

Planning & Community Development Department  
Planning Division

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

CC/Cash/Check No.: 3280 Case No.: PZ-18-045  
Amount Recd. \$ 3090  
Receipt No.: 21880

RECEIVED

OCT 25 2018

BY: MO

Submittal date - office use only

## Zone Change 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: Sandra Schuetz Neuse & Michael B. Smithers  
Mailing Address: 2254 Fm 725 & 2316 Fm 725 New Braunfels, TX 78130  
Telephone: 830-481-4045 ~~830-609-8587~~ ~~Fax:~~ Mobile: THE SAME  
Email: sandra.neuse@gmail.com mbsmithers@hotmail.com

2. Property Address/Location: 2254 Fm 725 & 2316 Fm 725  
NEW BRAUNFELS, TX 78130

3. Legal Description:

Name of Subdivision: COUNTRY MEADOWS SUBDIVISION, GUADALUPE COUNTY  
Lot(s): 2 & 3 Block(s): \_\_\_\_\_ Acreage: 10.039 & 11.538

4. County: ☐ Comal ☒ Guadalupe School District: ☐ CISD ☒ NBISD ☐ OTHER: \_\_\_\_\_

5. Is the property located in the floodway or floodplain: ☐ YES ☒ NO

6. Existing Use of Property: APD Residential and Agriculture

7. Zoning Change Request:

Current Zoning: APD

Proposed Zoning: See Attached Exhibit

8. Proposed Use of Property and/or Reason for request (attach additional or supporting information if necessary):

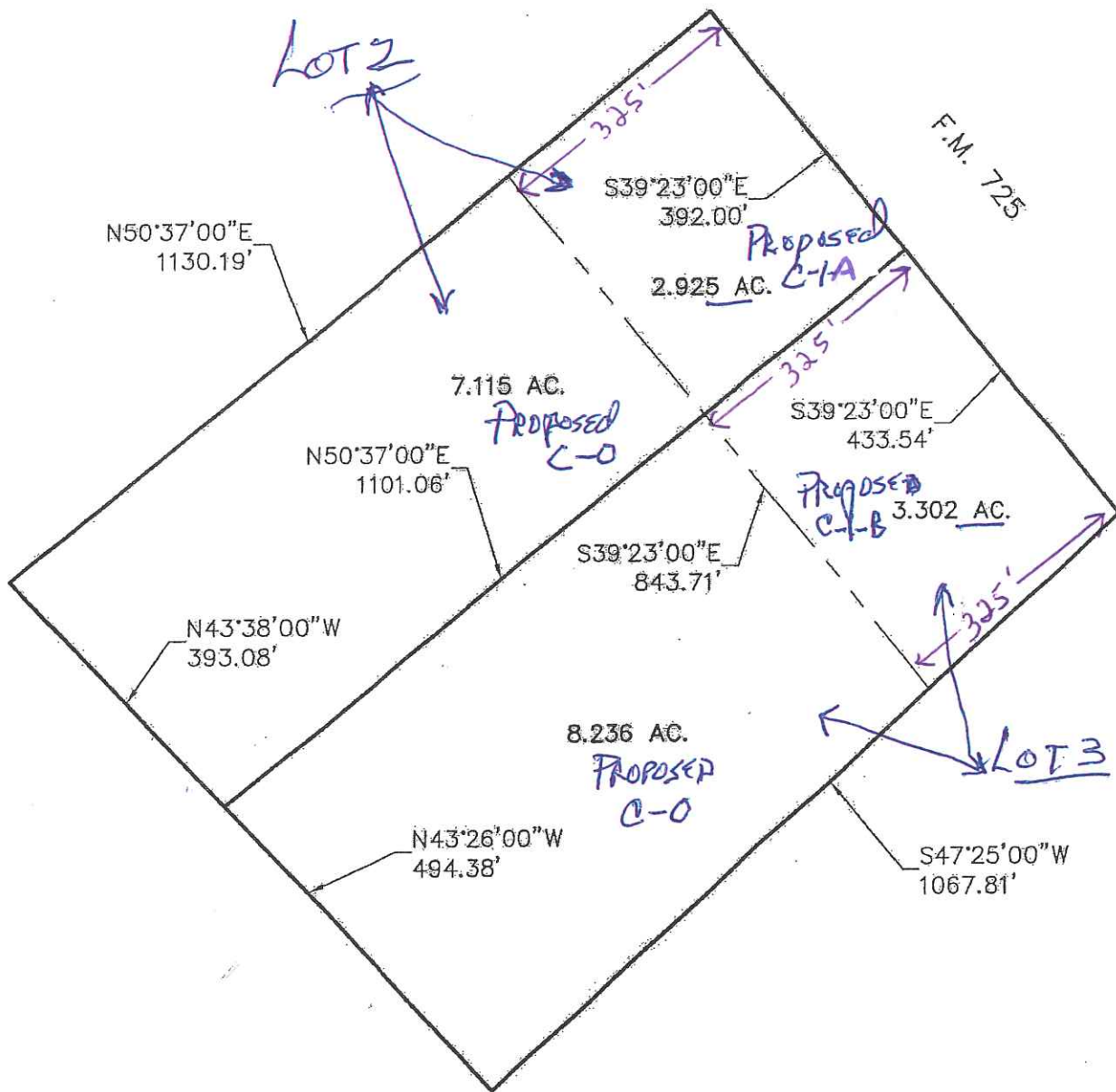
To conform with the City's Future Land Use Plan.  
Applicants worked with City Staff to choose  
zoning that Staff would approve.







SCALE: 1"=200'



5151 W. SH 46  
NEW BRAUNFELS, TX 78132  
PH: 830.730.4449  
dram@dam-tx.com  
FAX: 810.91500

PROPOSED ZONING EXHIBIT

DATE: XXXX. 2018 JOB: XXXX

## Matt Greene

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**From:** Mike Smithers <mbs@sjtexaslaw.com>  
**Sent:** Monday, February 04, 2019 4:46 PM  
**To:** Matt Greene  
**Cc:** Sandra Neuse (sandraneuse@gmail.com)  
**Subject:** RE: PZ-18-045

Mr. Greene: This email shall provide Notice that I am changing from C-1B to C-1A on that portion of my rezoning request. Co-applicant, Sandra Neuse, will send a similar email notice. Thanks,

Michael B. Smithers

### **SMITHERS & JEMELA**

607 N. Walnut

New Braunfels, Texas 78130

(830) 620-6666 - Telephone

(830) 620-6959 - Fax

Email: [mbs@sjtexaslaw.com](mailto:mbs@sjtexaslaw.com)

URL: <http://www.sjtexaslaw.com>



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**From:** Matt Greene [mailto:MGreene@nbtexas.org]  
**Sent:** Monday, February 04, 2019 2:14 PM  
**To:** Mike Smithers  
**Cc:** Sandra Neuse (sandraneuse@gmail.com)  
**Subject:** RE: PZ-18-045

Good afternoon Mr. Smithers,

If you and Mrs. Neuse wish to change your request from C-1B to C-1A, we will need the request in writing (or an e-mail). You may also modify your request to C-1A during the presentation for your case. Neither would require any additional fees or notifications or further delays. It would be best (in my opinion) to request the modification in writing before the meeting. That way, the Planning Commission and those who responded to the case can be informed of the change prior to the meeting, potentially reducing comments, concerns at the meeting. We have received 1 additional comment from within the 200' notification area from #28 (opposed) and another from outside the 20' notification area (2333 Essex Grace, also opposed). I've attached all the written comments we've received thus far.

## Matt Greene

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**From:** Sandra Neuse <sandraneuse@gmail.com>  
**Sent:** Tuesday, February 05, 2019 6:41 AM  
**To:** Mike Smithers  
**Cc:** Matt Greene  
**Subject:** Re: PZ-18-045

Mr. Greene, This email is my confirmation that I will also change from C1-B to C1-A of my rezoning request that is set for review on February 5, 2019.

Thanks,  
Sandra L. Neuse  
2254 FM 725  
New Braunfels, TX

On Mon, Feb 4, 2019 at 4:46 PM Mike Smithers <[mbs@sjtexaslaw.com](mailto:mbs@sjtexaslaw.com)> wrote:

Mr. Greene: This email shall provide Notice that I am changing from C-1B to C-1A on that portion of my rezoning request. Co-applicant, Sandra Neuse, will send a similar email notice. Thanks,

Michael B. Smithers

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