

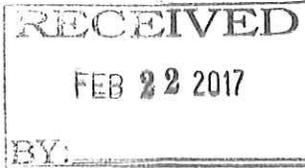


APPLICATION FOR ZONE CHANGE

550 LANDA STREET NEW BRAUNFELS TX 78130

E-MAIL: planning@nbtexas.org PHONE: (830) 221-4050

Case Number: P2-17-006



PLANNING

BY:

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: TC Town Creek Texas LP
Mailing Address: 979 N Academy Ave, New Braunfels, TX 78130
Telephone: 512.633.2245 Fax: Mobile:
Email: david@towncreektexas.com

2. Property Address/Location: 602 N Walnut Avenue

3. Legal Description:
Name of Subdivision: A-2SUR- 1 J M VERAMENDI
Lot(s): Block(s): Acreage:

4. Existing Use of Property: Open, Residential Medium Density, Residential Low Density, Commercial

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

6. Zoning Change Request: Current Zoning: Town Creek PD Proposed Zoning: Town Creek PD

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

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

8. ATTACHMENTS:

- x Metes and bounds description and survey if property is not platted.
x TIA worksheet and Traffic Impact Analysis if required.
x 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.
X Map of property in relation to City limits/major roadways or surrounding area.
x If requesting a Planned Development (PD), applicant must provide development standards on the detail plan and/or provide the standards in a separate document as described in the Zoning Ordinance, Section 3.5.
X Copy of deed showing current ownership.

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

2017-2-21 Date

Signature of Owner(s)/Agent

DAVID WOLTERS, GP Print Name & Title

For Office Use Only

Fee Received By: Amount: 1,200.00 Receipt No.: 236145
Date Received: 2-22-17 Zoning signs issued: Date: No.:
Cash/Check Number: 5704 Case Number: P2-17-006

City of New Braunfels – Planning
Attn: Holly Mullins
550 Landa Street
New Braunfels, Texas 78130

Dear Holly,

Based on the denial of the at-grade railroad crossing at Academy St by Union Pacific Railroad and other concerns with a grade separation crossing at that location, we do not anticipate there to be a market for development of more intense commercial uses within in the Town Creek project. Therefore, we have proceeded with the requested revisions on the Town Creek PDD to allow for that eventuality.

The changes are as follows:

1. One street running north to south on Block 13 has been added with minor alleys to allow access to Cottage homes.
2. Academy St has been shifted approximately 100' to the south to allow for a possible future overpass connection to Fredericksburg Rd on the north side of the Union Pacific Railroad. The round-about that was located at the intersection of Academy St and Fredericksburg Rd was removed due to the geometric complication that this could cause with the potential future overpass.
3. Comal Creek Trail has been shifted to the north enough to allow homes to back up to the creek. Turning radii between streets and alleys is in conformance with NBU requirements. Additional language added to the draft PDD will ensure that there are no conflicts between buildings and transformer locations.
4. Additional Street sections have been added as necessary to address the road network change.
5. A blade sign size change was added for the Dos Rios Restaurant Lot.

We feel that the character and alignment of the streets/alleys/parks conform to the character and intent of the original master plan – to provide a walkable neighborhood that benefits the current and future residents of Town Creek.

Please let me know if you have any questions.

Thank you,



David Wolters
TC Town Creek Texas, LP