

TO: NEW BRAUNFELS CITY COUNCIL

EXHIBIT "B"

RE: Guenther zoning change application
1.155 acres and 5.389 acres

The Guenthers and Pelatas have agreed to a zoning change on the above tracts from R2 to C-1B limited to the following uses only:

- 1 Any use permitted in the NBD district
- 2 Frozen food storage for families
- 4 Miniature golf courses provided that no other activities (such as video arcades, go-carts tracks, etc. are included)
- 5 Restaurants, cafes, cafeterias- but no drive-in restaurants
- 6 Schools operated as businesses: (karate, arts and crafts etc. - non-industrial and non-commercial skills only)
- 7 Studios: (dancing, music, karate, arts and crafts etc.)- non-industrial and non-commercial skills only
- 9 Home repair and yard equipment retail and rental outlets (all equipment must be indoors)
- 11 Retail fuel dispensing with entrance on to FM 306, and without entrance to old FM 306
- 12 Plumbing shops, provided no material or equipment is stored outside the building
- 13 Printing and copying shops
- 14 Produce market (retail) with no entrance onto old FM 306
- 16 Veterinary clinics provided no outside animal runs are present
- 17 Motels and hotels with no entrance onto old FM 306, and with entrance onto FM 306
- 19 Wholesale sales offices and sample rooms with no entrance onto old FM 306, and with entrance onto FM 306
- 20 Mini-storage warehouses with no boat or recreational vehicle storage permitted
- 21 Public or private junior and senior high schools
- 22 Private clubs, etc. with no entrance onto old FM 306, and with entrance onto FM 306

We ask the council to approve the zoning change request with these limitations.

Respectfully submitted,
LAW OFFICES OF EDWIN K. NOLAN, P.C.

BY: 

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