



PLANNING

**APPLICATION FOR A ZONING CHANGE**  
**RECEIVED**  
 MAY 24 2018  
 BY: MO  
 Planning and Community Development  
 550 Landa Street, New Braunfels, TX 78130  
 (830) 221-4050  
 www.nbtexas.org  
 Case Number PZ-18-020

- 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: Brenda Riddle  
 Mailing Address: 1036 Spanish Trail NB 78132  
 Telephone: \_\_\_\_\_ Fax: 830- \_\_\_\_\_ Mobile: 361-537-0890  
 Email: riddleb2@yahoo.com
- Property Address/Location: 1671 State Hwy 46 New Braunfels Tx 78130
- Legal Description: A 0.953 Acre tract of land out of the Antonio Maria Esparizur Survey  
 Name of Subdivision: NOT PLATTED  
 Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_ Acreage: .953
- Existing Use of Property: C1 with 2 mobile homes
- Proposed Use of Property (attach additional or supporting information if necessary):  
Mini Storage / Warehouse + Retail
- Zoning Change Request: Current Zoning: C1 + APD Proposed Zoning: MU-B  
 For "PDD Planned Development District", check if: Concept Plan ☐ OR Detail Plan ☐
- Reason for request (please explain in detail and attach additional pages if needed):  
To apply for permitting and build out.
- COUNTY: ☐ COMAL ☒ GUADALUPE - SCHOOL DIST: ☒ CISD ☐ NBISD ☐ OTHER \_\_\_\_\_
- 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

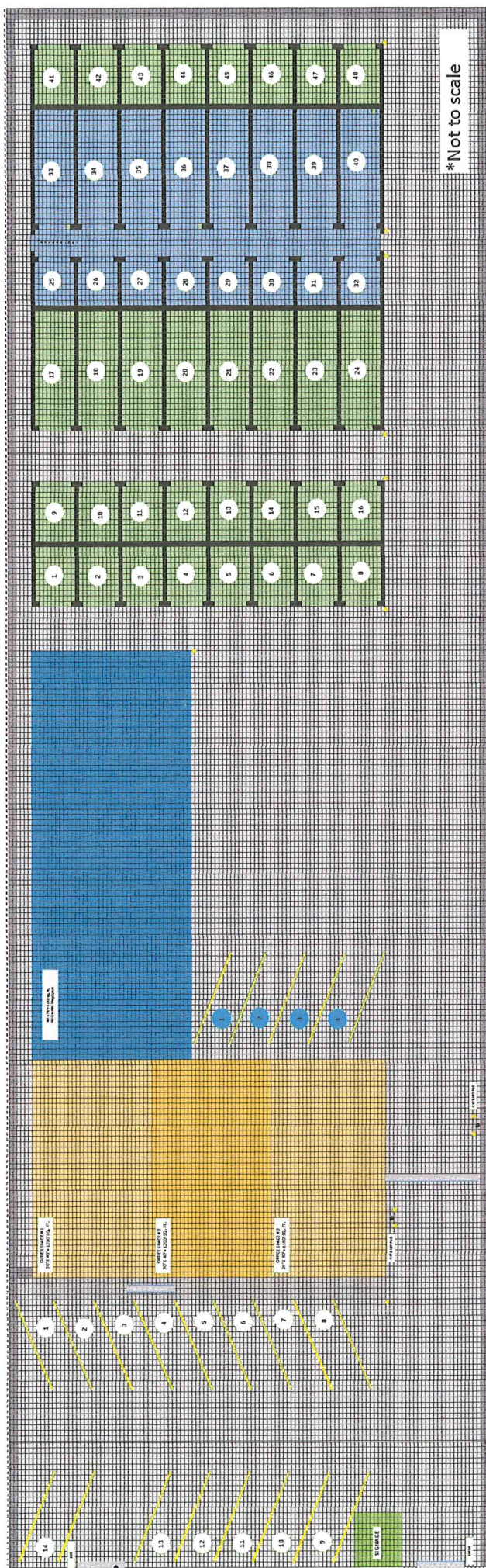
The undersigned hereby requests rezoning of the above described property as indicated.

Brenda Riddle  
 Signature of Owner(s)/Agent

5/24/2018  
 Date  
Brenda Riddle  
 Print Name & Title

For Office Use Only			
Fee Received By: <u>MO</u>	Amount: <u>\$1,127.00</u>	Receipt No.: <u>21493</u>	
Date Received: <u>05/25/18</u>	Zoning signs issued: _____	Date: _____	No.: _____
Cash/Check Number: <u>CC AMEX</u>	Case Number: <u>PZ-18020</u>		





Hwy 46 S