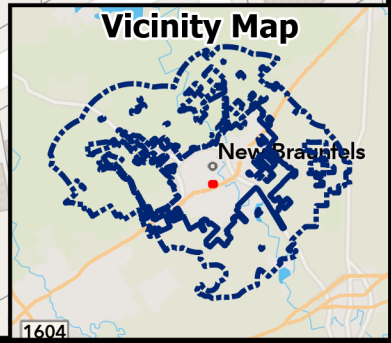
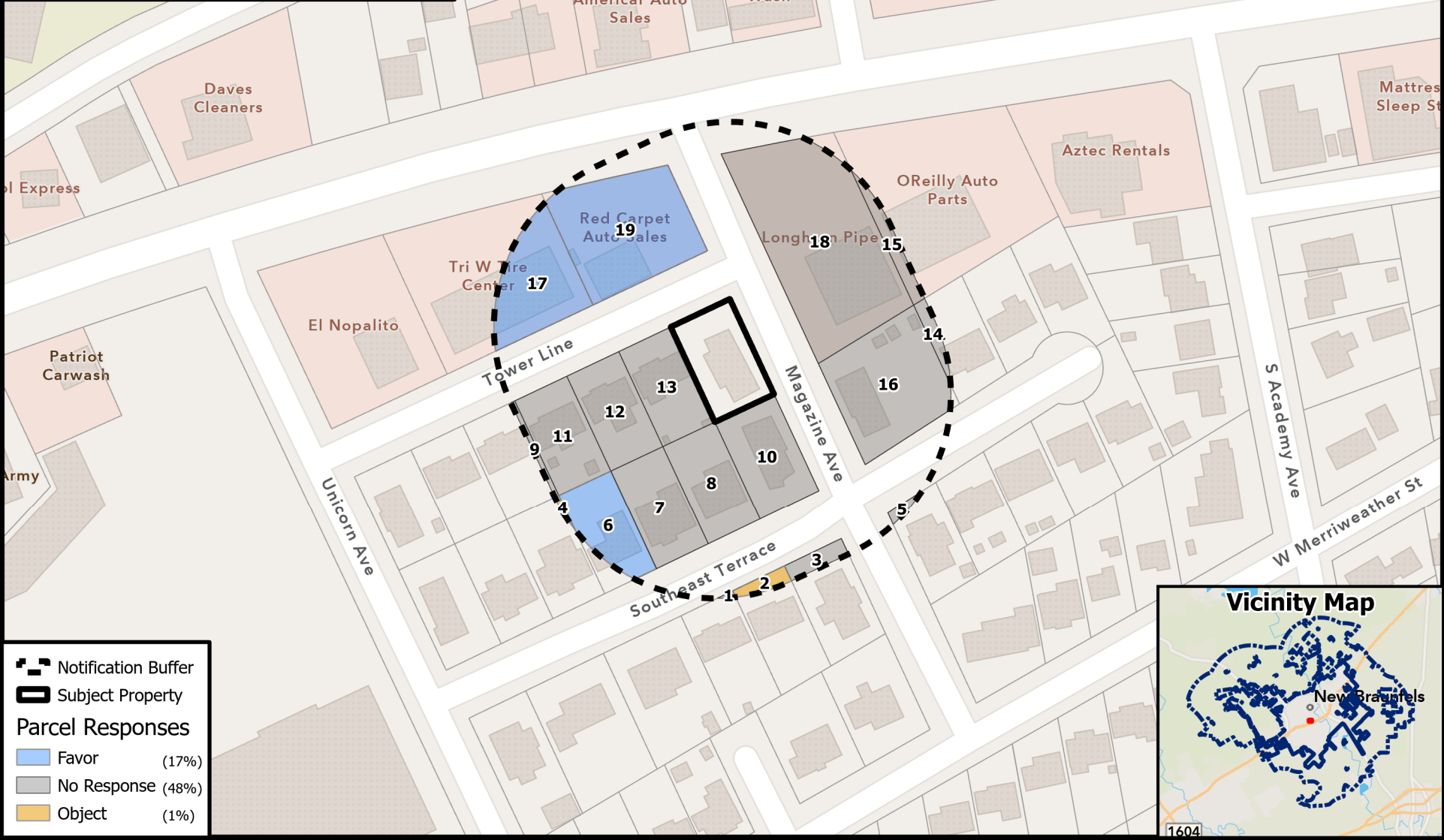
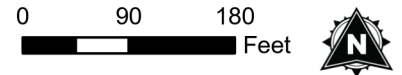


1 Property Owner - Refer to Property Number on Postcard. Numbers may shift due to real estate transactions from the initial notification.



PZ25-0021
R-2 to C-O - 1156 Magazine Ave.



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



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

COMMENTS

FAVOR

OPPOSE

07-14-11

New Braunfels
Texas

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

COMMENTS

FAVOR

OPPOSE




FILE ON FILE

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Amanda Ceja O'Boyle, LCSW'. The signature is stylized and cursive.

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>
Date: February 28, 2025 at 11:48:32 AM CST
To: Blake Timmons <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>
Date: Fri, Feb 28, 2025 at 9:02 AM
Subject: Zone Change ico Two Rivers Academy
To: <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
830 302 1632

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

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>
Date: February 27, 2025 at 7:38:22 PM CST
To: Blake Timmons <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>
Date: Thu, Feb 27, 2025 at 6:56 PM
Subject: The zone
To: <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.

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. 100 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 TR
NEW BRAUNFELS TX 78130
Property #: 4
PZ25-0021
Case Manager: ML

FAVOR
OPPOSE

COMMENTS

Too much traffic already
in our residential neighbor-
hood.

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

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>
Date: February 24, 2025 at 3:51:48 PM CST
To: Blake Timmons <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>
Date: Mon, Feb 24, 2025 at 2:33 PM
Subject: TRA Zone Change
To: Deanna Timmons <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](#)

TORRES MARCOS R
623 SOUTHEAST TER
NEW BRAUNFELS TX 78130
Property #: 2
PZ25-0021
Case Manager: ML

FAVOR
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SEIDEL DOUGLAS L & CHERYL L
664 SOUTHEAST TR
NEW BRAUNFELS TX 78130
Property #: 4
PZ25-0021
Case Manager: ML

FAVOR
OPPOSE

COMMENTS

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in our residential neighbor-
hood.