



PLANNING

# 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: \_\_\_\_\_

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: New Leaf Homes, LLC (Fred Ghavidel, Pres.)  
Mailing Address: 6735 IH-10 West, Ste 103, San Antonio, TEXAS 78201  
Telephone: 210-559-1888 Fax: \_\_\_\_\_ Mobile: \_\_\_\_\_  
Email: fred@newleafhomes.com
2. Property Address/Location: West Klein Rd (CR-368) CoNB, Guadalupe County
3. Legal Description: Sarah Dewitt Survey No103, Abst No58 Vol1652/Pq667  
Name of Subdivision: Legend Pond-Legend Meadows Subdivision  
Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_ Acreage: 3.14 ac
4. Existing Use of Property: Zoned APD (Undeveloped)
5. Proposed Use of Property (attach additional or supporting information if necessary): \_\_\_\_\_  
Zoned APD (Special Use Permit)~See attached documentation
6. Zoning Change Request: Current Zoning: APD Proposed Zoning: APD- (SUP)  
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): \_\_\_\_\_  
To develop for use due to Multiple Residential Subdivisions in 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.

  
Signature of Owner(s)/Agent

10/25/17  
Date  
SALAH DIAB, P.E. Owner's Engineer  
Print Name & Title

## For Office Use Only

Fee Received By: PH Amount: \$680.00 Receipt No.: 242761  
Date Received: 8-4-17 Zoning signs issued: 0 Date: 9-18-17 No.: 6  
Cash/Check Number: Amexcard Case Number: P2-17-047



TBPE FIRM No., F-1601

**Seda Consulting Engineers, Inc.**  
**6735 I.H. 10 West**  
**San Antonio, TX 78201**

**Phone: (210) 308-0057**

**FAX: (210) 308-8842**

**E-MAIL:seda@satx.rr.com**

Date: October 25, 2017

To: Mr.Matt Greene, CFM  
Planning and Community Development  
City of New Braunfels  
550 Landa Street  
New Braunfels, Texas 78130

Re: Comprehensive list for (SUP) Zoning request for Legend Meadow Subdivision

Dear Mr Greene,

Under Sec, 144-3.4-12 "C-1A" neighborhood business district, below please find the authorized Non-residential uses. We have noted and stricken the non-residential uses for which we would not like to be considered for use under our proposed zoning change for the current "APD" use, they are as follows;

Accounting, auditing, bookkeeping, and tax preparations.

Adult day care (no overnight stay).

Adult day care (with overnight stay).

Amusement devices/arcade (four or more devices). (TO BE REMOVED FOR ALLOWABLE USE)

Animal grooming shop.

Answering and message services.

Antique shop.

Appliance repair. (TO BE REMOVED FOR ALLOWABLE USE)

Armed services recruiting center.

Art dealer/gallery.

Artist or artisan's studio.

Auto leasing. (TO BE REMOVED FOR ALLOWABLE USE)

Auto supply store for new and factory rebuilt parts.

Auto tire repair/sales (indoor).

Bakery (retail).

Bank, savings and loan, or credit union.

Bars and taverns (no outdoor music). (TO BE REMOVED FOR ALLOWABLE USE)

Barber/beauty shop, haircutting (non-college).

Barns and farm equipment storage (related to agricultural uses). (ALLOWED IN CURRENT APD ZONING)

Battery charging station. (TO BE REMOVED FOR ALLOWABLE USE)

Bicycle sales and/or repair.

Bingo facility. (TO BE REMOVED FOR ALLOWABLE USE)

Book binding. (TO BE REMOVED FOR ALLOWABLE USE)

Book store.

Cafeteria/cafe/delicatessen. (TO BE REMOVED FOR ALLOWABLE USE)

Campers' supplies. (TO BE REMOVED FOR ALLOWABLE USE)

Caterer.

Cemetery and/or mausoleum. (ALLOWED IN CURRENT APD ZONING)

Check cashing service. (TO BE REMOVED FOR ALLOWABLE USE)

Child day care/children's nursery (business).

Church/place of religious assembly. (ALLOWED IN CURRENT APD ZONING)

Cleaning, pressing and dyeing (non-explosive fluids used). (TO BE REMOVED FOR ALLOWABLE USE)

Clinic (dental).

Clinic (emergency care).

Clinic (medical).

Coffee shop.

Communication equipment—Installation and/or repair. (TO BE REMOVED FOR ALLOWABLE USE)

Computer and electronic sales.

Computer repair.

Confectionery store (retail).

Consignment shop.

Contractor's temporary on-site construction office (only with permit from building official; see [section 144-5.10](#)). (ALLOWED IN CURRENT APD ZONING)

Convenience store without fuel sales. (TO BE REMOVED FOR ALLOWABLE USE)

Credit agency. (TO BE REMOVED FOR ALLOWABLE USE)

Curio shops.

Custom work shops.

Department store. (TO BE REMOVED FOR ALLOWABLE USE)

Drapery shop/blind shop.

Drug sales/pharmacy.

Electrical repair shop.

Electrical substation.

Farms, general (crops) (see [chapter 6](#) and [section 144-5.9](#)). (ALLOWED IN CURRENT APD ZONING)

Farms, general (livestock/ranch) (see [chapter 6](#) and [section 144-5.9](#)). (ALLOWED IN CURRENT APD ZONING)

Florist.

Food or grocery store without fuel sales (50,000 square feet or less). (TO BE REMOVED FOR ALLOWABLE USE)

Frozen food storage for individual or family use. (TO BE REMOVED FOR ALLOWABLE USE)

Garden shops and greenhouses.

Golf course (public or private). (ALLOWED IN CURRENT APD ZONING)

Governmental building or use. (ALLOWED IN CURRENT APD ZONING)

Greenhouse (commercial). (TO BE REMOVED FOR ALLOWABLE USE)

Handicraft shop.

Hardware store.

Health club (physical fitness; indoors only).

Heating and air-conditioning sales/services. (TO BE REMOVED FOR ALLOWABLE USE)

Hospital, rehabilitation.

Kiosk (providing a retail service). (TO BE REMOVED FOR ALLOWABLE USE)

Laundromat and laundry pickup stations.

Laundry/dry cleaning (drop off/pick up).

Laundry/washateria (self serve). (TO BE REMOVED FOR ALLOWABLE USE)

Lawnmower sales and/or repair. (TO BE REMOVED FOR ALLOWABLE USE)

Locksmith. (TO BE REMOVED FOR ALLOWABLE USE)

Martial arts school.

Museum.

Needlework shop.

Nursing/convalescent home/sanitarium. (TO BE REMOVED FOR ALLOWABLE USE)

Offices, brokerage services.

Offices, business or professional.

Offices, computer programming and data processing.

Offices, consulting.

Offices, engineering, architecture, surveying or similar.

Offices, health services.

Offices, insurance agency.

Offices, legal services, including court reporting.

Offices, medical offices.

Offices, real estate.

Offices, security/commodity brokers, dealers, exchanges and financial services.

Park and/or playground (private or public).

Parking lots (for passenger car only) (not as incidental to the main use). (TO BE REMOVED FOR ALLOWABLE USE)

Parking structure/public garage. (TO BE REMOVED FOR ALLOWABLE USE)

Pawn shop. (TO BE REMOVED FOR ALLOWABLE USE)

Pet shop/supplies (10,000 square feet or less).

Photographic printing/duplicating/copy shop or printing shop.

Photographic studio (no sale of cameras or supplies).

Photographic supply.

Plant nursery.

Plant nursery (retail sales/outdoor storage).

Public recreation/services building for public park/playground areas.

Quick lube/oil change/minor inspection. (TO BE REMOVED FOR ALLOWABLE USE)

Radio/television shop, electronics, computer repair.

Recreation buildings (private or public).

Recycling kiosk.

Refreshment/beverage stand.

Restaurant.

Restaurant/prepared food sales with drive-throughs. (TO BE REMOVED FOR ALLOWABLE USE)

Retail store and shopping center with drive-through service (50,000 square foot building or less). (TO BE REMOVED FOR ALLOWABLE USE)

Retirement home/home for the aged.

School, K-12 (public or private).

School, vocational (business/commercial trade).

Security monitoring company.

Security systems installation company.

Shoe repair shops.

Shopping center.

Specialty shops in support of project guests and tourists.

Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.).

Tailor shop.

Telemarketing agency. (TO BE REMOVED FOR ALLOWABLE USE)

Telephone exchange buildings (office only). (TO BE REMOVED FOR ALLOWABLE USE)

Theater (non-motion picture; live drama).

Tool rental. (TO BE REMOVED FOR ALLOWABLE USE)

Travel agency.

University or college (public or private).

Vacuum cleaner sales and repair. (TO BE REMOVED FOR ALLOWABLE USE)

Veterinary hospital (no outside animal runs or kennels).

Video rental/sales. (TO BE REMOVED FOR ALLOWABLE USE)

Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system. (ALLOWED IN CURRENT APD ZONING)

Woodworking shop (ornamental).