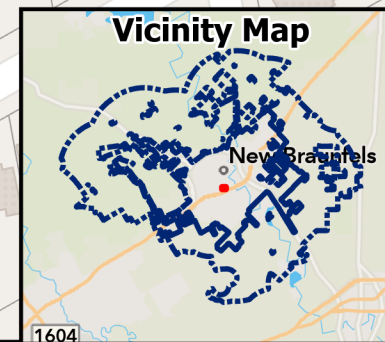
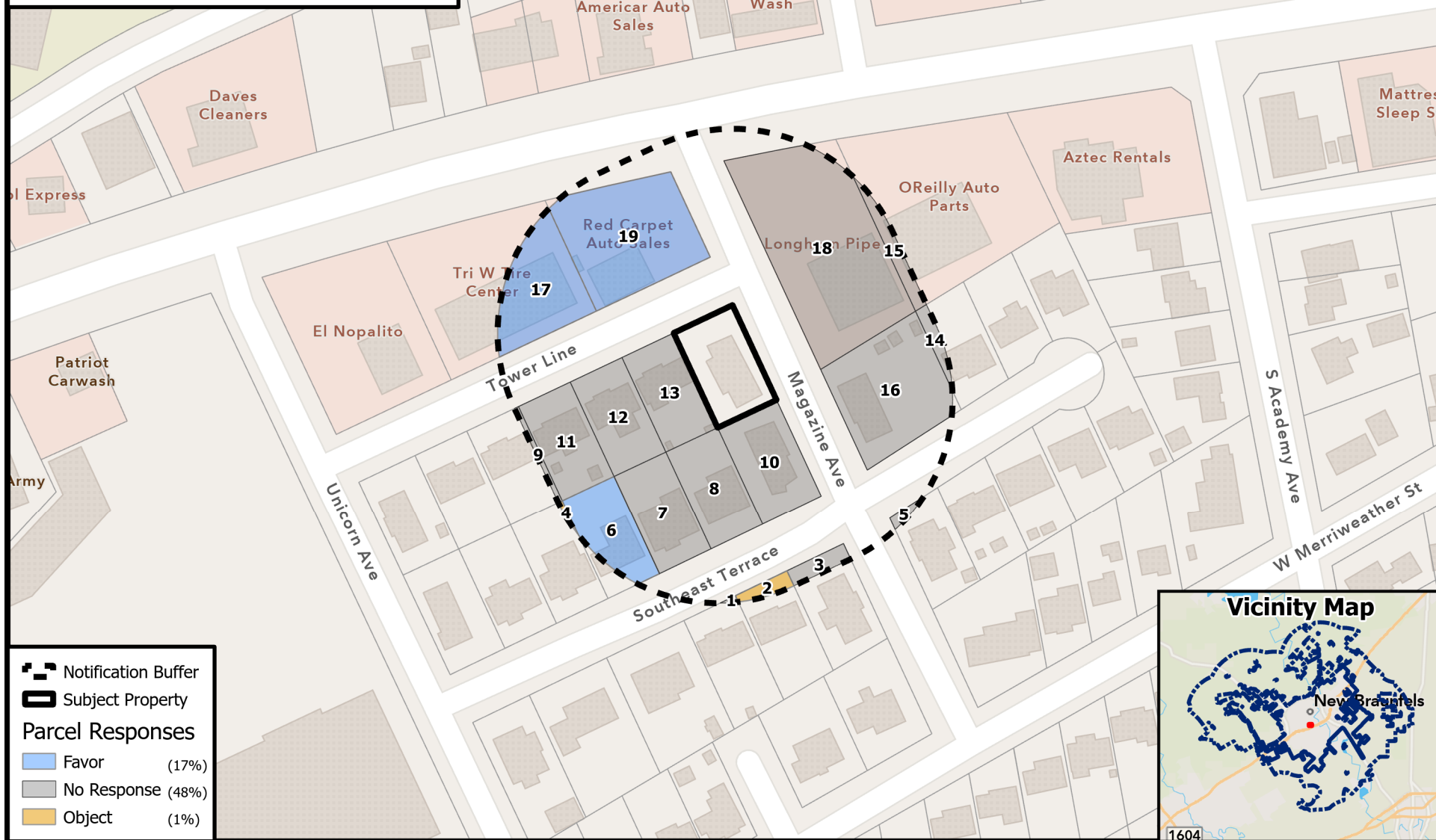


1

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



**PLANNING COMMISSION – March 4, 2025 – 6:00PM**

City Hall Council Chambers

**Applicant:** Blake and Deanna Timmons

**Address/Location:** 1156 Magazine Ave.

**PROPOSED REZONING – CASE # PZ25-0021**

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. MORRIS MASON GARETT             | 11. MENDOZA GUADALUPE P            |
| 2. TORRES MARCOS R                 | 12. WETZ ELTON A JR & DARLENE F    |
| 3. MULLINS KENNETH R & HOLLY C     | 13. ARMENDARIZ MAYRAOLIVA          |
| 4. SEIDEL DOUGLAS L & CHERYL L     | 14. FRAMENT THOMAS A               |
| 5. CORDOVA EUGENIA G & EDWIN A     | 15. OREILLY AUTO ENTERPRISES LLC   |
| 6. TAYLOR CAROLINA L               | 16. HOKE WARREN                    |
| 7. SERNA HOLDINGS ENTERPRISE LLC   | 17. BVHS LP                        |
| 8. TUCH CASEY R                    | 18. SWOR TOM & LAURA               |
| 9. LEON MARIA M M & JOSE A AGUIRRE | 19. DUELM SARYN N & DEANN K HOOPER |
| 10. NEWTON JOHN F & CHRISTINE      |                                    |

**SEE MAP**

TAYLOR CAROLINA L  
650 SOUTHEAST TER  
NEW BRAUNFELS TX 78130  
Property #: 6  
PZ25-0021  
Case Manager: ML

COMMENTS

FAVOR ☒

OPPOSE ☐

File on file

TORRES MARCOS R  
623 SOUTHEAST TER  
NEW BRAUNFELS TX 78130

Property #: 2

PZ25-0021

Case Manager: ML

FAVOR ☐

OPPOSE ☒

COMMENTS

THIS AREA IS RESIDENTIAL  
AND SHOULD STAY THAT WAY  
FOR THE FUTURE. HOO BLK OF HIGHWAY  
IS ALREADY BECOMING WORSE DUE TO  
THE ADDITIONAL TRAFFIC FROM THE  
DAY CARE AT THIS RESIDENCE  
THE CURRENT INFRASTRUCTURE  
CANNOT HANDLE A DESIGNATION OF  
COMMERCIAL OFFICE. THERE IS  
ALREADY 4 BUSINESSES RIGHT NEXT  
TO THIS LOCATION.

SEIDEL DOUGLAS L & CHERYL L

664 SOUTHEAST TF

NEW BRAUNFELS 78130

Property #: 4

PZ25-0021

Case Manager: ML

FAVOR ☐

OPPOSE ☒

COMMENTS

Too much traffic already  
in our residential neighbor-  
hood.

DUELM SARYN N & DEANN K HOOPER  
513 S BUSINESS IH 35  
NEW BRAUNFELS TX 78130  
Property #: 19  
PZ25-0021  
Case Manager: ML

COMMENTS

FAVOR ☒  
OPPOSE ☐

BYHS LP

822 MISSION TRL

NEW BRAUNFELS TX 78130

Property #: 17

PZ25-0021

Case Manager: ML

FAVOR



OPPOSE




COMMENTS

February 28, 2025

To Whom it May Concern,

My name is Amanda Ceja-O'Boyle, I am writing this letter on behalf and in favor of zoned commercializing Two Rivers Academy. My daughter is 3.5 years old and has been attending Two Rivers Academy since September 2023. My daughter attended a commercialized daycare where she was consistently attacked by another peer to where she has a scar on her face, and nothing was done for the safety of my child. Since attending Two Rivers Academy I have watched my daughter become excited about school, gain confidence, potty train early, and grown academically. The teachers at Two Rivers Academy are in constant communication with me when they notice my daughter is not herself or if they have any concerns. I currently work as a Guardian Ad Litem for kids in foster care. Since enrolling my daughter into Two Rivers Academy, I do not fear for her safety, in which I am able to focus on my job because I know mine is in great hands. My husband and I do believe that by allowing Two Rivers Academy to become zoned for commercializing, other families in the New Braunfels area can feel the same peace of mind knowing their child is well cared for. If you have any questions or want to hear from me directly, please feel free to call me at 815-715-6761 or email me at [mandaoboyle17@gmail.com](mailto:mandaoboyle17@gmail.com)

Sincerely,

 LCSW  
Amanda Ceja O'Boyle, LCSW

**From:** [Blake Timmons](#)  
**To:** [Mary Lovell](#)  
**Subject:** Fwd: Zone Change ico Two Rivers Academy  
**Date:** Friday, February 28, 2025 11:59:43 AM

---

**Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Sent from my iPhone

Begin forwarded message:

**From:** Deanna Timmons <[tworiversacademynb@gmail.com](mailto:tworiversacademynb@gmail.com)>  
**Date:** February 28, 2025 at 11:48:32 AM CST  
**To:** Blake Timmons <[b.mtimmons3@gmail.com](mailto:b.mtimmons3@gmail.com)>  
**Subject:** Fwd: Zone Change ico Two Rivers Academy



Two Rivers Academy, LLC  
New Braunfels, Texas  
210-422-0011

----- Forwarded message -----

**From:** Taylor Baker <[taylorlourene@gmail.com](mailto:taylorlourene@gmail.com)>  
**Date:** Fri, Feb 28, 2025 at 9:02 AM  
**Subject:** Zone Change ico Two Rivers Academy  
**To:** <[Tworiversacademynb@gmail.com](mailto:Tworiversacademynb@gmail.com)>

To whom it may concern:

My daughter, Elena (4) has been attending Two Rivers Academy since June 2024. Since attending her social skills, mannerism, and intelligence levels has went through the roof. She can recognize all 26 letters and sounds. She can count to 20. She has become fully prepared for Kindergarten after only attending part time



weekly and she isn't even 5 yet. (DOB 5/11) The zone change would be beneficial for New Braunfels and Comal county. Providing our locals safe, quality child care. Please approve the zone change. Thank you.

-Taylor Baker  
[taylorlourene@gmail.com](mailto:taylorlourene@gmail.com)  
830 302 1632

**From:** [Blake Timmons](#)  
**To:** [Mary Lovell](#)  
**Subject:** Fwd: The zone change advocate  
**Date:** Thursday, February 27, 2025 7:40:37 PM

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Sent from my iPhone

Begin forwarded message:

**From:** Deanna Timmons <[tworiversacademynb@gmail.com](mailto:tworiversacademynb@gmail.com)>  
**Date:** February 27, 2025 at 7:38:22 PM CST  
**To:** Blake Timmons <[b.mtimmons3@gmail.com](mailto:b.mtimmons3@gmail.com)>  
**Subject:** Fwd: The zone



Two Rivers Academy, LLC  
New Braunfels, Texas  
210-422-0011

----- Forwarded message -----

From: <[sa.hyg3@gmail.com](mailto:sa.hyg3@gmail.com)>  
Date: Thu, Feb 27, 2025 at 6:56 PM  
Subject: The zone  
To: <[Tworiversacademynb@gmail.com](mailto:Tworiversacademynb@gmail.com)>

My name is angie Atkins and my daughter has attended two rivers academy since October of 2023 . We love having our daughter there. we are in favor of the zone change so TRA can better serve our daughter as a student and other students as well.

**From:** [Blake Timmons](#)  
**To:** [Mary Lovell](#)  
**Subject:** Fwd: TRA Zone Change  
**Date:** Monday, February 24, 2025 6:13:28 PM

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Sent from my iPhone

Begin forwarded message:

**From:** Deanna Timmons <[tworiversacademynb@gmail.com](mailto:tworiversacademynb@gmail.com)>  
**Date:** February 24, 2025 at 3:51:48 PM CST  
**To:** Blake Timmons <[b.mtimmons3@gmail.com](mailto:b.mtimmons3@gmail.com)>  
**Subject:** Fwd: TRA Zone Change



Two Rivers Academy, LLC  
New Braunfels, Texas  
210-422-0011

----- Forwarded message -----

**From:** Allison May <[kehaulani2@yahoo.com](mailto:kehaulani2@yahoo.com)>  
**Date:** Mon, Feb 24, 2025 at 2:33 PM  
**Subject:** TRA Zone Change  
**To:** Deanna Timmons <[tworiversacademynb@gmail.com](mailto:tworiversacademynb@gmail.com)>

To whom it may concern:

I am writing to state that I am in favor of the zoning change for Two Rivers Academy LLC to be a commercial office facility for day care. As a parent of a student who attends Two Rivers Academy LLC, an employee at the facility, and a community member of New Braunfels, I foresee many benefits and opportunities for growth. I hope that this letter serves well for the future of Two Rivers

Academy LLC and all of the students enrolled.

Thank you,  
Allison Eladhari

[Yahoo Mail: Search, Organize, Conquer](#)