



PZ24-0038 R-2 to C-4A

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## PLANNING COMMISSION - April 2, 2024 - 6:00PM

City Hall Council Chambers

**Applicant:** LGD 1 LLC, Justin Holiday

Address/Location: 1493 Gruene Rd

## PROPOSED ZONE CHANGE - CASE # PZ24-0038

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. ROWLAND CURTIS & GENEVIEVE
- 2. RUFFING PATRICK E & CHRISTINA L
- 3. LGD 1 LLC
- 4. MJ CROCKER CO LLC
- 5. PROPERTY OWNER #5

- 6. GAGLIARDI EMANUEL JR
- 7. UPRIVER INVESTMENTS LLC
- 8. CORE ROYALTY LLC
- 9. GRUENE TEXAS 90 LLC

**SEE MAP** 

LGD I LLC

25214 CALLAWAY

SAN ANTONIO TX 78260

Property #: 3

PZ24-0038

Case Manager: AM

FAVOR

COMMENTS

OPPOSE

The property, it's proposed

zone wange makes sense for
this portion of Gruene Road. I

tuly support the wange, as
the property Could were potentially
add reded parleing

CORE ROYALTY LLC
-25214 CALLAWAY
SAN ANTONIO TX 78260

Property #: 8
PZ24-0038

Case Manager: AM

FAVOR

**COMMENTS** 

to commercial only helps the area. The current R-2 designation is not future for this portion of Gruene Rd., as this portion of Gruene Rd., report partie of the area.

GRUENE TEXAS 90 LLC 1601 HUNTER RD NEW BRAUNFELS TX 78130

Property #: 9 PZ24-0038

Case Manager: AM

FAVOR OPPOSE

**COMMENTS**