



October 26, 2020

City of New Braunfels  
Planning Department  
550 Landa St.  
New Braunfels, TX 78130

Re: Type II SUP Request for 11.184 Acres within Veramendi Precinct 12

To whom it may concern:

Please accept this letter as a request for a Special Use Permit for a proposed High Intensity Senior Living and Assisted Living Facility within Precinct 12 of Veramendi. The Subject Property is an approximately 11.184 Acre tract which fronts along Borchers Blvd and is currently designated as Neighborhood (Mixed Density) Residential Area in the Veramendi Development & Design Control Manual.

Specific uses within this development include the following:

- 175 Independent Living Units
- 40 Assisted Living Units
- 16 Memory Care Units
- Restaurant, Bar and Beauty Salon for resident and resident guest use

Special Use Requests as follows:

1) Use

- a) Special Use Permit for "Assisted Living Facility or Elderly Housing, high intensity"
  - i) The Permitted Land Use Matrix – Residential Uses (12.1, Part D, Section 12 of the Veramendi DC) for Neighborhood (Mixed Density) Residential areas indicates that "Assisted Living Facility or Elderly Housing, high intensity" are subject to obtaining a Special Use Permit.
- b) Special Use Permit for "Bar", "Beauty Salon" and "Restaurant"
  - i) The Permitted Land Use Matrix – Non-Residential Uses (12.2, Part D, Section 12 of the Veramendi DDCM) for Neighborhood (Mixed Density) Residential areas indicates that "Bar/Nightclub/Tavern", "Barber Shop/Beauty Salon", and "Restaurant" are prohibited uses, however, the proposed Restaurant, Bar and Beauty Salon uses within this facility are intended to serve the facility residents and their guests and are not open to the general public.

2) Building Height

- a) Special Use Permit for 56 feet Building Height
  - i) City Council, on November 28, 2016, approved Alternate Development Standards for Sector Plan 1A (which includes Precinct 12) that increased the height limit for Mixed Density Residential to 45 feet.

**Abbey Residential Services, Inc.**

1930 Stonegate Drive | Birmingham, Alabama 35242-2523 | Office: 205.823.4791 | Fax: 205.967.9109 | [www.abbeyresidential.com](http://www.abbeyresidential.com)





- ii) This project is requesting to raise the maximum allowable height to 56 feet.
- iii) The pitched roof height not only provides architectural significance and interest from an exterior perspective, but it also allows us to increase our floor structure depth while maintaining a consistent ceiling height in the building. This not only provides a feeling of openness between the units and common areas, it also allows for a more efficient design and routing of mechanical, electrical, and plumbing systems. Without the height adjustment, the floor depth will have to be reduced in order to maintain ceiling height which is counter to the design intent.
- iv) The additional requested height also provides more effective and aesthetically pleasing screening of mechanical equipment, stairs, and elevators.
- v) The proposed design is also complimentary to structures similar in scale that are in close proximity to this project, like Mission Hill Apartments on Westpointe.
- vi) Site is located in a way that the added height will have little to no effect on adjacent areas. (Business/Employment to the south, Multifamily to the east, Town home to the north).
- vii) The height increase does not increase density.

This request meets the following criteria:

- a) Comprehensive plan consistency.
  - o The proposed use at the specified location is consistent with the goals, objectives and policies contained in the adopted Comprehensive Plan.
- b) Zoning district consistency.
  - o The proposed use is consistent with the general purpose and intent of the applicable planning area; The main use for this building is as an independent living facility which is equivalent to multi-family which is permitted within the Neighborhood (Mixed Density) Residential Area.
- c) Supplemental Standards.
  - o The proposed use meets all supplemental standards specifically applicable to the use as set forth in this Chapter.
- d) Character and integrity.
  - o The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods.
- e) Public health, safety, convenience, and welfare.
  - o The proposed use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity.

We appreciate your consideration of these requests and look forward toward building a successful project within the New Braunfels Community.

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Sincerely,  
Abbey Residential, LLC

A handwritten signature in blue ink, appearing to read "Jason Rogers".

Jason Rogers  
Director of Construction

Attachments

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