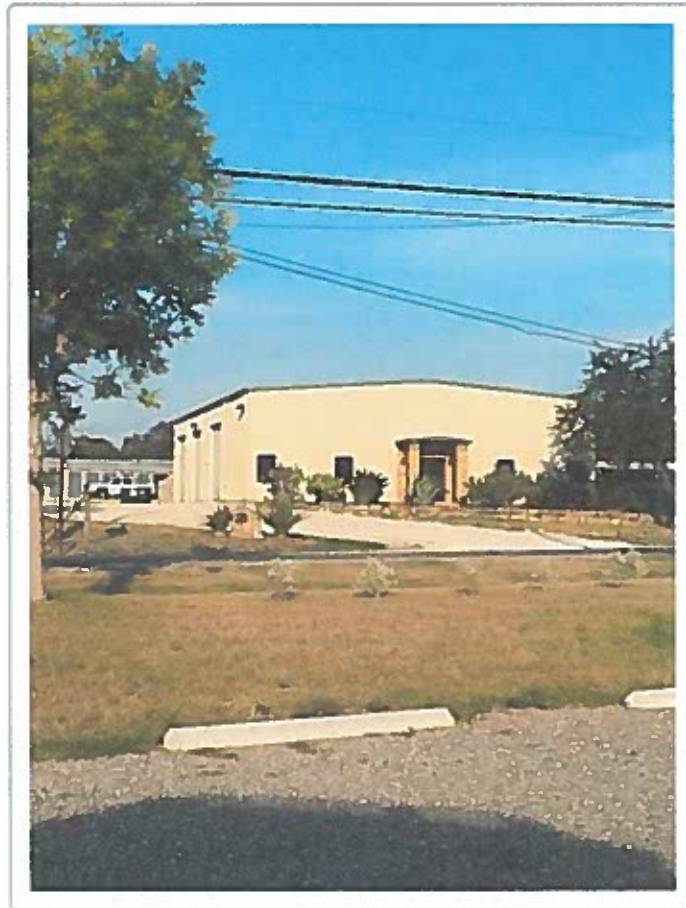


Request for Change in Use



Location: 129 Old San Antonio Road

Prepared by: Brad Wells, owner
Contact Info: bcwells@sbcglobal.net, 210-265-9013 (Cell)
Date: November 7, 2017

Request for Change of Use:

Requesting approval for a change in business use at 129 Old San Antonio Road. The proposed use would change the use from the current light manufacturing to a kid's oriented obstacle course gym. Under the current zoning of B2R, gym use is allowed, however City Council approval is required.

Proposed Use and Target Audience:

The proposed gym would be unique to Boerne and will target youth and family fitness through the use of obstacle training. Growth of indoor obstacle training has skyrocketed across America helped by the awareness and support of the hit NBC show *American Ninja Warrior*.

The gym in Boerne will consist of 4,500 sq ft of floor space which will be used for obstacles and 1,500 sq ft of office, party room, and viewing areas. The business will offer training classes for youth, birthday parties, team building events, open gym time, and a small summer camp program.

Location:

The property is a 6,000 sq ft existing building on 1 acre. It is currently used as a light manufacturing business. It is located between industrial business, B-2 businesses and storage units on Old San Antonio Rd. The building is directly across from the "Dug Out" baseball training center which creates natural synergy with the proposed use of a Ninja Warrior Obstacle Course Gym and creates a family sports training area in Boerne.

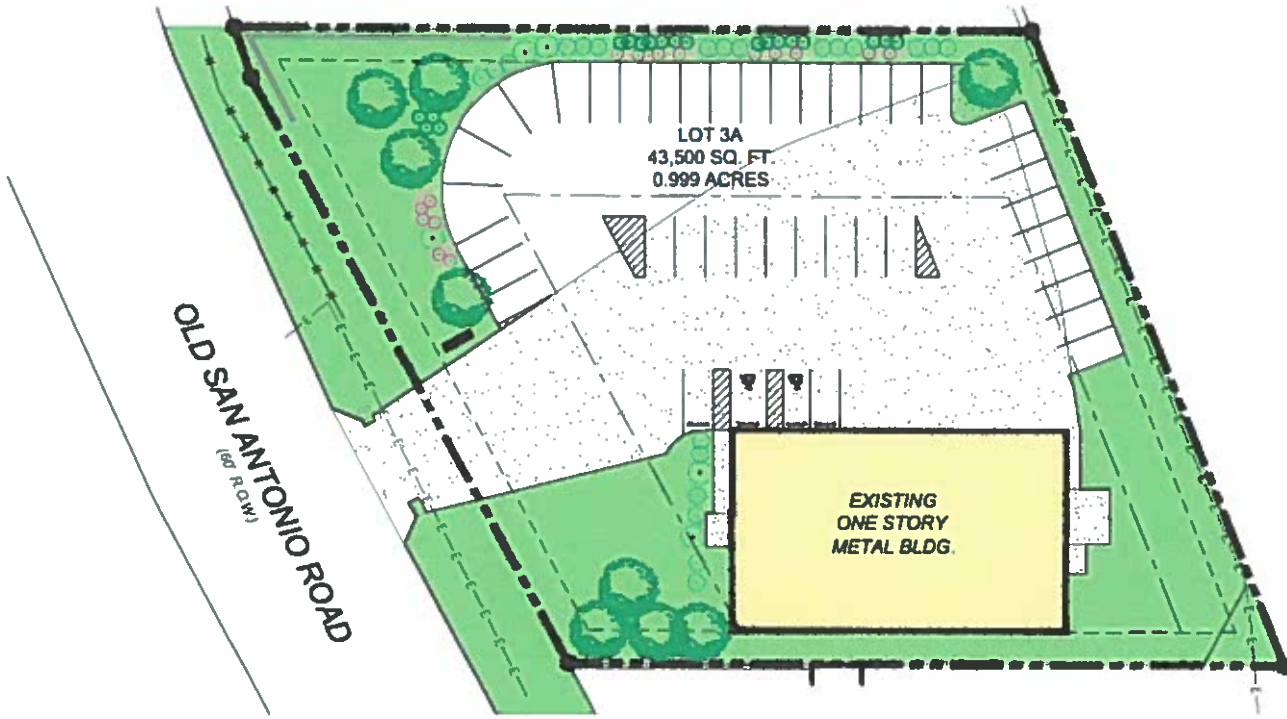
Business Operations:

The business will be locally owned and family operated. Ashley Wells will lead the youth program. She is currently one of the youngest nationally ranked Women's Pro Course competitors and has a love for inspiring youth to be fit.

Example Picture of Proposed use:



Site Plan for 129 Old San Antonio:



SITE PLAN FOR REFERENCE ONLY



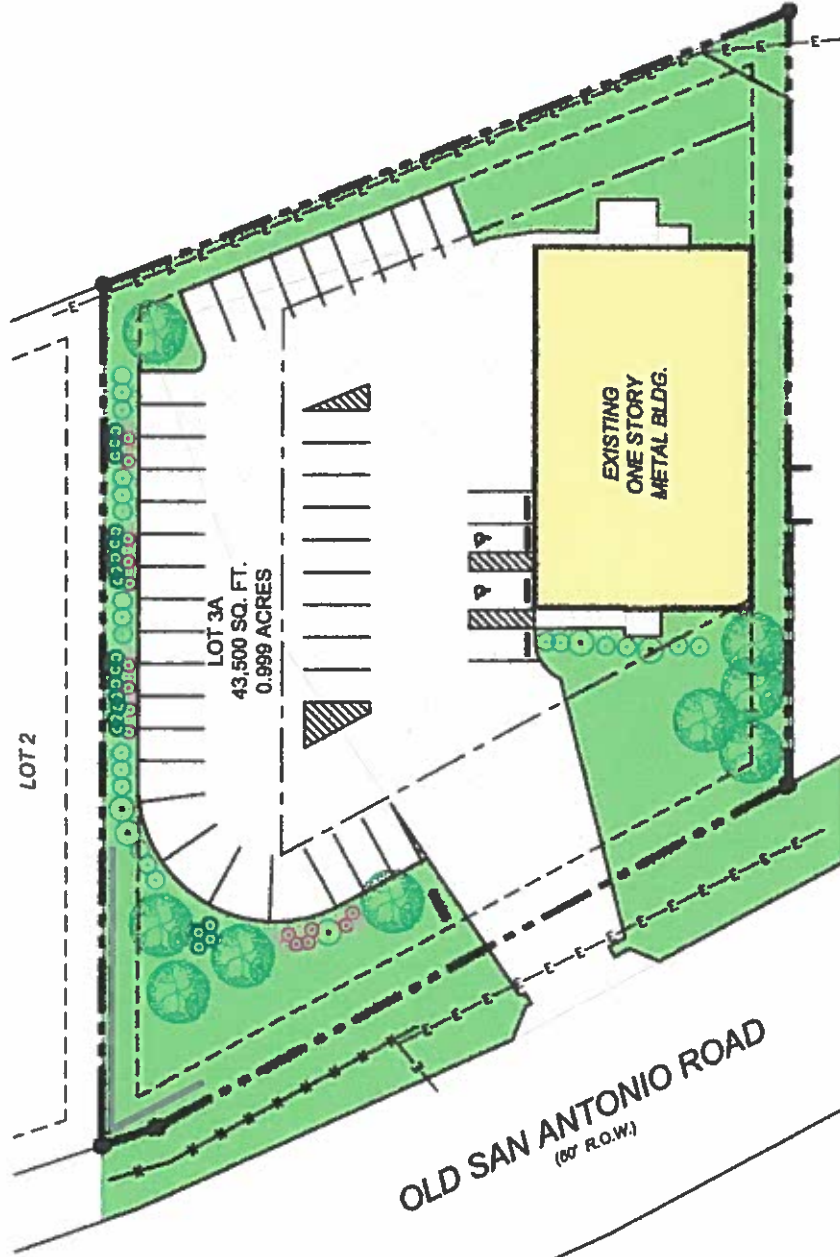
This drawing is to be used only for the convenience of reference. All shapes, dimensions, utility easements, lot numbers, lines, grading, and site requirements pertaining to the property should be verified by the owner and/or engineer before any construction.

BOERNE LOT 3A

129 OLD SAN ANTONIO ROAD
BOERNE, TX 78006

SCHEMATIC SITE PLAN

project #: 17.280
11/13/2017
EXHIBIT 1.0



SITE PLAN FOR REFERENCE ONLY

SCHEMATIC SITE PLAN

Project #: 17.280
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EXHIBIT 1.0

BOERNE LOT 3A

129 OLD SAN ANTONIO ROAD
BOERNE, TX 78006

This drawing is a schematic only and is not intended to be used for construction. It is provided for informational purposes only and is not a contract document. The user of this drawing is advised to consult with the architect for a complete understanding of the project and to verify all dimensions and details before construction.

