

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

City Hall Council Chambers

Applicant: HMT Engineering

Address/Location: 415 N Hickory Ave

PZ25-0023

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. BVHS LP | 9. EIKEL STREET MINI STORAGE LLC |
| 2. PROPERTY OWNER #2 | 10. HENRY GARY L & JANA G |
| 3. MEDRANO JUAN M ET AL | 11. WILKINSON MICHAEL & CASEY |
| 4. GONZALES SAN JUANITA | 12. CAMP LANDA RV RESORT LLC |
| 5. RODRIGUEZ ARMANDA M | 13. BLYTHIN JOHNSTUART D & TASHA H |
| 6. BENITEZ BERTHA C | 14. GENESIS PROPERTIES LLC |
| 7. GALVEZ FAMILY TRUST | |
| 8. CLARKSON ANDREW & DEVONET S | |

SEE MAP

CAMP LANDA RV RESORT LLC

600 N HICKORY AVE

NEW BRAUNFELS TX 78130

Property #: 12

PZ25-0023

Case Manager: AM

FAVOR ☐

OPPOSE ☒

COMMENTS

STRONGLY OPPOSE —

PLEASE SEE COMMENTS FROM
GARY HEURY, PROPERTY #10 —
AS THOUGH SET OUT HERE AGAIN
IN FULL —

HENRY GARY L & JANA G

600 N HICKORY AVE

NEW BRAUNFELS TX 78130

Property #: 10

PZ25-0023

Case Manager: AM

FAVOR ☐

OPPOSE ☒

COMMENTS

STRONGLY OPPOSE —

THIS PROPERTY IS UNDER CONTRACT
FOR SALE — TO BE DEVELOPED AS
A CRAFT BREW PUB/BAR/EVENT
SPACE — THE SELLER IS
ASKING FOR THE ZONING CHANGE
SO THAT THEY WILL NOT HAVE TO
ADDRESS ANY QUESTIONS AS TO USE.
AS A RESIDENTIAL NEIGHBOR, THIS
USE COULD NOT BE MORE INTRUSIVE
OR OFFENSIVE.

EIKEL STREET MINI STORAGE LLC

431 N HICKORY AVE

NEW BRAUNFELS TX 78130

Property #: 9

PZ25-0023

Case Manager: AM

COMMENTS

FAVOR

☐

OPPOSE

☒

BLYTHIN JOHNSTUART D & TASHA H

431 N HICKORY AVE

NEW BRAUNFELS TX 78130

Property #: 13

PZ25-0023

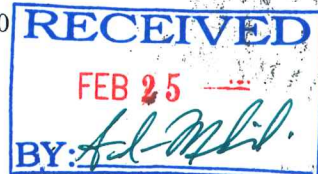
Case Manager: AM

COMMENTS

FAVOR

☐

OPPOSE

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1. C-1B according to city code is designated for major collectors and thoroughfares. Hickory is a residential street not designed for commercial.
2. Property is predominantly surrounded by residential. Envision NB has this land dedicated to low density residential.
3. All nearby properties on Eikel operate under normal business hours. Two-Four Club generates traffic after 7. (AM) no other.

FAVOR

☒

OPPOSE

☐

COMMENTS

BVHS LP

822 MISSION TRL

NEW BRAUNFELS TX 78130

Property #: 1

PZ25-0023

Case Manager: AM

