



Detailed Project Letter for Zone Change Request

Dear Planning and Zoning Department,

On behalf of U First Auto Body, I am submitting this letter to formally request a special use permit for the property located at 950 IH 35 South in New Braunfels, Texas. The purpose of this request is to facilitate the expansion of U First Auto Body, an established and trusted auto body repair shop that has served the local community for 10 years. This project aligns with our vision to better serve the needs of the city while contributing to its economic growth and development.

Project Overview

- **Improved Service Capacity:** Additional bays for repair work, upgraded equipment for eco-friendly operations, and dedicated space for administrative and customer service functions.
- **Enhanced Accessibility:** Improved parking, signage, and traffic flow for customers and employees, ensuring ease of access and safety.

Benefits to the City and Surrounding Area

The proposed Special use permit and expansion of our auto body repair shop will

provide numerous benefits to New Braunfels and its residents:

1. Economic Growth:

- Creation of 15 new jobs for skilled technicians, administrative staff, and support personnel.
- Support for local suppliers and contractors through ongoing operations.

2. Enhanced Services for Residents:

- A larger facility will reduce wait times and improve service availability for New Braunfels residents, many of whom depend on timely vehicle repairs for work, school, and daily life.
- Specialized services for modern vehicles, including electric and hybrid models, which are becoming increasingly common.

3. Sustainability and Community Development:

- Commitment to eco-friendly operations and noise mitigation measures to minimize impact on neighbors.
- The proposed design includes landscaping enhancements, improving the aesthetic appeal of the property and contributing to the beautification of the surrounding area.

4. Alignment with City Goals:

- The expansion supports New Braunfels' growth initiatives by fostering local businesses that meet the demands of the city's expanding population.
- It aligns with the city's strategic priorities for economic development, infrastructure improvement, and sustainable growth.

Community Engagement

We understand the importance of maintaining a positive relationship with the surrounding community. To that end, we are committed to engaging with nearby residents and businesses throughout the planning and construction process. Our goal is

to address any concerns, ensure transparency, and create a project that complements the neighborhood's character.

Conclusion

The proposed rezoning and expansion of U First Auto Body Shop represent an investment in the future of New Braunfels. By approving this special use permit, the city will enable a trusted local business to grow, improve service offerings, and continue contributing to the community's prosperity. We are confident that this project will bring lasting benefits to the city, its residents, and the surrounding area.

We appreciate your consideration of this request and look forward to working with you throughout the zoning process. Should you have any questions or require additional information, please do not hesitate to contact me at 512-662-3227 or carlosmanzo2013@gmail.com

Thank you for your time and attention.

Sincerely,

Carlos Manzo