

APPLICATION FOR  
ZONE CHANGE

550 LANDA STREET  
NEW BRAUNFELS TX 78130

E-MAIL: [planning@nbtexas.org](mailto: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

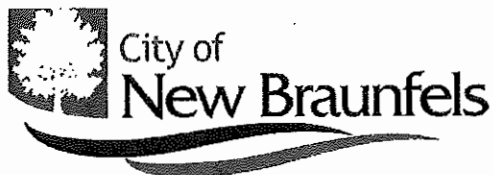
For Office Use Only

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

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# APPLICATION FOR ZONE CHANGE

424 S. CASTELL AVENUE  
NEW BRAUNFELS TX 78130

E-MAIL: [planning@nbtexas.org](mailto: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@dirtydealers.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.)  
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Signature of Owner(s)/Agent

Date

Nash Noel, E.I.T.

Print Name & Title

### For Office Use Only

Fee Received By: ma 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