



**Planning & Community Development Department
Planning Division**

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

CC/Cash/Check No.: _____ Case No.: _____
Amount Recd. \$ _____
Receipt No.: _____

Submittal date – office use only

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: Jameson P Gips & Colleen M. Gips

Mailing Address: 541 Magazine Ave. New Braunfels, TX 78130

Telephone: 210-240-9833

Fax: _____

Mobile: _____

Email: jpgips@gmail.com

2. **Property Address/Location:** 295 S. East Ave. New Braunfels, TX 78130

3. **Legal Description:**

Name of Subdivision: Please see attached metes and bounds description and survey

Lot(s): N/A

Block(s): N/A

Acreage: 1.0

4. **Existing Use of Property:** NONE

5. **Current Zoning:** R2

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):** We plan to plat the property as a single lot and develop it as a residential condominium community with 10 single family units. R2 zoning limits the development to one duplex per lot. The property could be platted as five lots (10 units) under current zoning, but heritage oak trees on the property would be adversely impacted. A special use permit allowing the same density as current zoning provides flexibility in street alignment and unit location, while saving trees. The street within the development would be maintained by the unit owners association to be formed.



For concept only; site plan is subject to change