



PLANNING

APPLICATION FOR A ZONING CHANGE

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

www.nbtexas.org
Case Number: P2-17-044

SEP 27 2017

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: Barbara WrobelMailing Address: 1021 Ashberry Avenue, New Braunfels, TX 78130Telephone: 210.771.6291

Fax: _____

Mobile: _____

Email: barb@texrentals.com

2. Property Address/Location: 1021 Ashberry Avenue

3. Legal Description: STARLIGHT TERRACE 2, BLOCK 1, LOT 1

Name of Subdivision: Starlight Terrace 2Lot(s): 1 Block(s): 1 Acreage: 9.27

4. Existing Use of Property: Open and Storage Warehouses

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

6. Zoning Change Request: Current Zoning: M-1 Proposed Zoning: B1-B

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): A Mobile Home Development is not allowed in the current zoning. Adjoining property use is mobile homes, this will be consistent with the surrounding area.

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.

Barbara Wrobel / owner
Signature of Owner(s)/Agent

Date

9/7/17
Barbara D. Wrobel / owner
Print Name & Title

For Office Use Only

Fee Received By: mgAmount: 680.00Receipt No.: 242833Date Received: 9-27-17

Zoning signs issued: _____

Date: _____

No.: _____

Cash/Check Number: 11254Case Number: P2-17-044