



PLANNING

OCT 25 2017

## APPLICATION FOR A ZONING CHANGE

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

Case Number: P2-17-045

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: Moeller & Associates c/o James Ingalls

Mailing Address: 2021 SH 46 W, Ste 105, New Braunfels, TX 78132

Telephone: 830-358-7127 Fax: \_\_\_\_\_ Mobile: \_\_\_\_\_

Email: [plats@ma-tx.com](mailto:plats@ma-tx.com)

2. Property Address/Location: Off FM 1044 between Lou Ann and Franks Rd in New Braunfels, TX

3. Legal Description: See Survey

Name of Subdivision: Highland Gardens

Lot(s): 160 Block(s): \_\_\_\_\_ Acreage: 56.09

4. Existing Use of Property: Undeveloped

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

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):

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 8 x 2.15 each = 17.20  
 Newspaper Notice 115.00 each  
 N/A Future Land Use Plan Update \$500.00

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

Signature of Owner(s)/Agent

10/25/17

Date

James Ingalls, PE - Agent

Print Name & Title

For Office Use Only

Fee Received By: Moeller Amount: 2,471.20 Receipt No.: 239574

Date Received: 10-25-17 Zoning signs issued: Yes Date: 11-16-17 No.: 2

Cash/Check Number: 3903 Case Number: P2-17-045