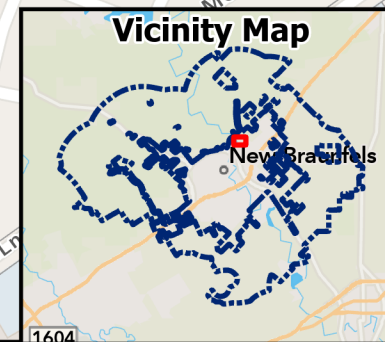
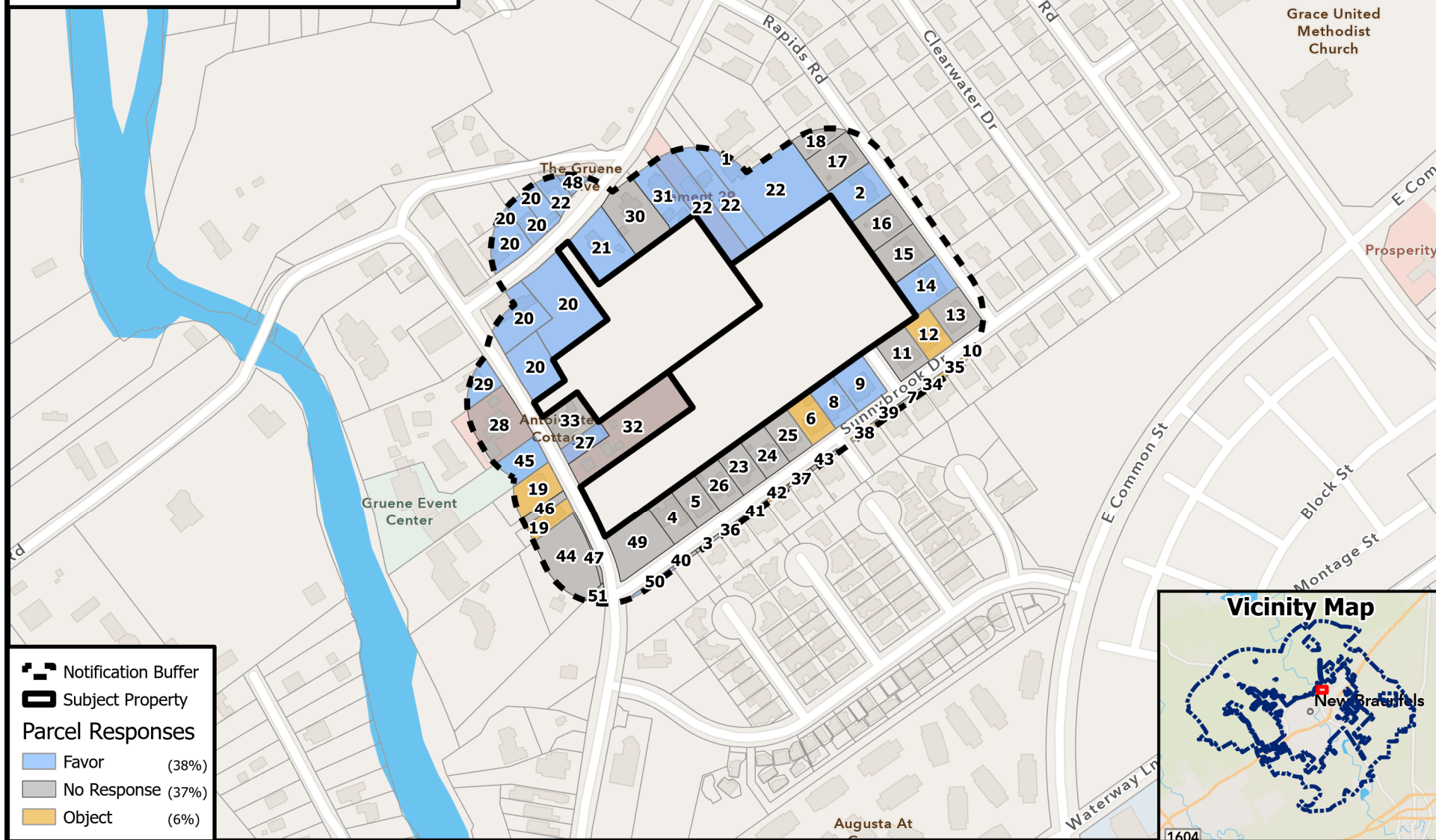


1

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

FAVOR

☒

OPPOSE

☐

GRUENE STATION LLC
1372 SLEEPY HOLLOW LANE
NEW BRAUNFELS TX 78130

Property #: 50

SUP24-117

Case Manager: ML

COMMENTS

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

COMMENTS

OPPOSE ☐

FAVOR ☐

Case Manager: ML

SUP24-117

Property #: 8

NEW BRAUNFELS TX 78130

1637 SUNNYBROOK DR

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

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 ☒

DAVID TERREL D & BOBBIE J
1641 SUNNYBROOK DR
NEW BRAUNFELS TX 78130
Property #: 9
SUP24-117
Case Manager: ML

COMMENTS

FAVOR ☒
OPPOSE ☐

As long as it doesn't
back up water onto our
property. Good drainage away
from our yards.

GRUENE OLIVE & TASTING ROOM LLC
1641 HUNTER RD
NEW BRAUNFELS TX 78130
Property #: 48
SUP24-117
Case Manager: ML

COMMENTS

FAVOR ☒
OPPOSE ☐