

APPLICATION FOR
ZONE CHANGE

550 LANDA STREET
NEW BRAUNFELS TX 78130

E-MAIL: planning@nbtexas.org

PHONE: (830) 221-4050

Case Number: P2-17-021

PLANNING

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: KFW Engineers

Mailing Address: 14603 Huebner Rd., Bldg. 40

Telephone: 210-979-8444

Fax: _____

Mobile: _____

Email: _____

2. Property Address/Location: Near FM 1044 and Lou Ann Dr.

3. Legal Description:

Name of Subdivision: Hishard Grove

Lot(s): 731

Block(s): _____

Acreage: _____

4. Existing Use of Property: Planned Development District

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

Low Density Residential

6. Zoning Change Request: Current Zoning: PDD

Proposed Zoning: R-1A

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. ATTACHMENTS:

N/A Metes and bounds description and survey if property is not platted.

N/A TIA worksheet and Traffic Impact Analysis if required.

N/A 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.)

N/A Map of property in relation to City limits/major roadways or surrounding area.

☒ If requesting a Planned Development (PD), applicant must provide 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 14 copies of the standards and Concept plan (1":200') for distribution with 4 copies of the survey (1":200') (if preparing revisions to existing Planned Development (PD) please provide one legible 11x17).

N/A Copy of deed showing current ownership.

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

3-22-17

Date

Nash Noel, EIT

Print Name & Title

Signature of Owner(s)/Agent

For Office Use Only

Fee Received By: MZ

Amount: \$1,200.00

Receipt No.: 236202

Date Received: 3-22-17

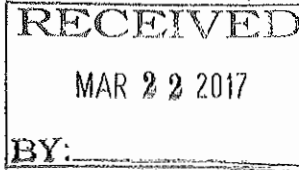
Zoning signs issued: _____

Date: _____

No.: _____

Cash/Check Number: 3524

Case Number: P2-17-021



APPLICATION FOR ZONE CHANGE

424 S. CASTELL AVENUE
NEW BRAUNFELS TX 78130

E-MAIL: planning@nbtexas.org

PHONE: (830) 221-4050 FAX: (830) 608-2109

Case Number: P2-17-022

PLANNING

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: Dirt dealers XII, LTD C/O Jack Scanio

Mailing Address: 660 Lakefront Avenue, New Braunfels, TX 78130

Telephone: 210-496-7775 Fax: 210-496-3256 Mobile: 210-723-1693

Email: jscanio@dirtdealers.com

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

3. Legal Description:
Name of Subdivision: Undeveloped

Lot(s): _____ Block(s): _____ Acreage: 90.40 47.02

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: R-1A-6.6 Proposed Zoning: Highland Greens PDD

For "PDD Planned Development District", check if: Concept Plan X OR Detail Plan _____

7. Reason for request (please explain in detail and attach additional pages if needed): _____

8. ATTACHMENTS:

- ☒ Metes and bounds description and survey if property is not platted.
☐ TIA worksheet and 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 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 14 copies of the standards and Concept plan (1":200') for distribution with 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.

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

[Signature]
Signature of Owner(s)/Agent

3/22/17
Date
Nash Noel, E.I.T.
Print Name & Title

For Office Use Only

Fee Received By: [Signature] Amount: 1,200.00 Receipt No.: 236201
Date Received: 3-22-17 Zoning signs issued: _____ Date: _____ No.: _____
Cash/Check Number: 3522 Case Number: P2-17-022