

Planning & Community Development Department Planning Division

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

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Zone Change Application

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

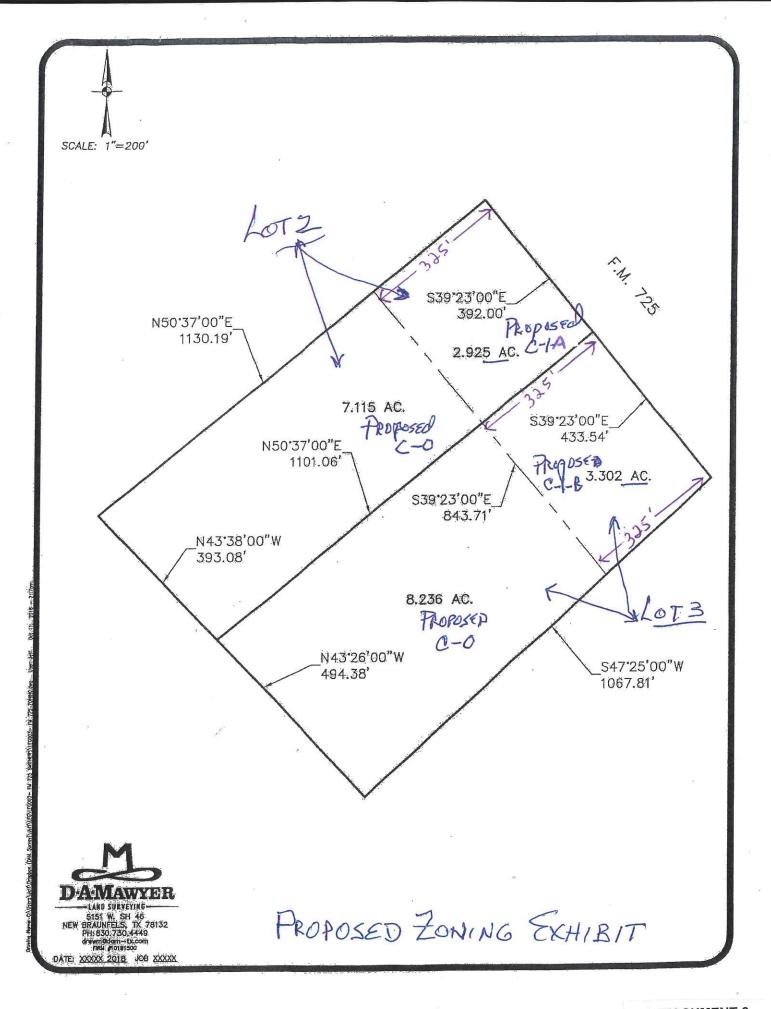
1.	Applicant - If owner(s), so state; If agent or other type of relationship, a letter of authorization must be furnished from owner(s) at the time submitted.				
	Name: Sandra Schuetz Neuse & michael B. Smithers				
	Mailing Address: 2254 Fm 725 & 2316 Fm 725 New Braunfels. TX 78130				
	830-481-4045 Telephone: 830-609-8587 Fox: Mobile: THE SAME				
	Email: sandraneuse @ gmail.com mbsmithers@ hotmail.com				
2.	Property Address/Location: 2254 Fm 725 & 2316 Fm 725 NEW BRAUNFULS, TX 78130				
3.	Legal Description:				
	Name of Subdivision: Country meadows Subdivisor, Guadalupe County				
	Lot(s): 2 4 3 Block(s): Acreage: 10.039 4 11.538				
4.	County: Comal Guadalupe School District: CISD NBISD OTHER:				
5.	Is the property located in the floodway or floodplain: YES X NO				
6.	Existing Use of Property: APD Residencial and Agriculture				
7.	Zoning Change Request:				
	Current Zoning: APD				
	Proposed Zoning: See Attached Exhibet				
8.	Proposed Use of Property and/or Reason for request (attach additional or supporting information if necessary):				
	To conform with the Citys Furure Land Use Plan.				
	Applicants worked with City Staff to choose.				
	zoning that Staff would approve.				

APPLICANT:	A survey and/or metes and bounds description of the property with an exhibit illustrating property boundaries (if property is not platted)
	Letter of Authorization for appointed agent (if applicable)
	3 TIA worksheets and 2 Traffic Impact Analysis (if required, contact the Engineering Division at (830) 221-4020, or at Engineering@nbtexas.org , for more information)
	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 (applicable if 'YES' was selected for question #5 on page 1)
	Map of property in relation to City limits/major roadways or surrounding area
	Copy of deed showing current ownership. SEE AHACICAL FUTURE LAND USE Plan Future Land Use Plan Update: \$500 (if applicable, verify with the Planning Division)
	Future Land Use Plan Update: \$500 (if applicable, verify with the Planning Division)
i	Application Fee: \$ 3,000.00
	Standard Zone Change: \$1,000 + (2157 acres x S100) = \$ 2,000 (max. \$3,000)
2	Technology Fee: \$ 90,00
	3% of application fee \Rightarrow \$ 3000 (application fee) x .03 = \$ 90.00
	Newspaper Notice: \$236 (\$115 each for Planning Commission and City Council + 3% tech. fee)
	Public Hearing Mail Notifications and Signage *Please note: The total will be calculated by Staff after application submittal and must be paid when sign(s) are picked up by the applicant.
	APPLICANT:

<u>Please note</u>: The signature indicates that the owner or an authorized agent has reviewed the requirements of this application and attached checklist, and all items on this checklist have been addressed and complied with. The owner/authorized agent understands that an incomplete application will **not** be accepted, and this application will **not** be accepted after the 4 p.m. deadline on an application deadline date, as outlined on the calendar attached to this application. The signature authorizes City of New Braunfels staff to visit and inspect the property for which this application is being submitted.

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

The undersigned and		
Sandra Schugty house	10-16-18	Owner
Middle Andle	Date 10-16-18	OWNER
Senature of Owner(s)/Agent	Print Name & Title	



Matt Greene

Mike Smithers <mbs@sitexaslaw.com> From:

Monday, February 04, 2019 4:46 PM Sent:

To: Matt Greene

Sandra Neuse (sandraneuse@gmail.com) Cc:

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@sitexaslaw.com URL: http://www.sitexaslaw.com



This email may contain confidential and privileged material for the sole use of the intended recipient; any other use is prohibited. If you are not the intended recipient, please contact the sender by reply email and delete all copies of this message.

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 email). 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

From:

Sandra Neuse <sandraneuse@gmail.com>

Sent:

Tuesday, February 05, 2019 6:41 AM

To: Cc: Mike Smithers 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@sitexaslaw.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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