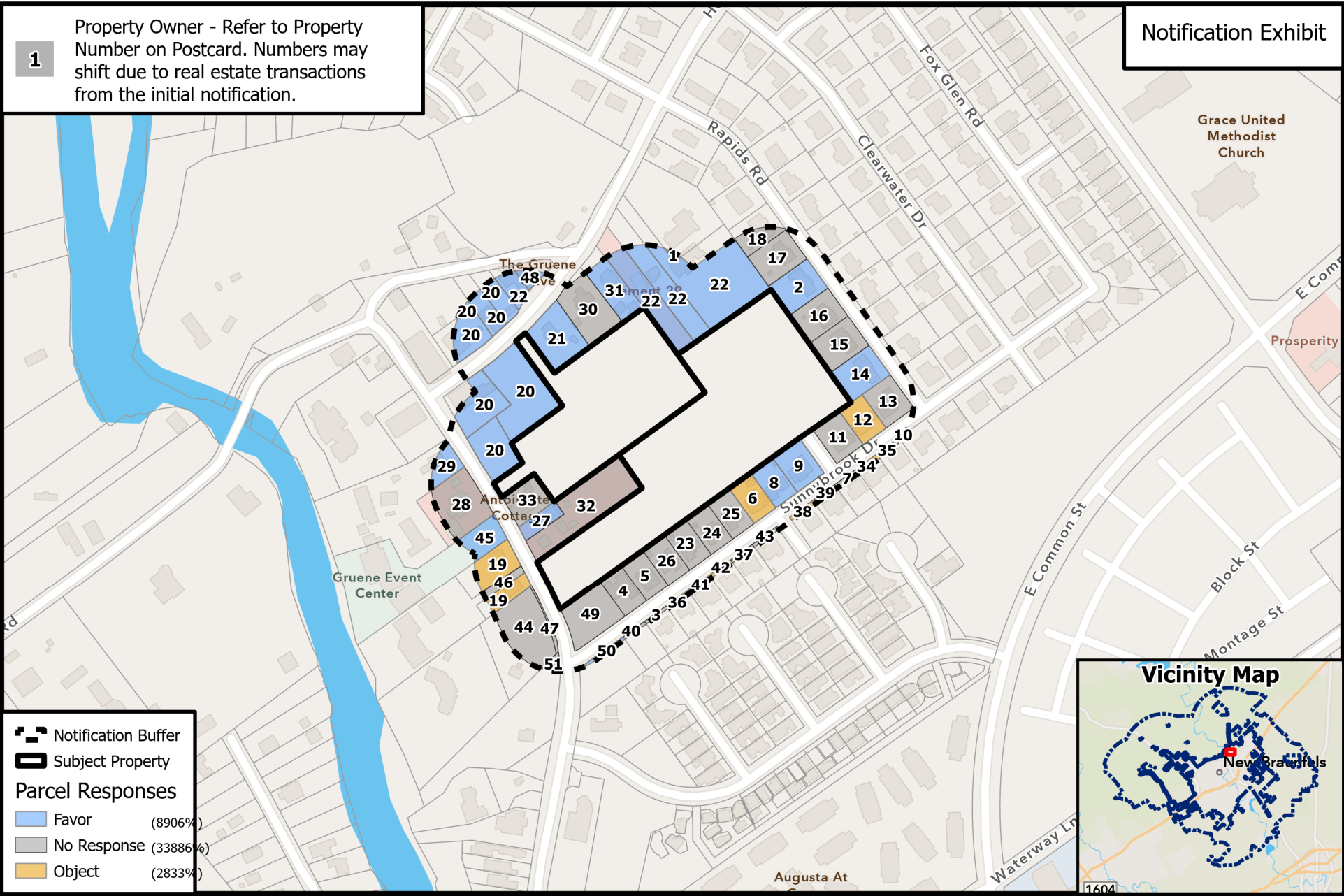


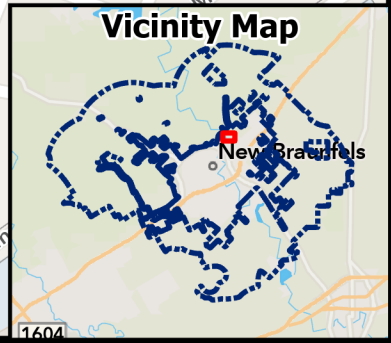
**1** Property Owner - Refer to Property Number on Postcard. Numbers may shift due to real estate transactions from the initial notification.



**Notification Buffer**  
**Subject Property**

**Parcel Responses**

- Favor (8906%)
- No Response (33886%)
- Object (2833%)



**SUP24-117**  
**SUP for Parking Lot**



**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 &<br>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-<br>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<br>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. LADOCA 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**

LADUCA CORPORATION  
39 STONECREST CIR  
NEW BRAUNFELS TX 78132

Property #: 21  
SUP24-117  
Case Manager: ML

FAVOR

OPPOSE

COMMENTS

*Glad to see it done.*

LEHR LARRY B & DONNA  
39 STONECREST CIR  
NEW BRAUNFELS TX 78132

Property #: 22  
SUP24-117  
Case Manager: ML

FAVOR

OPPOSE

COMMENTS

*Glad to see it.*

HUNTER BROTHERS INVESTMENTS, LLC  
1254 GRUENE ROAD  
NEW BRAUNFELS TX 78130

Property #: 27  
SUP24-117  
Case Manager: ML

FAVOR   
OPPOSE

COMMENTS

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

DEWITT PARTNERS LTD  
PO BOX 635280  
NACOGDOCHES TX 75963  
Property #: 45  
SUP24-117  
Case Manager: ML

COMMENTS

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

GRUENE STATION LLC  
1372 SLEEPY HOLLOW LANE  
NEW BRAUNFELS TX 78130

Property #: 50

SUP24-117

Case Manager: ML

COMMENTS

FAVOR

OPPOSE

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

COMMENTS

OPPOSE

BRAUN KAY LIVING TRUST 03-03-2020 & WILLIAMS THORA I  
1637 SUNNYBROOK DR  
NEW BRAUNFELS TX 78130  
Property #: 8  
SUP24-117  
Case Manager: ML

COMMENTS

FAVOR

OPPOSE

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

FAVOR   
OPPOSE

COMMENTS

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