30. CONTINENTAL HOMES OF TEXAS LP                      |
| 14. NYVK FAMILY TRUST DTD DEC 11, 2017             |  |
| 15. TINDALL HAYDEN B                               |  |
| 16. WILLIAMS JOHN S                                |  |
| 17. SAENGERHALLE ESTATES HOMEOWNERS<br>ASSOCIATION |  |

**SEE MAP**

BAERWALD RUDY JR  
701 SAENGERHALLE RD  
NEW BRAUNFELS TX 78130  
Property #: 4  
SUP25-464  
Case Manager: AM

SUP 25-464

To whom this memo is

I received a letter from [redacted] stating that [redacted] regarding of this property is also a request for a [redacted] (construction) of an assisted

Most people would assume [redacted] facility would be for [redacted] always the case. The [redacted] (bother) to give a definite notice that was sent to nearby residences. There are many other people in society that require "assisted living" other than the elderly. Because of this, I am opposed to this type of facility here.

The Miller's property is in the middle of a pure residential neighborhood. That being said, the fact that it would require a "special use permit" tells me it probably shouldn't be here. My feeling is that this property would be better suited for a residential mini storage. I think that would definitely serve the surrounding neighborhoods.

Sincerely,  
Rudy Baerwald, 701 Saengerhalle Rd.

COMMENTS

FAVOR   
OPPOSE

See attached -

RECEIVED  
FEB 02  
BY: [Signature]

SUP 25-464

January 29, 2026

To whom this memo may concern:

I received a letter from the City of New Braunfels stating that Deborah and Gary Miller are requesting rezoning of this property on Saengerhalla Road. There is also a request for a special use permit for the construction of an assisted living facility.

Most people would assume that an assisted living facility would be for the elderly; that is not always the case. The City of New Braunfels did not bother to give a definition of the facility in the notice that was sent to nearby residences. There are many other people in society that require "assisted living" other than the elderly. Because of this; I am opposed to this type of facility here.

The Miller's property is in the middle of a pure residential neighborhood. That being said, the fact that it would require a "special use permit" tells me it probably shouldn't be here. My feeling is that this property would be better suited for a residential mini storage. I think that would definitely serve the surrounding neighborhood.

Sincerely,  
Budy Bausewald, 701 Saengerhalla Rd.

DAVIED ERIC MICHAEL & YI ZHANG

350 FLAT LAND PASS

NEW BRAUNFELS TX 78130

Property #: 9

SUP25-464

Case Manager: AM

FAVOR

OPPOSE

COMMENTS



MC COY RICHARD J & LORI M  
603 SAENGERHALLE RD  
NEW BRAUNFELS TX 78130  
Property #: 2  
SUP25-464  
Case Manager: AM

FAVOR   
OPPOSE

COMMENTS

I have seen the plans,  
and as long as nothing  
changes, I agree.

RECEIVED  
FEB 03  
BY: *AdMhik*

TIMMERMANN JOHN O'NEAL  
551 SAENGERHALLE RD  
NEW BRAUNFELS TX 78130  
Property #: 1  
SUP25-464  
Case Manager: AM

FAVOR   
OPPOSE

COMMENTS

RECEIVED  
FEB 03  
BY: *AdMhik*

KRUEGER JAMES  
697 SAENGERHALLE RD  
NEW BRAUNFELS TX 78130  
Property #: 3  
SUP25-464  
Case Manager: AM

FAVOR   
OPPOSE

COMMENTS

I DON'T HAVE ANY  
PROBLEM WITH IT

RECEIVED  
FEB 03  
BY: *AdMhik*