



**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      | 6. GAGLIARDI EMANUEL JR    |
| 2. RUFFING PATRICK E & CHRISTINA L | 7. UPRIVER INVESTMENTS LLC |
| 3. LGD 1 LLC                       | 8. CORE ROYALTY LLC        |
| 4. MJ CROCKER CO LLC               | 9. GRUENE TEXAS 90 LLC     |
| 5. PROPERTY OWNER #5               |                            |

**SEE MAP**

LGD I LLC

25214 CALLAWAY

SAN ANTONIO TX 78260

Property #: 3

PZ24-0038

Case Manager: AM

FAVOR



OPPOSE



COMMENTS

The property, it's proposed zone change makes sense for this portion of Gruene Road. I fully support the change, as this property could even potentially add needed parking

CORE ROYALTY LLC

25214 CALLAWAY

SAN ANTONIO TX 78260

Property #: 8

PZ24-0038

Case Manager: AM

FAVOR



OPPOSE



COMMENTS

To change the former plant to commercial only helps the area. The current R-2 designation is not fitting for this portion of Gruene Rd., as this is clearly a commercial, resort portion of the area.

GRUENE TEXAS 90 LLC

1601 HUNTER RD

NEW BRAUNFELS TX 78130

Property #: 9

PZ24-0038

Case Manager: AM

FAVOR



OPPOSE



COMMENTS