



# APPLICATION FOR A ZONING CHANGE

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

[www.nbtexas.org](http://www.nbtexas.org)

Case Number: **P2-17-039**

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: Justin Alcorn (Owner)

Mailing Address: 3410 Rosetti Drive, San Antonio, Texas 78247

Telephone: 210-319-8205

Fax: \_\_\_\_\_

Mobile: \_\_\_\_\_

Email: Justinra73@gmail.com

2. Property Address/Location: 1133 State Highway 46, New Braunfels, TX 78130

3. Legal Description: Lots 8 & 9 of Seidel's Subdivision

Name of Subdivision: Seidels

Lot(s): 8 & 9

Block(s): \_\_\_\_\_

Acreage: \_\_\_\_\_

4. Existing Use of Property: Home Office and Vehicle Parking

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

Contractor Commercial Office (C1A) with SUP for Material Storage

6. Zoning Change Request: Current Zoning: R2 Proposed Zoning: C1A with SUP

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

**TYPE 2 WITH SITE PLAN**

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

To operate contractor business on property with material storage

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.

10 August 2017

Date

Justin Alcorn - Owner

Print Name & Title

[Signature]  
Signature of Owner(s)/Agent

## For Office Use Only

Fee Received By: HA Amount: 680 30 sign Receipt No.: 242776

Date Received: 8-23-17 Zoning signs issued: yes Date: 9-18-17 No.: 2

Cash/Check Number: 4031 Case Number: P2-17-039