



APPLICATION FOR A ZONING CHANGE

Planning and Community Development
550 Landa Street, New Braunfels, TX 78130
(830) 221-4050
www.nbtexas.org

Case Number: P2-17-040

1. Applicant - If owner(s), so state; If agent or other type of relationship, a letter of authorization must be furnished from owner(s) at the time submitted.

Name: DR Horton, Ryan Day

Mailing Address: 210 W. Hutchison Street, San Marcos, TX 78666

Telephone: (512)805.3617

Fax: _____

Mobile: _____

Email: rday@drhorton.com

2. Property Address/Location: Near Intersection of Hwy 46 and Avery Pkwy

3. Legal Description: ABS: 20 SUR: A M ESNAURIZAR

Name of Subdivision: _____

Lot(s): _____ Block(s): _____ Acreage: 21.87

4. Existing Use of Property: Open with one residence

5. Proposed Use of Property (attach additional or supporting information if necessary): _____

Low Density Residential

6. Zoning Change Request: Current Zoning: C-3 and APD Proposed Zoning: PDD

For "PDD Planned Development District", check if: Concept Plan ☒ OR Detail Plan ☐

7. Reason for request (please explain in detail and attach additional pages if needed): _____

To develop a low density residential subdivision

8. COUNTY: ☐ COMAL ☒ GUADALUPE - SCHOOL DIST: ☒ CISD ☐ NBISD ☐ OTHER _____

9. REQUIRED ATTACHMENTS:

- _____ Metes and bounds description and survey if property is not platted.
- _____ 3 TIA worksheets and 2 Traffic Impact Analysis if required.
- _____ Location in 100-year floodplain: Please provide a map of the floodplain overlaying the property proposed for zoning or, at a minimum, a copy of the proper FEMA flood map, with panel number. (Current floodplain maps are those most recently adopted by the City Council.)
- _____ Map of property in relation to City limits/major roadways or surrounding area.
- _____ If requesting a Planned Development (PD), applicant must provide 17 development standards on the detail plan and/or provide the standards in a separate document as described in the Zoning Ordinance, Section 3.5; Provide 17 copies of the standards and Concept plan (1":200') for distribution; 4 copies of the survey (1":200') (if preparing revisions to existing Planned Development (PD) please provide one legible 11x17).
- _____ Copy of deed showing current ownership.
- _____ Mailed notification _____ x 2.15 each = _____
- _____ Newspaper Notice 115.00 each
- _____ Future Land Use Plan Update \$500.00

The undersigned hereby requests rezoning of the above described property as indicated.

8/23/17
Date

Ryan Day
Print Name & Title

[Signature]
Signature of Owner(s)/Agent

For Office Use Only

Fee Received By: MG Amount: _____ Receipt No.: _____

Date Received: 9-27-17 Zoning signs issued: _____ Date: _____ No.: _____

Cash/Check Number: _____ Case Number: P2-17-040



PLANNING

SEP 27 2017

APPLICATION FOR A ZONING CHANGE

Planning and Community Development
550 Landa Street, New Braunfels, TX 78130
(830) 221-4050
www.nbtexas.org

Case Number: **P2-17-043**

1. **Applicant - If owner(s), so state; If agent or other type of relationship, a letter of authorization must be furnished from owner(s) at the time submitted.**

Name: DR Horton, Ryan Day

Mailing Address: 210 W. Hutchison Street, San Marcos, TX 78666

Telephone: (512)805.3617

Fax:

Mobile:

Email: rday@drhorton.com

2. **Property Address/Location:** along Dodge Drive and Avery Parkway

3. **Legal Description:** BEING LOTS 43 & 44, BLOCK A, AVERY PARK SUBDIVISION, UNIT 1

Name of Subdivision: AVERY PARK SUBDIVISION

Lot(s): 43 AND 44

Block(s): A

Acreage: 5.57

4. **Existing Use of Property:** Open and Drainage

5. **Proposed Use of Property (attach additional or supporting information if necessary):**

Low Density Residential and drainage area

6. **Zoning Change Request: Current Zoning:** PDD **Proposed Zoning:** PDD

For "PDD Planned Development District", check if: Concept Plan ☐ **OR Detail Plan** ☐

7. **Reason for request (please explain in detail and attach additional pages if needed):**

To be removed from existing Avery Park PD and put into Avery Park 13 PD

8. **COUNTY:** ☐ COMAL ☒ GUADALUPE - **SCHOOL DIST:** ☒ CISD ☐ NBISD ☐ OTHER

9. **REQUIRED ATTACHMENTS:**

- _____ Metes and bounds description and survey if property is not platted.
- _____ 3 TIA worksheets and 2 Traffic Impact Analysis if required.
- _____ Location in 100-year floodplain: Please provide a map of the floodplain overlaying the property proposed for zoning or, at a minimum, a copy of the proper FEMA flood map, with panel number. (Current floodplain maps are those most recently adopted by the City Council.)
- _____ Map of property in relation to City limits/major roadways or surrounding area.
- _____ If requesting a Planned Development (PD), applicant must provide 17 development standards on the detail plan and/or provide the standards in a separate document as described in the Zoning Ordinance, Section 3.5; Provide 17 copies of the standards and Concept plan (1":200') for distribution; 4 copies of the survey (1":200') (if preparing revisions to existing Planned Development (PD) please provide one legible 11x17).
- _____ Copy of deed showing current ownership.
- _____ Mailed notification _____ x 2.15 each = _____
- _____ Newspaper Notice 115.00 each
- _____ Future Land Use Plan Update \$500.00

The undersigned hereby requests rezoning of the above described property as indicated.

9/27/17

Date

Ryan Day

Print Name & Title

Signature of Owner(s)/Agent

For Office Use Only

Fee Received By: AS Amount: \$1,200.00 Receipt No.: 242835

Date Received: 9-27-17 Zoning signs issued: _____ Date: _____ No.: _____

Cash/Check Number: 0270 Case Number: P2-17-043