



Planning & Community Development Department  
Planning Division

550 Landa St. New Braunfels, Tx 78130  
(830) 221-4050 www.nbtexas.org

CC/Cash/Check No.: 2161 Case No.: PZ-18-022  
Amount Recd. \$ 2,742  
Receipt No.: 213782



## Special Use Permit Application

**Any application that is missing information will be considered incomplete and will not be processed.**

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: Paul M. Williams

Mailing Address: 1283 Old Fm 306, NB, TX, 78130

Telephone: 830-743-6138 Fax: — Mobile: Same

Email: Paul @ Walsh Company Texas. com

2. Property Address/Location: 1938 ~~Old~~ Fm <sup>1044</sup>, NB, TX, 78130

3. Legal Description:

Name of Subdivision: Not Subdivided

Lot(s): — Block(s): — Acreage: 8.294

4. Existing Use of Property: Agricultural, Commercial

5. Current Zoning: Agricultural

6. Proposed Special Use Permit\*: Type 1 ☒ OR Type 2 ☐

\*see page 4 for information regarding Type 1 and Type 2 Special Use Permits

7. Proposed Use of Property and/or Reason for Request (attach additional or supporting information if necessary): TO Construct And Operate A Self Storage Warehouse Project Which Also Allows RV/ Boat Storage

\* Please See Attached Appendix

## Addendum: 1938 FM 1044 SUP Application, Rev. II

- 1) Rezoning Request, General: The Owner of the referenced property, Ronald Wohlfahrt, and myself, Paul Williams, have created an unplatted survey which proposes subdivision of the Owner's existing 9.33 acres into 2 separate properties. The proposed 1 acre surrounding the existing Auto Repair shop will be retained by the Owner. I plan to purchase the remaining 8.33 acres if rezoning is approved. Because Planning and Zoning officials have recommended rezoning of the entire 9.33 acres prior to subdividing and recording, the entire property is shown. A survey showing both proposed properties is attached.
- 2) Rezoning Request 1 acre: In accordance with Planning Dept recommendations the owner is requesting that the proposed 1 acre surrounding the owner's auto repair shop is rezoned to C-1B to allow the existing use to continue. The owner has agreed to rescind his rezoning request if there is any opposition to the request.
- 3) Rezoning Request 8.33 acres: We are requesting rezoning of the referenced property for a Type 1 Special Use Permit to allow for construction of self storage warehouses including an onsite manager's living quarters, outside boat and RV storage, and/or single story Office buildings.
- 4) Authorized Agent Letter: I have attached a letter from the owner authorizing me, Paul Williams, to work as an Authorized Agent in all rezoning proceedings.
- 5) Construction Details: All metal warehouse buildings with both conditioned and non-conditioned interior storage areas are planned. An onsite manager's quarters and office is planned as well. Exterior walls facing FM 1044 are planned to have masonry exteriors in compliance with the City's Zoning Ordinance.
- 6) Landscaping: Landscaping will be installed per the City's Zoning Ordinance requirements.
- 7) Fencing: Fencing will be installed per the City's Zoning Ordinance requirements
- 8) Lighting: Installation of 40 Watt LED Full Cut Off Wall Pack is planned, mounted at approximately 7- 8' above pavement. Lighting will be in compliance with the City's Zoning Ordinance.
- 9) All City Code requirements will be met or exceeded.