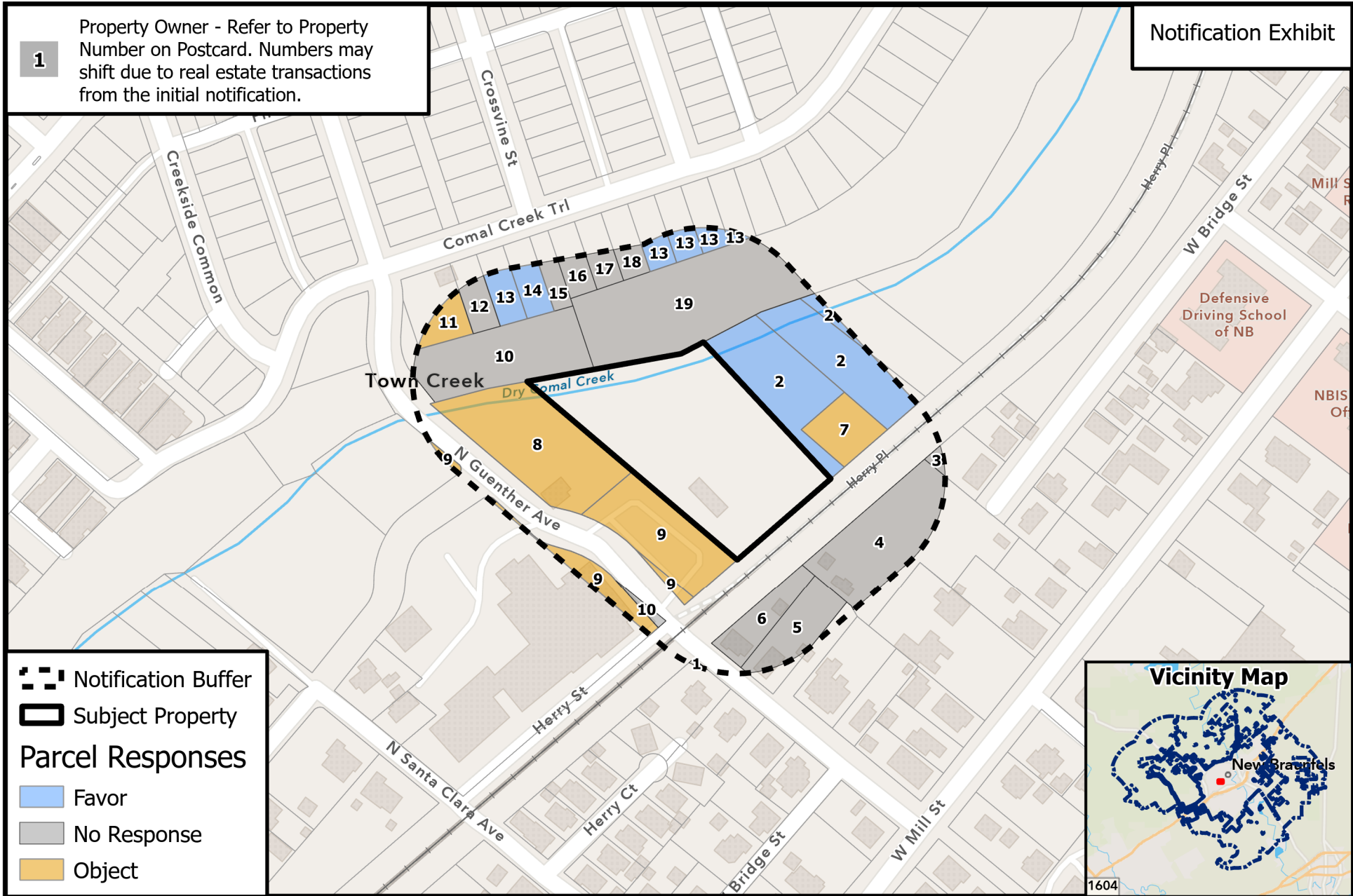




PLANNING COMMISSION – JULY 7, 2026 – 6:00PM

City Hall Council Chambers

Applicant: Miles Payne

Address/Location: 474 N. Guenther Ave.

Case # SUP26-206

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. GALBREATH KEVIN M | 11. FLORES PAUL & SHARLA |
| 2. TALCOTT THOMAS L & CATHY C | 12. BMK PROPERTIES LP |
| 3. FLINT DEREK | 13. TC TOWN CREEK TEXAS LP |
| 4. KENDRICK JOHN C | 14. SCOTT JEFF & MANDI |
| 5. DE LA HOYA LETICIA | 15. CITY OF NEW BRAUNFELS |
| 6. PEREZ FRANK | 16. MATHIS ELIZABETH L K K |
| 7. TAYS DUSTIN | 17. LUCERO HORACIO |
| 8. SNYDER J DUDLEY & SUSAN D | 18. CHACON DAVID F |
| 9. NEW BRAUNFELS SMOKEHOUSE INC | 19. TOWN CREEK TEXAS POA |
| 10. NEW BRAUNFELS CITY OF | |

SEE MAP

SNYDER J DUDLEY & SUSAN D
441 N. GUENTHER AVENUE
NEW BRAUNFELS TX 78130
Property #: 8
SUP26-206
Case Manager: ML

COMMENTS

FAVOR ☐

OPPOSE ☒

There needs to be a
defined way, maybe even
deded, to get in and
out of the property without
driving over our property.

TALCOTT THOMAS L & CATHY C
932 ENCINO DR
NEW BRAUNFELS TX 78130
Property #: 2
SUP26-206
Case Manager: ML

COMMENTS

FAVOR ☒

OPPOSE ☐

Beautiful setting
for a residence.

Cathy Talcott

TC TOWN CREEK TEXAS LP
352 LANDA ST
NEW BRAUNFELS TX 78130
Property #: 13
SUP26-206
Case Manager: ML

COMMENTS

FAVOR ☒

OPPOSE ☐

FLORES PAUL & SHARLA
793 COMAL CREEK TRAIL
NEW BRAUNFELS TX 78130

Property #: 11

SUP26-206

Case Manager: ML

COMMENTS

FAVOR

☐

OPPOSE

☒

Do not want
STO in the area

NEW BRAUNFELS SMOKEHOUSE INC
441 N. GUENTHER AVENUE
NEW BRAUNFELS TX 78130

Property #: 9

SUP26-206

Case Manager: ML

COMMENTS

FAVOR

☐

OPPOSE

☒

This poses access and safety concerns.
There is no clear legal access to this
property. Visitors may be forced to
cross private property or drive over
curbs and drainage areas near the
railroad crossing creating safety concerns,
trespassing issues, and potential
impacts to the city's quiet zone.
I request denial of this permit.

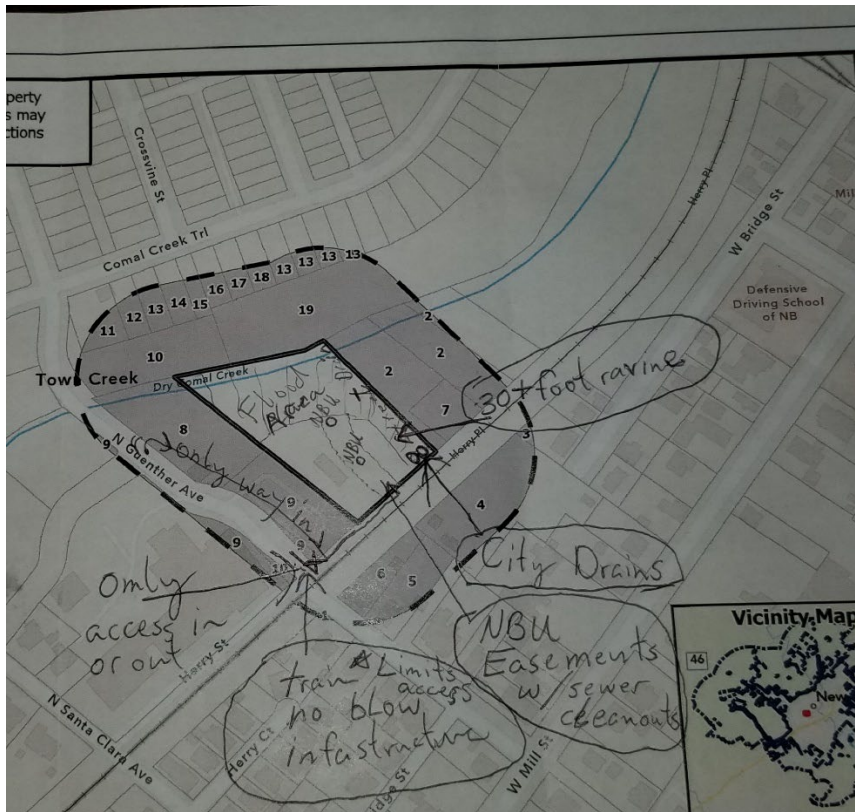
TAYS DUSTIN
595 WILLOW AVE
NEW BRAUNFELS TX 78130
Property #: 7
SUP26-206
Case Manager: ML

FAVOR ☐

OPPOSE ☒

COMMENTS

- Access at corner of NB Smoke House parking Lot
- Very Limited Easement Over rail road balast (cant be altered)
- Floods regularly on 2 sides (8+ times over 20 yrs)
- Train blocks 1 side
- Not safe for towist or short term
- NBU has 2 sewer cleanouts on non flood Land.



SCOTT JEFF & MANDI
1022 PROVENCE PL
NEW BRAUNFELS TX 78130
Property #: 14
SUP26-206
Case Manager: ML

COMMENTS

FAVOR



OPPOSE



We support the rezoning
plan = without it, the
property will continue to
sit vacant.