



PLANNING

APPLICATION FOR SPECIAL USE PERMIT

550 LANDA STREET
NEW BRAUNFELS TX 78130

E-MAIL: planning@nbtexas.org

PHONE: (830) 221-4050



P2-18-012

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: Shashi Patel

Mailing Address: P.O. Box 310358, New Braunfels, Texas 78131

Telephone: _____ Fax: _____ Mobile: _____

Email: badamptista@yahoo.com

2. Property Address/Location: 1705 S. Walnut Ave, New Braunfels, Texas

3. Legal Description:

Name of Subdivision: Sam's Place

Lot(s): 1 Block(s): 1 Acreage: 1.37 AC

4. Existing Use of Property: Open lot/field

5. Current Zoning: C1-B general commerical

6. Check if Proposed Special Use Permit is: Type 1 _____ OR Type 2 X

7. Proposed Use of Property and/or Reason for request (attach additional or supporting information if necessary): (see attachment)

8. ATTACHMENTS:

- ☒ Metes and bounds description and survey if property is not platted.
☒ Map of property in relation to City limits/major roadways or surrounding area.
☒ If requesting a Type 2 Special Use Permit, applicant must attach a development/site plan as described on pages 2 and 3 of this application.
☒ Copy of deed showing current ownership.
☒ Mailed notification 10 x 2.15 each = \$21.50 Notification signs 2 x \$15 each = \$30
☒ Newspaper Notice 115.00 each

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

[Signature]
Signature of Owner(s)/Agent

4/24/18
Date
SHASHI PATEL
Print Name & Title

For Office Use Only

Fee Received By: WG Amount: \$846.50 Receipt No.: 244992

Date Received: 4-25-18 Zoning signs issued: _____ Date: _____ No.: _____



410 N. Seguin Ave.
New Braunfels, TX 78130
HMTNB.COM
830.625.8555 • FAX: 830.625.8556
TBPE FIRM F-10961



Type II Special Use Permit

Project: Walnut Mini Storage

Date: April 25, 2018

The reasons for this Special Use Permit Request are:

1. We would like to have a caretaker that lives on site, which is not allowed in a C1-B zoning.
2. The masonry wall requirement for the rear boundary to be removed.
3. Rear building setback line to be 5'.
4. Masonry requirement to only apply to front facing walls of buildings B and F and all walls on building A.

Explanation:

1. A caretaker would help keep the site clean, well maintained, and safe.
2. The lot adjacent to the rear of the proposed mini storage is owned by the City of New Braunfels. The lot has a residential zoning and is isolated and landlocked, meaning there will never be any residential development on it. The masonry wall will add costs and have no purpose.
3. As stated above, with no development ever being able to occur on that lot, the building setback does not need to be more than 5'.
4. The masonry wall requirement on all sides of the buildings is a high cost burden and will not even be visible to passers-by. The proposed material (see renderings) looks nice and is less than half the cost and will not even be noticeable.

Additional information:

- The client is willing to set up lights on the exterior of his buildings facing the hike and bike trail in order to provide lighting there. Also, there will be lights on the rear wall for public safety concerns.
- The client is also going to plant trees about every 40 feet along the hike and bike trail to provide shade to pedestrians. The trees are strategically planted as to avoid blocking the lights at night. All lights and trees will be maintained by the on-site caretaker.