



CITY OF NEW BRAUNFELS, TEXAS PLANNING COMMISSION MEETING



ZOOM

TUESDAY, APRIL 6, 2021 at 6:00 PM

To participate via zoom use the link: <https://us02web.zoom.us/j/86376618959>

Telephone Only: (833) 926-2300 Webinar ID: 863 7661 8959

AGENDA

1. CALL TO ORDER

Request all phones and other devices be turned off, except emergency on-call personnel.

2. ROLL CALL

3. APPROVAL OF MINUTES

A) Approval of the March 2, 2021 Regular Meeting Minutes **pg. 1**

4. IN-PERSON CITIZENS' COMMUNICATIONS IS TEMPORARILY SUSPENDED

This is typically time for the public to provide input on items not on this agenda. It is a violation of state law for the Commission to act on or discuss items not on the agenda. In order to ensure the safety of commissioners, staff and the general public during the pandemic, in-person communications is temporarily suspended. However, citizens may email their comments to planning@nbtexas.org. Comments will be distributed to the Planning Commission.

5. CONSENT AGENDA

All items listed below are considered to be routine and non-controversial by the Planning Commission and will be approved by one motion. There will be no separate discussion of these items unless a Planning Commissioner or citizen so requests, in which case the item will be removed from the consent agenda and considered as part of the normal order of business.

6. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) Presentation on the proposed City of New Braunfels Street Design Manual and Thoroughfare Plan Update. **pg. 11**
Garry Ford, Jr., Assistant Public Works Director/City Engineer
- B) Discussion on the design and construction of traffic calming measures as a condition of block length waivers. **pg. 23**
Garry Ford, Jr., Assistant Public Works Director/City Engineer
- C) **PZ21-0082** Public hearing and recommendation to City

Council regarding a proposed rezoning of approximately 48 acres out of the O. Russell A-485 Survey 2, located in the 2200 block of FM 1102, from "M-1A" Light Industrial District to "MU-B" High Intensity Mixed Use District. [pg. 25](#)

Applicant: Chris Van Heerde, HMT Engineering & Surveying

Owner: Mary Ann Hollmig

- D) **PZ21-0083** Public hearing and recommendation to City Council regarding the proposed rezoning of approximately 2.3 acres out of the H. Foster Survey No. 34, Abstract No. 154, Comal County, Texas, addressed at 948 Broadway from "M-2" Heavy Industrial District to "MU-A" Low Intensity Mixed Use District. [pg. 45](#)

Applicant: HMT Engineering & Surveying (Bill Ball, P.E.)

Owner: Robert Culpepper

- E) **PZ21-0084** Public hearing and recommendation to City Council regarding a proposed rezoning of approximately 4.3 acres out of the J. M. Veramendi Survey No. 1, Abstract 2, Comal County, Texas, located at the southeast corner of the intersection of Gruene Road and Ewelling Lane from "R-2" Single and Two-Family District to "C-O" Commercial Office District. [pg. 67](#)

Applicant: HMT Engineering & Surveying (Bill Ball, P.E.)

Owner: William Schutz

- F) **SUP21-037** Public hearing and recommendation to City Council regarding a proposed rezoning to apply a Special Use Permit to allow multifamily residential use - up to 24 units per acre - in the "C-1A" Neighborhood Business District on approximately 10 acres out of the A. P. Fuquay Survey No. 35, Abstract No. 155, Comal County, Texas, located at the northwest corner of the intersection of E. Common Street and Old FM 306. [pg. 89](#)

Applicant: MNO Partners (David Morin)

Owner: Noland and Vera Koepp, Ltd. Partnership

- G) **SUP21-088** Public hearing and recommendation to City Council regarding a proposed rezoning to amend an existing Special Use Permit to allow an addition to a non-conforming single-family residence in the "M-1" Light Industrial District, addressed at 394 North Market Avenue. [pg. 195](#)

Applicant/Owner: Leonard & Kay Kobeski,

- H) **REP21-101** Public hearing and consideration of the proposed replat of Lot 51 Block M, Copper Ridge The Addition North Subdivision, establishing Lot 51R. pg. 211

Applicant: Carson Keller, Matkin-Hoover Engineering

Owner: Lori Oden

- I) **WVR21-098, WVR21-099 and WVR21-100** Discuss and consider waiver requests Section 118-44(b) to allow block length to exceed 1,200 feet; Section 118-46(s)(11) to allow lots with less than 100' of street frontage for the one-family large lot residential Local street section; and, Section 18-46(j) to not require temporary turnarounds in the proposed Barbarosa Pass, Unit 2 Subdivision. pg. 219

Applicant: Bettersworth & Associates (Ken Reininger, R.P.L.S)

Owner: FFS Investments No. 13, Ltd. (Mike Casey)

7. **STAFF REPORT**

Discuss and consider shifting to in-person/virtual hybrid Commission meetings.

8. **ADJOURNMENT**

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall.

Board Liaison

NOTE: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.



Planning Commission Agenda Item Report

550 Landa Street
New Braunfels, TX

4/6/2021

Agenda Item No. A)

**Planning Commission
Regular Meeting Minutes
March 2, 2021**

Members Present

Chair Lee Edwards
Vice Chair Stanley Laskowski
Ron Reaves
Creighton Tubb
Thomas Meyer
Chad Nolte
Jerry Sonier
John Mathis

Staff Present

Christopher J. Looney, Planning Director
Frank Onion, Assistant City Attorney
Gary Ford, Assistant Public Works Director/City Engineer
Maddison O'Kelley, Assistant Planner
Caleb Gasperek, Historic Preservation Officer
Holly Mullins, Senior Planner
Matt Greene, Planner
Matthew Simmont, Planner
Sam Hunter, Planning Technician
Mary Hamann, Engineer

Members Absent

Shaun Gibson

1. The above meeting was called to order by Chair Edwards at 6:00 p.m.

2. ROLL CALL

Roll was called, and a quorum was declared.

3. APPROVAL OF MINUTES

Motion by Vice Chair Laskowski, seconded by Commissioner Sonier, to approve the regular meeting minutes of February 2, 2021 with revisions. Motion carried (8-0-0).

4. CITIZENS COMMUNICATION

Chair Edwards stated in person communication had been temporarily suspended due to COVID-19 and encouraged the public to send their comments in emails to planning@nbtexas.org which will be distributed to the Commissioners.

5. CONSENT AGENDA

A) PP21-0061 Approval of the preliminary plat for Solms Landing, Tract 49 with conditions.
Applicant/Owner: James Mahan, Solms Landing Development LLC

B) PP21-0063 Approval of the preliminary plat of Sunset Ridge Subdivision
Applicant: Moeller & Associates (James Ingalls, P.E.); Owner: JFHS Holdings, LLC (Jack Scanio)

C) PZ21-0027 Approval of proposed revisions to the Solms Landing Planned Development ("SLPD") Detail Plan, on approximately 98 acres out of the A M Esnaurizar A-20 Survey, addressed at 253 S. Kowald Lane.
Applicant/Owner: James Mahan, Solms Landing Development LLC

Motion by Vice Chair Laskowski, seconded by Commissioner Sonier, to approve the consent agenda with staff recommendations. Motion carried (8-0-0)

5. ITEMS FOR CONSIDERATION

Chair Edwards requested to move item 6D, SUP21-037, to be considered first with no objections from the Commission.

D) SUP21-037 Public hearing and recommendation to City Council regarding a proposed rezoning to apply a Special Use Permit to allow multifamily residential use - up to 24 units per acre - in the "C-1A" Neighborhood Business District on approximately 10 acres out of the A.P. Fuquay Survey No. 35, Abstract No. 155, Comal County, Texas, located at the northwest corner of the intersection

of E. Common Street and Old FM 306. *Applicant: MNO Partners, David Morin; Owner: Noland and Vera Koepp, Ltd. Partnership; Case Manager: Matt Greene*

David Warren, 4600 Monterrey Oaks, Applicant, stated they wish to post-pone their request to address concerns from the community.

Motion by Vice Chair Laskowski, seconded by Commissioner Reaves, to postpone the proposed rezoning to apply a Special Use Permit to allow multifamily residential use - up to 24 units per acre - in the "C-1A" Neighborhood Business District on approximately 10 acres out of the A.P. Fuquay Survey No. 35, Abstract No. 155, Comal County, Texas, located at the northwest corner of the intersection of E. Common Street and Old FM 306 to the next regular meeting April 6, 2021. Motion carried (8-0-0).

A) Discuss and consider a recommendation to City Council regarding the removal of a segment of the Minor Collector identified in the City of New Braunfels Regional Transportation Plan that is the future extension of Fredericksburg Road south of Landa Street.

Mary Hamann, Engineer

Mrs. Hamann presented.

Chair Edwards asked if there were any questions for staff.

Discussion followed on if there was any written documentation in regard to why they are denying access across the railroad tracks, the intent behind the request, Union Pacific Railroad, and the longevity of the 2017 TIA report.

Chair Edwards asked if the applicant would like to speak.

David Wolters, 3903 Laguna Vista Cove, provided clarification and elaborated on the intent behind the request.

Discussion followed on past details of the Town Creek development and logistics of the crossing.

Discussion followed on potential motion.

Chair Edwards asked if the applicant would like to withdraw or postpone to a date certain.

Chris Van Heerde, 290 S Castell, provided further clarification and reasoning behind the request.

Chair Edwards asked if there were any further questions or a motion.

Motion by Commissioner Meyer, seconded by Commissioner Reaves, to withdraw the proposed removal of a segment of the Minor Collector identified in the City of New Braunfels Regional Transportation Plan that is the future extension of Fredericksburg Road south of Landa Street at the request of the applicant. Motion carried (8-0-0).

B) PZ20-0332 Public hearing and recommendation to City Council regarding proposed revisions to the Town Creek Planned Development (TCPD) concept plan and development standards, on approximately 66 acres located at N. Academy Avenue and N. Walnut Avenue. *Applicant: Chris Van Heerde, HMT Engineering & Surveying; Case Manager: Holly Mullins*

Chris Van Heerde, 290 S Castell Ave, asked to proceed without the proposed removal of the Fredricksburg connection.

Mrs. Mullins presented and recommended approval of the request but with the removal of the Fredricksburg connection.

Chair Edwards asked if there were any questions for staff.

Chair Edwards asked if the applicant would like to speak.

Chris Van Heerde, 290 S Castell, elaborated on the intent behind the request.

Chair Edwards opened the public hearing and asked if anyone wished to speak.

No one spoke.

Chair Edwards closed the public hearing.

Chair Edwards asked if there were any further questions or a motion.

Motion by Vice Chair Laskowski, seconded by Commissioner Sonier, to recommend approval to City Council of the proposed revisions to the Town Creek Planned Development (TCPD) concept plan and development standards, on approximately 66 acres located at N. Academy Avenue and N. Walnut Avenue with staff recommendations. Motion carried (8-0-0).

C) SUP21-036 Public hearing and recommendation to City Council regarding a proposed rezoning to amend an existing Special Use Permit to allow for two-story townhomes on approximately 10 acres located on the west side of Independence Drive, approximately 1,300 feet north of the intersection of Independence Drive and Oak Run Parkway. Applicant: James Ingalls, P.E. - Moeller & Associates; Owner: Westpointe Commercial, Ltd. (Mark Wauford); Case Manager: Matthew Simmont

Mr. Simmont presented and recommended approval of the request.

Chair Edwards asked if there were any questions for staff.

Chair Edwards asked if the applicant would like to speak.

James Ingalls, 2021 St Hwy 46 S, elaborated on the intent behind the request.

Discussion followed on access, number of units, and further clarification.

Chair Edwards opened the public hearing and asked if anyone wished to speak.

Shirley Shaw stated she is attending the meeting to learn about development around the city and has no comment on the current case.

Chair Edwards closed the public hearing.

Commissioner Reaves presented points on prior context of the request and history of the site.

Cory Elrod, 503 Lakeview Blvd, provided context on the previous request and history of the land with current ownership.

Discussion followed.

Chair Edwards asked if there were any further questions or a motion.

Motion by Commissioner Reaves, seconded by Commissioner Meyer, to recommend denial to City Council of the proposed rezoning to amend an existing Special Use Permit to allow for two-story townhomes on approximately 10 acres located on the west side of Independence Drive, approximately 1,300 feet north of the intersection of Independence Drive and Oak Run Parkway.

Discussion followed on further context of the previous request and history of the land with current ownership.

Discussion followed on the height and grade and discussion on the proposed motion.

Motion failed (2-0-6) with Vice Chair Laskowski, Commissioner Mathis, Commissioner Nolte, Commissioner Sonier, Commissioner Tubb, and Chair Edwards in opposition.

Motion by Commissioner Sonier, seconded by Commissioner Nolte, to recommend approval to City Council of the proposed rezoning to amend an existing Special Use Permit to allow for two-story townhomes on approximately 10 acres located on the west side of Independence Drive, approximately 1,300 feet north of the intersection of Independence Drive and Oak Run Parkway with staff recommendations. Motion carried (6-0-2) with Commissioner Reaves and Commissioner Meyer in opposition.

Motion by Commissioner Reaves, seconded by Commissioner Meyer, to amend the current motion with conditions of approval including no vehicular access from city property to private property, requirement of a masonry retaining wall, and a requirement of shielded lighting. Motion failed (3-0-5) with Vice Chair Laskowski, Commissioner Mathis, Commissioner Nolte, Commissioner Sonier, and Chair Edwards in opposition.

Discussion followed on the conditions of the amended motion.

The Commission took a break at 7:57 returning at 8:03.

E) SUP21-041 Public hearing and recommendation to City Council regarding a proposed rezoning to apply a Special Use Permit to allow short term rental of two single-family residences in the “C-2” General Business District, addressed at 274 and 290 East Bridge Street. Applicant/Owner: Morgan and Jay Behrens; Case Manager: Holly Mullins.

Mrs. Mullins presented and recommended approval with conditions as listed in the staff report.

Chair Edwards asked if there were any questions for staff.

Chair Edwards asked if the applicant would like to speak.

Jay & Morgan Behrens, 290 E Bridge, stated they will be living at the 290 E Bridge St address but wanted to have the ability to do Short Term Rental for both addresses on the property.

Chair Edwards opened the public hearing and asked if anyone wished to speak.

No one spoke.

Chair Edwards closed the public hearing.

Chair Edwards asked if there were any further questions or a motion.

Motion by Commissioner Sonier, seconded by Vice Chair Laskowski, to recommend approval to City Council of the proposed rezoning to apply a Special Use Permit to allow short term rental of two single-family residences in the “C-2” General Business District, addressed at 274 and 290 East Bridge Street with staff recommendations. Motion carried (7-0-0) with Commissioner Nolte recused.

F) SUP21-042 Public hearing and recommendation to City Council regarding a proposed amendment to an existing Special Use Permit allowing a manufactured home community in the “M-1A” Light Industrial District on approximately 45 acres out of the Orilla Russell Survey No. 2, Abstract No. 485, Comal County, Texas, located on the south side of Orion Drive, west of Goodwin Lane and east of the Pacific Rail Road. Applicant: Moeller & Associates (James Ingalls, P.E.); Owner:

Yes Acquisitions, LLC (Mike Askins); Case Manager: Matt Greene

Chair Edwards recused from the case.

Mr. Greene presented and recommended approval with conditions as listed in the staff report.

Vice Chair Laskowski asked if there were any questions for staff.

Vice Chair Laskowski asked if the applicant would like to speak.

James Ingalls, 2021 S State Hwy 46, elaborated on the intent behind the request.

Vice Chair Laskowski opened the public hearing and asked if anyone wished to speak.

No one spoke.

Vice Chair Laskowski closed the public hearing.

Vice Chair Laskowski asked if there were any further questions or a motion.

Motion by Commissioner Sonier, seconded by Commissioner Meyer, to recommend approval to City Council the proposed amendment to an existing Special Use Permit allowing a manufactured home community in the "M-1A" Light Industrial District on approximately 45 acres out of the Orilla Russell Survey No. 2, Abstract No. 485, Comal County, Texas, located on the south side of Orion Drive, west of Goodwin Lane and east of the Pacific Rail Road with staff recommendations.

Discussion followed on the motion in regard to the fencing of the property.

Motion carried (7-0-0) with Chair Edwards recused.

G) SUP21-043 Public hearing and recommendation to City Council regarding a proposed rezoning to apply a Special Use Permit to allow short term rental of a single-family residence in the C-2 Central Business District at 307 W. Bridge Street. Applicant/Owner: Jami Carr; Case Manager: Matthew Simmont

Mr. Simmont presented and recommended approval with conditions as listed in the staff report.

Chair Edwards asked if there were any questions for staff.

Chair Edwards asked if the applicant would like to speak.

Nikki and Jami Carr, 307 W Bridge St, comprehensively addressed concerns from surrounding property owners.

Chair Edwards opened the public hearing and asked if anyone wished to speak.

Libby Rust, 291 W Bridge St, property 3, stated her concerns are in regard to property ownership changing and noise concerns with surrounding properties.

Chair Edwards closed the public hearing.

Chair Edwards asked if there were any further questions or a motion.

Motion by Commissioner Meyer, seconded by Commissioner Mathis, to recommend approval to City Council of the proposed rezoning to apply a Special Use Permit to allow short term rental of a single-family residence in the C-2 Central Business District at 307 W. Bridge Street with staff recommendations. Motion

carried (7-0-1) with Commissioner Reaves in opposition.

H) SUP20-298 Public hearing and recommendation to City Council regarding a proposed rezoning to apply a Special Use Permit to allow outdoor music in the “C-1” Local Business District adjacent to residential use on approximately 1.2 acres consisting of Lot 5, Block 1, Rio Vista Addition, addressed at 1951 Gruene Road. Applicant: Ross Wilkinson; Owner: Rosemary Phillips; Case Manager: Matthew Simmont.

Mr. Simmont presented and recommended denial citing proximity to adjacent Residential properties, and orientation of the music towards adjacent multifamily, or approval with conditions as listed in the staff report.

Chair Edwards asked if there were any questions for staff.

Discussion followed on if there were any changes to the proposed Special Use Permit from the prior meeting it was presented, if the special use permit is tied to the land, and the status of public outreach by the applicant.

Chair Edwards asked if the applicant would like to speak.

Ross Wilkinson, 1951 Gruene Rd, provided further context on the intent behind the request and public outreach.

Chair Edwards opened the public hearing and asked if anyone wished to speak.

Michelle Lyons, 1820 Cypress Rapid, stated her support for the request and reiterated points made previously.

Mel Nolte, 849 E Torrey, stated opposition to the request due to noise concerns affecting outdoor enjoyment of adjacent residential properties.

Discussion followed on if there is a potential conflict of interest.

Commissioner Nolte stated he does not meet the legal criteria for a conflict of interest.

Susann, 875 E Torrey St, stated her opposition to the request in line with previous concerns.

Omar & Cecilia Guerrero, 825 E Torrey St, stated opposition to the request in line with previous concerns.

Beth Sparkmann, 1959 Gruene Rd, stated opposition to the request in line with previous concerns.

Sydney, 291 E Lincoln, stated opposition to the request in line with previous concerns and stated additional concerns with land use.

Renee Arroyo, 845 E Torrey, stated opposition to the request in line with previous concerns.

Chair Edwards closed the public hearing.

Chair Edwards asked if there were any further questions or a motion.

Motion by Vice Chair Laskowski, seconded by Commissioner Sonier, to recommend denial to City Council of the proposed rezoning to apply a Special Use Permit to allow outdoor music in the “C-1” Local Business District adjacent to residential use on approximately 1.2 acres consisting of Lot 5, Block 1, Rio Vista Addition, addressed at 1951 Gruene Road.

Discussion followed on concerns with the request.

Motion carried (7-0-1) with Commissioner Mathis abstained.

I) REP21-053 & WVR21-052 Public hearing and consideration of the replat of Lot 2 Smokehouse Subdivision and Lot 1, Block 1 Cornelius Brothers Subdivision, establishing Lots 2R, 3R and 4R, Smokehouse Subdivision, with a waiver. *Applicant: James Ingalls, Moeller & Associates Engineering; Owner: NB Smokehouse; Case Manager: Holly Mullins.*

Mrs. Mullins presented and recommended approval of the request and the street frontage waiver with conditions as listed in the staff report.

Chair Edwards asked if there were any questions for staff.

Discussion followed on existing trees on the property.

Chair Edwards asked if the applicant would like to speak.

James Ingalls, 2021 S St Hwy 46, clarified aspects of the request.

Chair Edwards opened the public hearing and asked if anyone wished to speak.

No one spoke.

Chair Edwards closed the public hearing.

Chair Edwards asked if there were any further questions or a motion.

Motion by Commissioner Tubb, seconded by Commissioner Meyer, to approve the proposed replat of Lot 2 Smokehouse Subdivision and Lot 1, Block 1 Cornelius Brothers Subdivision, establishing Lots 2R, 3R and 4R, Smokehouse Subdivision, with a waiver with staff recommendations. Motion carried (8-0-0).

J) REP21-059 Public Hearing and consideration of the replat of Lots 9-12, New City Block 5025, establishing Leaverton Square. *Applicant: D.A. Mawyer Land Surveying (Drew A. Mawyer); Owners: Steve Hardin & Juli Leaverton; Case Manager: Matthew Simmont.*

Mr. Simmont presented and recommended approval with conditions as listed in the staff report.

Chair Edwards asked if there were any questions for staff.

Chair Edwards asked if the applicant would like to speak.

Steve Hardin, 468 S Central Ave, clarified the intent behind their request.

Chair Edwards opened the public hearing and asked if anyone wished to speak.

Drew Mawyer, 5151 S State Hwy 46, with D.A. Mawyer Land Surveying, stated they are available to answer any questions.

Chair Edwards closed the public hearing.

Chair Edwards asked if there were any further questions or a motion.

Motion by Commissioner Reaves, seconded by Commissioner Sonier, to recommend approval to City Council of the proposed replat of Lots 9-12, New City Block 5025, establishing Leaverton Square. Motion carried (8-0-0).

K) MP21-0056 Discuss and consider approval of the master plan for Winding Creek Ranch Subdivision with a waiver to Section 118-44 of the Subdivision Platting Ordinance to allow block lengths to exceed 1,200 feet. *Applicant: HMT Engineering & Surveying; Owner: DR Horton; Case Manager: Matt Greene.*

Mr. Greene presented and recommended approval of the master plan with the waiver with conditions as listed in the staff report.

Chair Edwards asked if there were any questions for staff.

Discussion followed in regard to concerns with block length and if the current code is sufficient.

Chair Edwards asked if the applicant would like to speak.

Chris Van Heerde, 290 S Castell Ave, elaborated on the details of the request and addressed concerns by each block.

Chair Edwards opened the public hearing and asked if anyone wished to speak.

Chair Edwards closed the public hearing.

Chair Edwards asked if there were any further questions or a motion.

Motion by Commissioner Meyer, seconded by Commissioner Sonier, to approve the proposed master plan for Winding Creek Ranch Subdivision with a waiver to Section 118-44 of the Subdivision Platting Ordinance to allow block lengths to exceed 1,200 feet with traffic calming measures as approved by the City and in addition to staff recommendations. Motion carried (8-0-0).

L) FP20-0314 Discuss and consider approval of the final plat for Veramendi Precinct 16 Unit 1. *Applicant: Pape-Dawson Engineers, Inc.; Owner: Veramendi PE - Darwin, LLC; Case Manager: Matt Greene*

Mr. Greene presented and recommended approval of the final plat and proposed escrow in lieu of construction.

Chair Edwards asked if there were any questions for staff.

Chair Edwards asked if the applicant would like to speak.

Todd Blackmon, 1672 Independence Dr, Pape-Dawson, stated he is present to answer any questions

Chair Edwards asked if there were any further questions or a motion.

Motion by Vice Chair Laskowski, seconded by Commissioner Sonier, to recommend approval to City Council of the proposed final plat for Veramendi Precinct 16 Unit 1 with staff recommendations. Motion carried (8-0-0).

M) WVR21-058 Discuss and consideration of a waiver to Section 118-49 of the Subdivision Platting Ordinance to not require sidewalk construction adjacent to existing Zipp Road for the Highland Ridge Subdivision. *Applicant: HMT Engineering & Surveying; Owner: DR Horton; Case Manager:*

Mr. Greene presented and recommend denial of the request.

Chair Edwards asked if there were any questions for staff.

Chair Edwards asked if the applicant would like to speak.

Chris Van Heerde, 290 S Castell Ave, provided additional clarification of the request.

Chair Edwards asked if there were any further questions or a motion.

Motion by Vice Chair Laskowski, seconded by Commissioner Meyer, to deny the proposed waiver to Section 118-49 of the Subdivision Platting Ordinance to not require sidewalk construction adjacent to existing Zipp Road for the Highland Ridge Subdivision. Motion carried (8-0-0).

7. STAFF REPORT

No items.

Commissioner Reaves asked about holding future Planning Commission meetings in person again.

Discussion followed.

8 ADJOURNMENT

There being no further business, Chair Edwards adjourned the meeting at 10:31 pm.

Chair

Date



Planning Commission Agenda Item Report

550 Landa Street
New Braunfels, TX

4/6/2021

Agenda Item No. A)

PRESENTER:

Garry Ford, Jr., Assistant Public Works Director/City Engineer

SUBJECT:

Presentation on the proposed City of New Braunfels Street Design Manual and Thoroughfare Plan Update.

DEPARTMENT: Public Works/Planning and Development Services

COUNCIL DISTRICTS IMPACTED: Citywide

BACKGROUND INFORMATION:

The City of New Braunfels identified the need to provide guidance on street design and apply a consistent approach for designing streets, intersections, pavements, and structures. Current street design guidance is provided in various locations including Chapters 114 and 118 of the Code of Ordinances, city checklists and standard details, federal and state manuals, and City of San Antonio design requirements. It was determined that the City needed a street design guide to provide modern guidance and a stand-alone document to assist in planning, designing, and constructing streets in New Braunfels.

The City hired Kimley-Horn and Associates, Inc to assist in preparing the proposed Street Design Manual in a phased effort. Kimley-Horn assisted other cities like New Braunfels to develop a street design criterion from the ground up. The manual was developed in coordination with City Departments and the proposed Thoroughfare Plan update. The next phase is to present the proposed Street Design Manual to the community for review and feedback. The phase will include providing outreach to the Transportation and Traffic Advisory Board and development, engineering, and construction communities. Additionally, a webpage will be created to download the document and associated standards and provide an opportunity for comments. Kimley-Horn and City staff will review feedback received and make final adjustments to the manual for City Council approval.

The timeline of the Street Design Manual corresponds with the update to the City's Thoroughfare Plan update and required amendments to the Code of Ordinances. The Thoroughfare Plan update was delayed last year, and the development of the design manual allowed for additional revisions to the street principles and classification. The major revision includes the combination of a residential collector and local street for commercial, industrial, and multifamily land uses to a "Local B Street." The community outreach for Street Design Manual and Thoroughfare Plan update is anticipated in May through July 2021.

City staff and Kimley-Horn will present a summary and timeline of the proposed Street Design Manual and Thoroughfare Plan update.

ISSUE:

N/A

FISCAL IMPACT:

N/A

RECOMMENDATION:

N/A

MEMORANDUM – DEVELOPMENT

To: Garry Ford, PE – City of New Braunfels
 From: Trey Neal, PE – Kimley-Horn and Associates, Inc.
 Date: March 31, 2021
 Subject: Memorandum - Street Design Manual and Construction Standards – Development Phase

Kimley-Horn and Associates, Inc. (Kimley-Horn) was hired by the City of New Braunfels (City) to evaluate the City's current street design guide and construction standards, provide recommendations, and develop new street design requirements. The study includes five major phases: (1) Evaluation; (2) Recommendation; (3) Development; (4) Concurrence; and (5) Implementation. The following memorandum provides a summary of the Development Phase for the City's consideration. Upon City concurrence, Kimley-Horn will assist the City to provide outreach to development, engineering, and construction communities to introduce the new draft manual and standard details for review and comment.

DEVELOPMENT PHASE

Kimley-Horn has updated the Street Design Manual into a stand-alone document. The reason for separating the content is to isolate information that will be used in the planning and design phases from the information that will be used during procurement and construction.

This memorandum includes the following:

Street Design Manual;
 Table of Contents
 • Section Summaries
 Standard Details

1) STREET DESIGN MANUAL

Table of Contents

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• Establish standards for design and construction of street facilities	
• Reference documents	

1.2	Interpretation	6
	<ul style="list-style-type: none"> • Minimum requirements for the design of public improvements • Where other jurisdiction regulations are more restrictive, such regulations shall govern 	
1.3	Enforcement	6
	<ul style="list-style-type: none"> • City Engineer shall review for conformity • Process for approval of design deviations 	
1.4	Amendments	7
	<ul style="list-style-type: none"> • Process for amendment of standards for consideration 	
1.5	Accessibility Standards and Requirements	7
	<ul style="list-style-type: none"> • Americans with Disabilities Act (ADA), Texas Accessibility Standards (TAS), and Public Right-of-Way Accessibility Guidelines (PROWAG). • More restrictive shall govern 	
1.6	Submittal Requirements for Construction Plans	7
	<ul style="list-style-type: none"> • Submitted in accordance with City Code 	
1.7	Easement and Right-of-Way Requirements	7
	<ul style="list-style-type: none"> • May be required per City Code <ul style="list-style-type: none"> ◦ Sight Visibility, access, sidewalks, trails, and traffic control • City has the right of ingress and egress • Right-of-Way shall be provided for future throughfares • Engineers responsibility to comply with public utility provider 	
1.8	Subsurface Utility Engineering	8
	<ul style="list-style-type: none"> • Minimum Level C and D for any trenching and excavation • Additional investigation may be required depending on complexity of the project - Level B and A • Responsibility of the Engineer to coordinate utility conflicts with the provider 	
1.9	Right-of-Way Excavation	8
	<ul style="list-style-type: none"> • Supplemental standards to City Code • Open cuts on city streets constructed in the last 5 years will not be allowed • Open cuts on city streets with pavement scores higher than 60 will not be allowed • Alternate methods shall be pursued 	
1.10	Survey Requirements	9
	<ul style="list-style-type: none"> • Shall follow the minimum standards set by the Texas Board of Professional Engineers and Land Surveyors 	

- All surveys shall be referenced to the North American Datum of 1983 (NAD 83)
- Monument, Lot Marker and Benchmark requirements

1.11 Computer Programs..... 9

- All design files must be AutoCAD compatible

2 STREET DESIGN STANDARDS 10

2.1 General..... 10

- Streets, intersections, alleys, and access shall be designed in accordance with the *Street Design Manual* and in conformity with City Code, Thoroughfare Plan, and Comprehensive Plan
- Improvements on state highways shall follow TxDOT policies and procedures

2.2 Street Principles 10

- Street Classifications
 - Interstate
 - Expressway
 - Parkway
 - Principal Arterial
 - Minor Arterial
 - Major Collector
 - Local Streets
 - Alleys
- *Street Design Manual* establishes the minimum standards for the street classifications and supplements City Code
- The design of “context-sensitive,” “complete,” and “green” streets is supported and may be considered in coordination with the City Engineer
- Street Design Standards
 - Establishes design standards based on street classification
 - Right-of-Way Width, Curb and Gutter, Pavement Width, Roadside Width, Shoulder Width, Parking, Sidewalk Width, Sidewalk Buffer, Min and Max Grades, Centerline Radii, and Design Speed
- Additional guidance regarding pavement cross slope, curb and gutter, pavement widths, lane widths, roadside widths, median widths, shoulder widths, parking and sidewalks
- Requirements for vertical and horizontal alignments, clear zones, and transitions

2.3 Intersections..... 15

- Establishes intersection design requirements to facilitate the safety, convenience, and efficiency of the motor vehicles, bicycles, and pedestrians traveling through it
- Considerations for roundabouts instead of traditional intersections
- Through lanes shall line up
- Sight distance requirements

- Accommodations should be made for all existing and future pedestrian, bicycle, and public transportation movements
- Between 80 and 90 degrees for a min of 100'
- Minor roadway shall transition/tie to major roadway
- Inlets placed prior to entering arterial intersections
- Intersection offset requirements

2.4 Roundabouts 16

- Enhance guidance provided by reference documents
- Consideration for placement of roundabouts
- Geometric considerations and design vehicle requirements
 - City fire truck parameters
- Right-of-Way requirements
- Inscribed Diameter requirements
- Approach and circulating lane widths
- Truck apron and island requirements
- Crosswalks
- Performance checks

2.5 Turn Lanes 21

- Requirements for Left, Right and Two Way Left Turn Lane (TWLTL)
- At all driveways or intersections with daily entering volume of 500 trips or 50 peak hour trips
- Follow TxDOT Roadway Design Manual

2.6 Sight Distance 22

- Necessary sight distance at all street and alley intersections
- Follow AASHTO
- Sight visibility easements may be required
- Site visibility for driveways per City Code

2.7 Traffic Control 23

- Follow City Sign and Pavement Marking Requirements, Texas Manual on Uniform Traffic Control Devices (TMUTCD) and TxDOT standards
- Traffic signals based on engineering study
- Temporary traffic control required when normal function of the street and/or ROW impacted by Construction
- Traffic control plan shall be included in all construction plans
- Partial or full road closures shall be coordinated with the City 10 business days prior to activity
- TIA to determine school area traffic control needs

2.8 Conduit Systems 25

- Conduit shall be installed for all future irrigation, signals, and communications
- Divided arterial shall be built with conduits in the median - no more than 500' between ground boxes
- Conduit for residential street lighting typically by electric provider

2.9 Traffic Calming..... 26

- Practice employed to help reduce speeds
- Median islands, Pinchpoints, Bulb-out, Lane shifts, and Traffic circles

2.10 Pedestrian and Hike & Bike Facilities..... 32

- Pedestrian facilities shall be designed to promote pedestrian safety and efficiency, minimize conflicts with motorized and non-motorized vehicle traffic, minimize tripping hazards and protruding objects, and accommodate accessibility needs of all pedestrians
- Design guidance for pedestrian and hike and bike facilities

2.11 Street Lighting 41

- Collectors and residential local roadways lighting at intersections, cul-de-sacs, and throughout subdivision is required and shall be in accordance with New Braunfels Utilities standards
- Lighting plans required for all new and modified street lighting

2.12 Utilities..... 42

- Preference for new utilities to be outside of pavement in ROW or Easement
- Designed in accordance with utility owner's requirements and submitted to City for approval

2.13 Railroad Crossings..... 42

- Early coordination/communication
- Existing Railroad Quiet Zones (RRQZ) are established - no access will be granted within 100 ft of an existing or future crossing

2.14 Existing Street Modifications 43

- Developer responsible for reconstructing and/or widening
- Limits of improvements based on TIA
- Required improvements base on the Overall Condition Index (OCI) and Geotechnical report
- Minimum removal of 2' of existing pavement in widened sections
- Level up required if break in cross slope is greater than 1%

2.15 Alley Design..... 44

- Requirements per City Code

3 ACCESS MANAGEMENT 44

- Systematic control of the number, location, design, and construction of intersections, driveways, medians, and median openings
- Supplements requirements in City Code

3.1 Administration..... 44

- Permit requirements
- City has the right to inspect all access improvements

3.2 Driveways..... 45

- Design requirements - Width, Location, Spacing, Shared Access, Throat Length and Grades

3.3 Medians 47

- Design requirements - Desirable on streets with four or more lanes and should be provided on Major Collectors, Arterials, and Parkways
- Raised or depressed
- Tree placement
- Opening requirements

4 PAVEMENT AND SUBGRADE DESIGN REQUIREMENTS 49

4.1 General..... 49

- Flexible pavements - 20 year design
- Rigid pavements - 30 year design
- Standard sections established

4.2 Geotechnical Investigation and Report 51

- All Capital Improvement Projects (CIP) and Development roadways shall have a geotechnical investigation
- If soil and subgrade parameters meet the established input parameters then standard pavement sections can be specified, if not a custom pavement design is required
- If soil and subgrade parameters exceed the established input parameters a pavement design can be done to reduce the section
- Traffic Impact Analysis (TIA) required to determine traffic volumes
- All findings shall be summarized in a Geotechnical Report - Signed and sealed
- Geotechnical Report for Roadways Checklist and Summary of Pavement Design Form to be completed
- Geotechnical Test Procedures

4.3 Existing Surface/Subsurface Investigation..... 53

- Field investigations - Borings and Sampling
- Laboratory investigations - Potential Vertical Rise (PVR), California Bearing Ratio (CBR), Liquid Limit (LL), Plasticity Index (PI), Resilient Modulus (Mr)

- Subgrade verification letter following rough cuts to determine if soil conditions match the report
- Re-evaluation requirements

4.4 Subsurface Design 56

- Arterial and Major Collector
 - Effective Plasticity Index (Pleff) ≤ 30
- Minor Collector/Commercial Street/Residential Street
 - Effective Plasticity Index (Pleff) ≤ 40
- Arterial and Major Collector
 - Potential for Vertical Rise (PVR) ≤ 2.0
- Minor Collector/Commercial Street/Residential Street
 - Potential for Vertical Rise (PVR) ≤ 3.0

4.5 Subgrade Design 56

- Subgrade design - Lime Treatment, Cement Treatment, Remove and Replace, Moisture Treatment and Geogrid

4.6 Flexible Pavement Design 58

- FPS21 software used to design based on established input values
- Options for full depth hotmix

4.7 Rigid Pavement Design 59

- StreetPave 12 software used to design based on established input values

5 STRUCTURAL DESIGN REQUIREMENTS 61

5.1 Purpose and Scope 61

- Establish design guidance for bridges, foundations, retaining walls, screening walls, headwalls and wingwalls, culverts, embankments, creek and channel structures, aerial crossing, and other civil structures
- Permitting requirements per City Code
- Inspection requirements
- Use of TxDOT standard sheets
- Use of aesthetic treatments must be approved
- Structural plan requirements

5.2 Code Requirements 62

- At a minimum, all structures shall be designed using the current standards as adopted by the City and shall meet all applicable local, state, and federal standards
- Reference documents

5.3 Excavation Support 62

• Trench support or temporary special shoring required on excavations greater than 5 ft	
5.4 Geotechnical Performance Specifications	63
• Field investigation, geotechnical testing, and geotechnical engineering shall be performed in accordance with the standard of care taking into account local experience and conditions. The geotechnical recommendations shall establish the minimum design criteria upon which the Engineer can rely.	
• Minimum boring requirements	
5.5 Bridge Design	65
• General design requirements	
• Foundation design	
• Railing	
• Pedestrian bridges	
5.6 Retaining Wall Design	66
• General design requirements	
• Engineered design for all wall greater than 3 ft.	
5.7 Slope Stability Design Criteria	67
• All slopes exceeding 8 ft. in height with a steepness of 4H:1V or greater, regardless of soil type, cut, or fill, shall be evaluated for global stability for both the short-term and the long-term conditions	
5.8 Headwalls and Wingwalls	68
• TxDOT Standard Details	
5.9 Culverts	68
• TxDOT Standard Details	
5.10 Drop Structures	68
• Reference City of New Braunfels <i>Drainage and Erosion Control Design Manual</i>	
5.11 Aerial Crossing	68
• Aerial crossings for mains should be avoided	
• Options for aerial crossings - Attached to roadway bridge or on separate structure	
5.12 Non-Bridge Construction Inspection and Certification	69
• Establish minimum inspection requirements	
5.13 Bridge Construction Inspection and Certification	69

- Inspector shall certify bridge construction inspections were performed at the prescribed stages of construction in accordance with the Bridge Construction Inspection and Certification checklist

5.14 National Bridge Inventory (NBI) Request..... 70

- TxDOT procedure for NBI request

Definitions and Abbreviation 71

Definitions..... 71

Abbreviations..... 73

2) STANDARD DETAILS

- Trails Detail (3)
- Concrete Collar
- Reinforced Concrete Pipe Installation
- Pavement Surface Replacement/Repair Limits
- Trench Repair Details (3)
- Type 4 Object Marker
- Street Sign Detail 9" Ground Mount
- Street Sign Detail 9" Ground Mount W/ Logo
- Street Sign Detail 9" Ground Mount Historic District
- Street Sign Detail 9" Ground Mount Historic District W/ Logo
- Sidewalk Repair
- Curb Transition
- Elevated Sidewalk & Drop Curb for Drainage Channels
- Median Nose Type 1
- Median Nose Type 2
- Flashing Beacon (3)
- Cross Gutter
- Curb, Gutter & Gutter, Ribbon, Header and Mountable Curb
- Concrete Retaining Wall Combination Type
- Concrete Sidewalk at Utility Pole
- Concrete Sidewalk Abutting Curb/Curb and Gutter Section
- Concrete Sidewalk Drain
- Concrete Steps

NEXT STEPS

Upon City concurrence, Kimley-Horn will assist the City in providing outreach to the development, engineering, and construction communities to introduce the new draft standard for their review and comments.

If you have additional comments or questions, please do not hesitate to contact me at 512-418-4507 or trey.neal@kimley-horn.com.



Planning Commission Agenda Item Report

550 Landa Street
New Braunfels, TX

4/6/2021

Agenda Item No. B)

PRESENTER:

Garry Ford, Jr., Assistant Public Works Director/City Engineer

SUBJECT:

Discussion on the design and construction of traffic calming measures as a condition of block length waivers.

DEPARTMENT: Public Works/Planning and Development Services

COUNCIL DISTRICTS IMPACTED: Citywide

BACKGROUND INFORMATION:

In some cases, Planning Commission approves block length waivers with the condition that traffic calming measures are included with the street design and construction. Designing traffic calming measures on local streets with standard residential lots is challenging for development engineers and City staff. Guadalupe County does not accept traffic calming measures on new subdivision streets in the extraterritorial jurisdiction.

Traffic calming measures are intended to reduce speed by horizontal or vertical movements on the street. The acceptable traffic calming measures allowed by City Code for a new city street include road narrowing, midblock medians, curb extensions, traffic circles, and roundabouts. The design goal of a traffic calming measure on a new street is not to impact driveway access, parking, and drainage. Speed humps are not allowed on new city streets and stop signs are not a traffic calming measure.

Maximum block length is for street connectivity, area mobility, and neighborhood walkability. Short blocks provide options for motorists and improve pedestrian and bicycle access to adjacent land use. Long blocks may not adequately disperse traffic and will increase the travel distance between streets which may encourage drivers to speed. Long block lengths may also discourage pedestrian and bicycle activity.

Acceptable traffic calming measures for new developments in the city limit should not impact driveway access or restrict parking. Maintaining driveway access and parking for standard residential lots typically requires wider pavement and right-of-way which may impact developable lots. The details may not be accounted for on a master plan or plat but are an issue during construction plan preparation. Oftentimes the development engineer asks City staff if they can install a stop sign or what traffic calming measure to install. Without an acceptable solution, the traffic calming measure is omitted.

The intent of this item is to discuss the challenges of designing traffic calming measures as a condition of a block length waiver with Planning Commission.

ISSUE:

Designing traffic calming measures on local streets with standard residential lots is challenging for development engineers and City staff.

FISCAL IMPACT:

N/A

RECOMMENDATION:

N/A



Planning Commission Agenda Item Report

550 Landa Street
New Braunfels, TX

4/6/2021

Agenda Item No. C)

PRESENTER:

Applicant: Chris Van Heerde, HMT Engineering & Surveying

Owner: Mary Ann Hollmig

SUBJECT:

PZ21-0082 Public hearing and recommendation to City Council regarding a proposed rezoning of approximately 48 acres out of the O. Russell A-485 Survey 2, located in the 2200 block of FM 1102, from "M-1A" Light Industrial District to "MU-B" High Intensity Mixed Use District.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: Council District 4

BACKGROUND INFORMATION:

Applicant: HMT Engineering & Surveying (Chris Van Heerde, P.E.)
290 S. Castell Avenue
New Braunfels, TX 78130
(830) 625-8555 plats@hmtnb.com

Owner: Mary Ann Hollmig
112 Texas Avenue
New Braunfels, TX 78130

Staff Contact: Holly Mullins
(830) 221-4054 hmullins@nbtexas.org

The subject property is located on FM 1102 approximately 1,500 feet northeast of the intersection with FM 306. The property is between FM 1102 and the Union Pacific Railroad tracks, on the edge of the City limits.

The applicant is requesting a zoning change of the base zoning district from "M-1A" Light Industrial to "MU-B" High Intensity Mixed Use District, and retaining the "AH" Airport Hazard Overlay. A district comparison chart (attached) shows the allowed uses are similar between the two districts. "MU-B" allows most of the light industrial uses with a few exceptions marked on the chart in gray, while making select residential opportunities available. Current M-1A uses that would not be allowed with the zoning change are highlighted in yellow.

Surrounding Zoning and Land Use:

North - Outside city limits / Undeveloped

South - M-1 / Light industrial

East - M-1A / Railroad, undeveloped

West - Across FM 1102, M-1A/ Undeveloped

ISSUE:

MU-B at this location is consistent with Envision New Braunfels. The subject property is in close proximity to future employment and market centers which would support the proposed mixed-use zoning, and FM 1102 is identified as a Transitional Mixed Use Corridor. While the existing M-1A zoning is not inconsistent with the Future Land Use Plan, the proposed MU-B zoning maintains most of the lighter industrial uses that would be appropriate for this area while providing opportunities for desired mixed-use.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Approval.

Notification:

Public hearing notices were sent to owners of 6 properties within 200 feet of the request. To date, no responses have been received.

Resource Links:

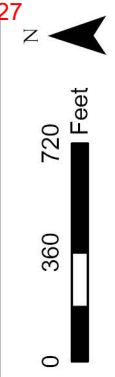
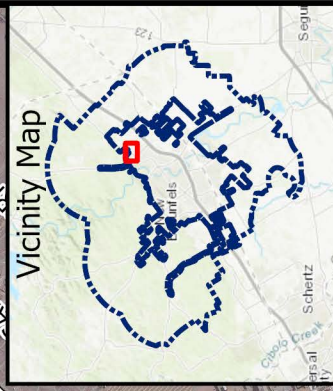
Chapter 144, Sec. 3.4-11 MU-B High Intensity Mixed Use District

[Sec. 144-3.4. - Zoning districts and regulations for property zoned subsequent to June 22, 1987. | Code of Ordinances | New Braunfels, TX | Municode Library](#)

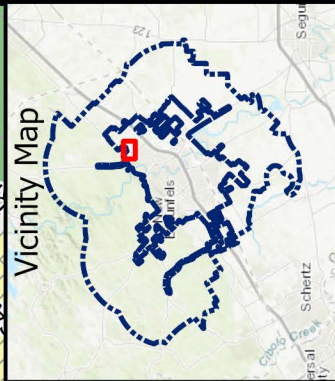
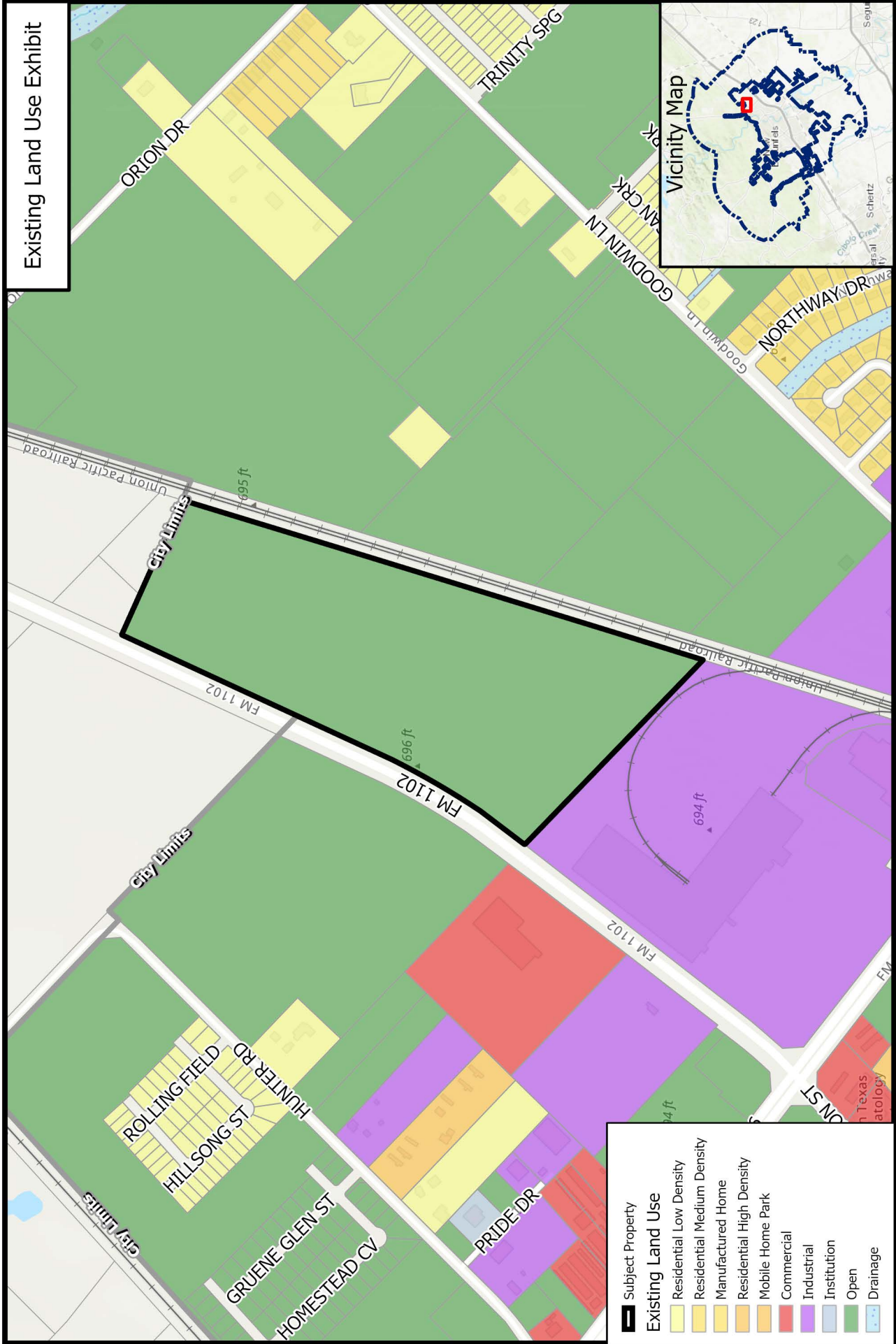
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOOR_CH144ZO_ARTIIIZODI_S144-3.4ZODIREPRZOSUJU221987

Attachments:

1. Aerial Map
2. Land Use Maps (Zoning, Existing, Future Land Use)
3. District Comparison Chart
4. Notification Map
5. Photograph



PZ21-0082
Rezoning from M-1A to MU-B

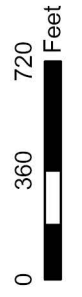


Existing Land Use Exhibit



PZ21-0082 Rezoning from M-1A to MU-B

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels, its officials or employees for any discrepancies, errors, or variances which may exist.



EXISTING CENTERS

Centers are the middle, core or heart of an area. It is a point of activity and vitality. Centers come in many sizes and have different purposes or activities within. They may have endangered species habitat or aquifer recharge areas that require additional standards and consideration relating to future growth. It is envisioned that all centers be walkable, connected, and have a mix of uses. These centers must provide adequate infrastructure to support the commercial development present especially mobility and access for pedestrians, bicycles, vehicles and transit. Given the mixed-use nature of these centers, parking should be shared and not detract from the aesthetic of the area.

● EMPLOYMENT CENTER

Employment Centers are mixed-use areas centered around office or industrial uses that can support significant employment.

● MARKET CENTER

Market Centers are mixed-use areas anchored by a retail destination where surrounding residents go to get daily goods and services.

● MEDICAL CENTER

Medical Centers are mixed-use areas centered around a medical destination such as a hospital or clinic.

● CIVIC CENTER

Civic Centers are mixed-use areas centered around a civic destination such as City Hall, a library or a recreation center.

● OUTDOOR RECREATION CENTER

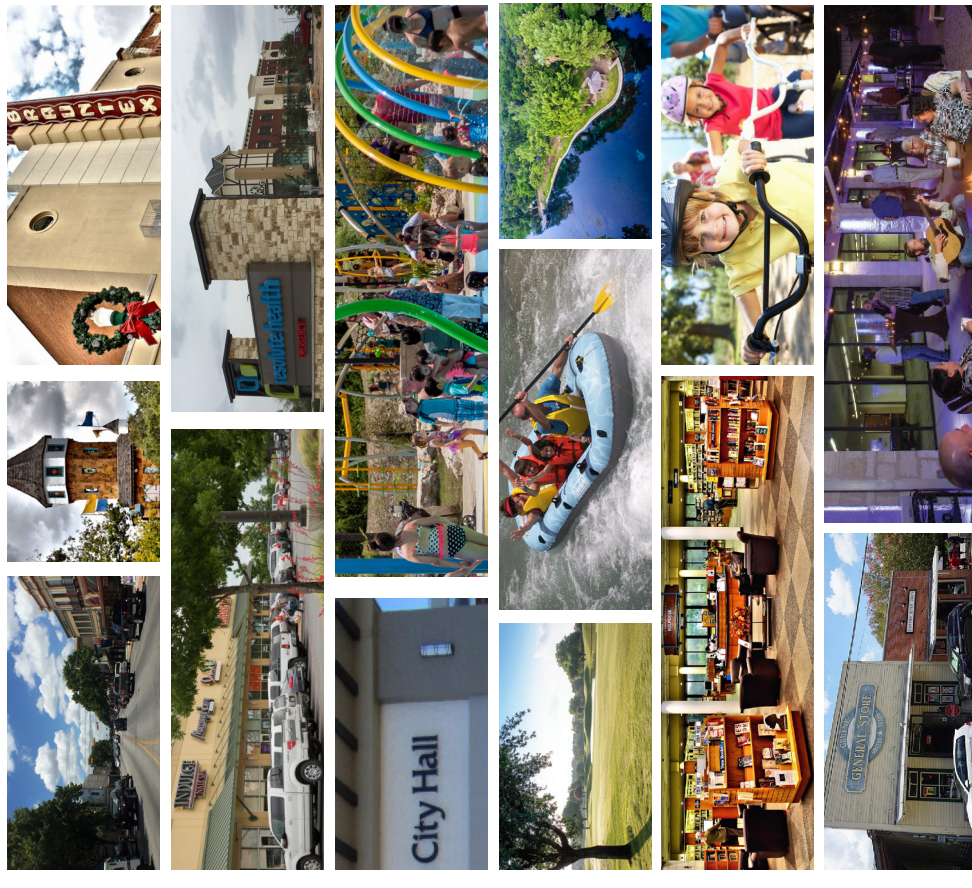
Outdoor Recreation Centers center around a public or private outdoor destination such as Landa Lake.

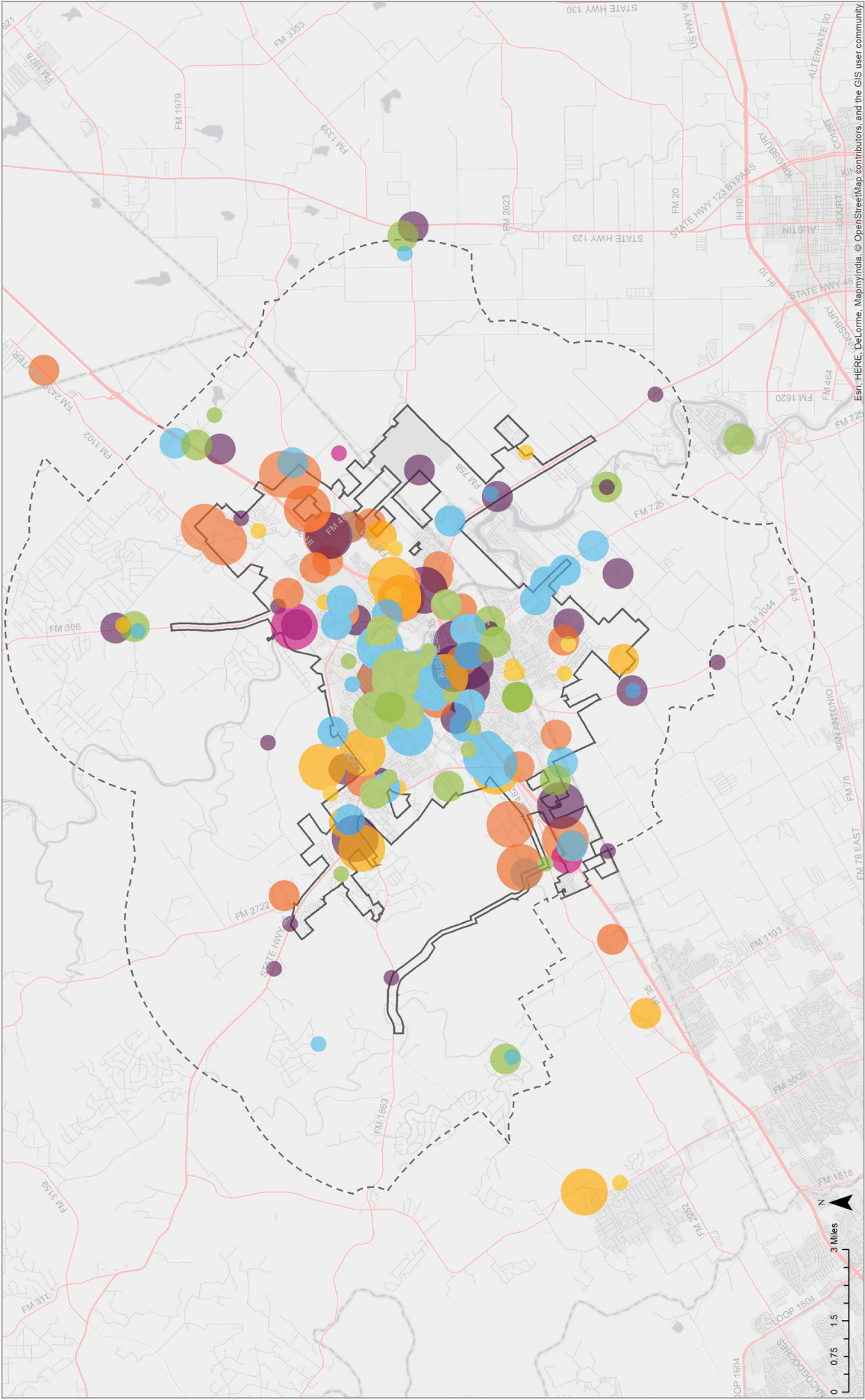
● EDUCATION CENTER

Education Centers are mixed-use areas centered around an educational destination such as a K-12 school or university/college.

● TOURIST/ENTERTAINMENT CENTER

Tourist/Entertainment Centers are mixed-use areas around an entertainment venue such as Gruene Hall or a tourist destination such as the Tube Chute.





The location of existing centers was determined through the analysis of previous studies and background documents, windshield surveys, and reviewed by City staff, Steering Committee members, and Plan Element Advisory Group members during a public workshop.

FUTURE LAND USE PLAN

A future land use plan is how land is envisioned to be. It establishes priorities for more detailed plans (sub area plans) and for detailed topical plans (such as parks and open spaces, trails and roads). It cannot be interpreted without the goals and actions of Envision New Braunfels.

TRANSITIONAL MIXED-USE CORRIDOR

Transitional Mixed-Use Corridors express an aspiration to retrofit existing auto-dominated retail corridors with a mix of uses and a variety of travel modes over time.

OUTDOOR RECREATION CENTER

Outdoor Recreation Centers are centered around a public or private outdoor destination like Fischer Park.

EMPLOYMENT CENTER

Employment Centers are mixed-use areas centered around office or industrial uses that can support significant employment.

MARKET CENTER

Market Centers are mixed-use areas anchored by a retail destination where surrounding residents go to get daily goods and services.

CIVIC CENTER

Civic Centers are mixed-use areas centered around a civic destination such as City Hall, a library or a recreation center.

SUB AREA 1

Sub Area 1 includes the Downtown, Gruene and the Mid-Century or older neighborhoods that surround them. It is home to the natural springs and headwaters of flowing rivers that have attracted New Braunfelsers to the town for centuries.

SUB AREA 2

Sub Area 2 refers to the neighborhoods and residential enclaves that have grown alongside the Hill Country landscape.

SUB AREA 3

Sub Area 3 includes a planned community offering a diversity of housing, distinct community centers and preserved Hill Country landscape features.

SUB AREA 4

At the heart of Sub Area 4 is Fischer Park. Proximity to IH-35, downtown and neighboring communities like McQueeney makes this area highly desirable and accessible.

SUB AREA 5

Sub Area 5 bridges together many communities east of IH-35. It includes the scenic landscape along both banks of the Guadalupe River between Highway 46 and FM 725.

SUB AREA 6

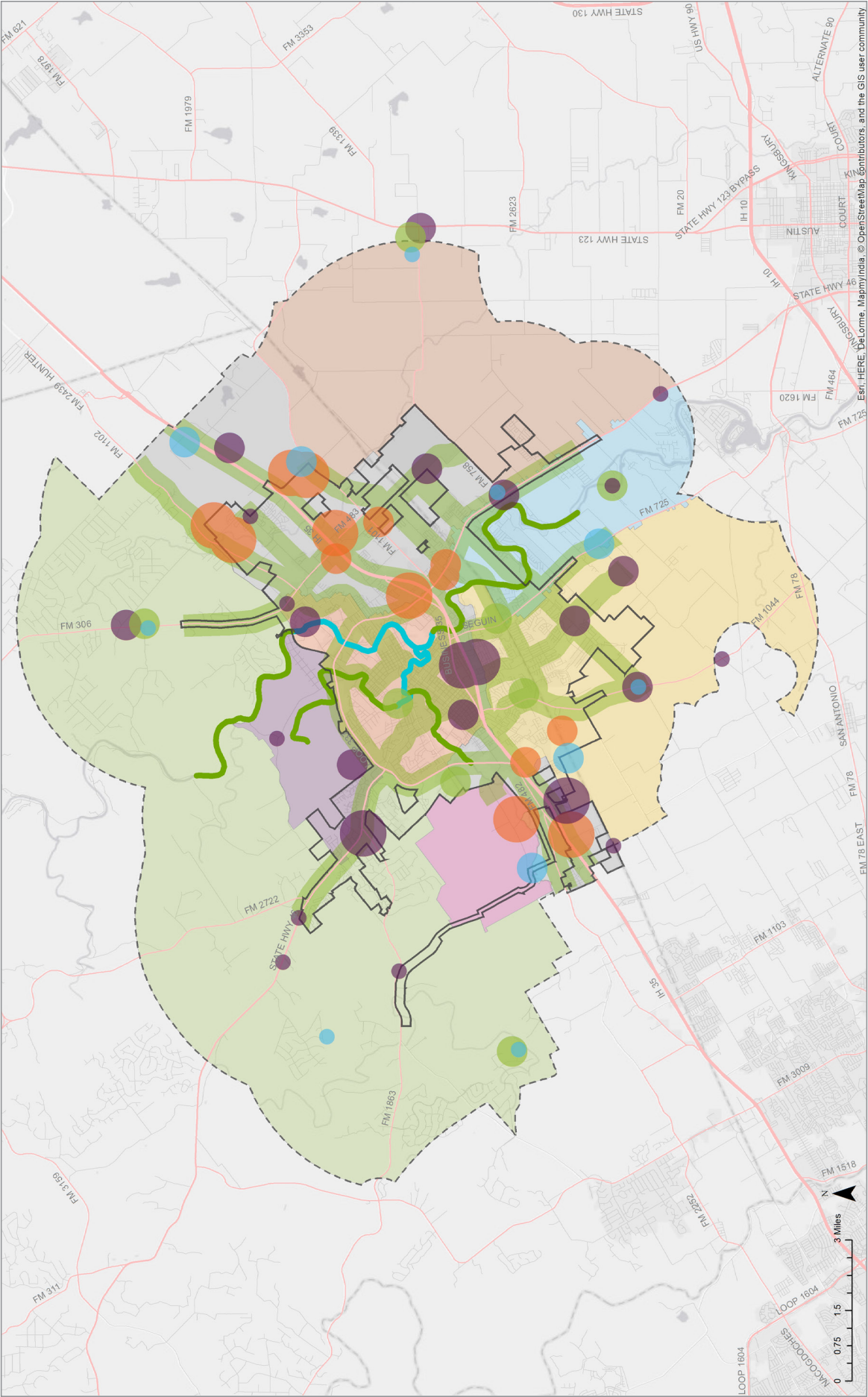
Sub Area 6 expresses an aspiration for conservation communities focused around maintaining and enhancing ecological integrity while allowing some level of development to occur.

SUB AREA 7

Sub Area 7 includes parts of the city currently being mined for natural resources. These sites may become parks and open space, mixed-use communities or new commercial or entertainment areas in the future.

SUB AREA 8

This fast-growing Sub Area includes many neighborhoods offering affordable places for young families to live.



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. Preferred future growth scenario combines Scenarios A and C per recommendations of the Envision New Braunfels Steering Committee (February 2018). Exact boundaries of sub areas, centers, and corridors may be [zoomed and viewed online](#).

	Existing	Proposed
	M-1A	MU-B
Accessory building/structure (see section 144-5.4)		P
Accounting, auditing, bookkeeping, and tax preparations	P	P
Adult day care (no overnight stay)		P
Adult day care (with overnight stay)		P
Aircraft support and related services	P	P
Airport	P	P
All-terrain vehicle (ATV) dealer/sales	P	P
Ambulance service (private)	P	P
Amphitheaters (outdoor live performances)	P	P
Amusement devices/arcade (four or more devices)	P	P
Amusement services or venues (indoors) (see section 144-5.13)	P	P
Amusement services or venues (outdoors)	P	P
Animal grooming shop	P	P
Answering and message services	P	P
Antique shop	P	P
Appliance repair	P	P
Archery range	P	P
Armed services recruiting center	P	P
Art dealer/gallery	P	P
Artist or artisans studio	P	P
Assembly/exhibition hall or areas	P	P
Assisted living facility/retirement home		P
Athletic fields	P	P
Auction sales (non-vehicle)	P	P
Auto body repair, garages (see section 144-5.11)	P	P
Auto glass repair/tinting (see section 144-5.11)	P	P
Auto interior shop/upholstery (see section 144-5.11)	P	P
Auto leasing	P	P
Auto muffler shop (see section 144-5.11)	P	P
Auto or trailer sales rooms or yards (see section 144-5.12)	P	P
Auto or truck sales rooms or yard - Primarily New	P	P
Auto paint shop	P	P
Auto repair as an accessory use to retail sales	P	P
Auto repair garage (general) (see section 144-5.11)	P	P
Auto supply store for new and factory rebuilt parts	P	P
Auto tire repair/sales (indoor)	P	P
Automobile driving school (including defensive driving)	P	P
Bakery (retail)	P	P
Bank, savings and loan, or credit union	P	P
Bar/tavern (no outdoor music)	P	P
Bar/tavern	P	P
Barber/beauty college (barber or cosmetology school or college)	P	P
Barber/beauty shop, haircutting (non-college)	P	P
Barns and farm equipment storage (related to agricultural uses)	P	P
Battery charging station	P	P

Bed and breakfast inn (see section 144-5.6)		P
Bicycle sales and/or repair	P	P
Billiard/pool facility	P	P
Bingo facility	P	P
Bio-medical facilities	P	P
Blacksmith or wagon shops	P	P
Boarding house/lodging house		P
Book binding	P	P
Book store	P	P
Bottling or distribution plants (milk)	P	P
Bottling works	P	P
Bowling alley/center (see section 144-5.13)	P	P
Broadcast station (with tower) (see section 144-5.7)	P	P
Bus barns or lots	P	P
Bus passenger stations	P	P
Cafeteria/cafe/delicatessen	P	P
Campers' supplies	P	P
Car wash (self-service; automated)	P	P
Car wash, full service (detail shop)	P	P
Carpenter, cabinet, or pattern shops	P	P
Carpet cleaning establishments	P	P
Caterer	P	P
Cemetery and/or mausoleum	P	P
Check cashing service	P	P
Chemical laboratories (not producing noxious fumes or odors)	P	P
Child day care/children's nursery (business)		P
Church/place of religious assembly	P	P
Civic/conference center and facilities	P	P
Cleaning, pressing and dyeing (non-explosive fluids used)	P	P
Clinic (dental)	P	P
Clinic (emergency care)	P	P
Clinic (medical)	P	P
Club (private)	P	P
Coffee shop	P	P
Cold storage plant	P	P
Commercial amusement concessions and facilities	P	P
Communication equipment—Installation and/or repair	P	P
Community building (associated with residential uses)	P	
Community home (see definition)		P
Computer and electronic sales	P	P
Computer repair	P	P
Confectionery store (retail)	P	P
Consignment shop	P	P
Contractor's office/sales, with outside storage including vehicles	P	P
Contractor's temporary on-site construction office	P	P
Convenience store with gas sales	P	P
Convenience store without gas sales	P	P

Country club (private)	P	P
Credit agency	P	P
Crematorium	P	
Curio shops	P	P
Custom work shops	P	P
Dance hall/dancing facility (see section 144-5.13)	P	P
Day camp	P	P
Department store	P	P
Dormitory (in which individual rooms are for rental)		P
Drapery shop/blind shop	P	P
Driving range	P	P
Drug store/pharmacy	P	P
Electrical repair shop	P	P
Electrical substation	P	P
Electronic assembly/high tech manufacturing	P	P
Electroplating works	P	P
Engine repair/motor manufacturing re-manufacturing and/or repair	P	P
Exterminator service	P	P
Fairground	P	P
Farmers market (produce market—wholesale)	P	P
Farms, general (crops) (see chapter 6 and section 144-5.9)	P	P
Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9)	P	P
Feed and grain store	P	P
Filling station (gasoline tanks must be below the ground)	P	P
Florist	P	P
Food or grocery store with gasoline sales	P	P
Food or grocery store without gasoline sales	P	P
Food processing (no outside public consumption)	P	P
Forge (hand)	P	P
Forge (power)	P	P
Fraternal organization/civic club (private club)	P	P
Freight terminal, rail/truck (outside storage of freight)	P	P
Freight terminal, truck (all storage of freight in an enclosed building)	P	P
Frozen food storage for individual or family use	P	P
Funeral home/mortuary	P	P
Furniture manufacture	P	P
Furniture sales (indoor)	P	P
Galvanizing works	P	P
Garden shops and greenhouses	P	P
Golf course (public or private)	P	P
Golf course (miniature)	P	P
Government building or use with no outside storage	P	P
Greenhouse (commercial)	P	P
Handicraft shop	P	P
Hardware store	P	P
Health club (physical fitness; indoors only)	P	P
Heating and air-conditioning sales/services	P	P

Heavy load (farm) vehicle sales/repair (see section 144-5.14)	P	P
Heliport	P	P
Home occupation (see section 144-5.5)		P
Home repair and yard equipment retail and rental outlets	P	P
Hospice		P
Hospital, general (acute care/chronic care)	P	P
Hospital, rehabilitation	P	P
Hotel/motel	P	P
Hotels/motels—Extended stay (residence hotels)		P
Ice delivery stations (for storage and sale of ice at retail only)	P	P
Ice plants	P	P
Industrial laundries	P	P
Kiosk (providing a retail service)	P	P
Laboratory equipment manufacturing	P	P
Laundromat and laundry pickup stations	P	P
Laundry, commercial (without self-serve)	P	P
Laundry/dry cleaning (drop off/pick up)	P	P
Laundry/washateria (self-serve)	P	P
Lawnmower sales and/or repair	P	P
Leather products manufacturing	P	P
Light manufacturing	P	P
Limousine/taxi service	P	P
Locksmith	P	P
Lumberyard (see section 144-5.15)	P	P
Lumberyard or building material sales (see section 144-5.15)	P	P
Machine shop	P	P
Maintenance/janitorial service	P	P
Major appliance sales (indoor)	P	P
Manufactured home sales	P	P
Manufacturing and processes	P	P
Manufacturing processes not listed	P	
Market (public, flea)	P	P
Martial arts school	P	P
Medical supplies and equipment	P	P
Metal fabrication shop	P	P
Micro brewery (onsite mfg. and/or sales)	P	P
Mini-warehouse/self-storage units (no boat and RV storage permitted)	P	P
Mini-warehouse/self-storage units with outside boat and RV storage	P	P
Motion picture studio, commercial film	P	P
Motion picture theater (indoors)	P	P
Motion picture theater (outdoors, drive-in)	P	P
Motorcycle dealer (primarily new/repair)	P	P
Moving storage company	P	P
Moving, transfer, or storage plant	P	P
Multifamily (apartments/condominiums)		P
Museum	P	P
Needlework shop	P	P

Nonbulk storage of gasoline, petroleum products and LP	P	P
Nursing/convalescent home/sanitarium		P
Offices, brokerage services	P	P
Offices, business or professional	P	P
Offices, computer programming and data processing	P	P
Offices, consulting	P	P
Offices, engineering, architecture, surveying or similar	P	P
Offices, health services	P	P
Offices, insurance agency	P	P
Offices, legal services, including court reporting	P	P
Offices, medical offices	P	P
Offices, real estate	P	P
Offices, commodity brokers, dealers, exchanges and financial services	P	P
Outside storage (as primary use)	P	P
Park and/or playground (private and public)	P	P
Parking lots (for passenger car only) (not as incidental to the main use)	P	P
Parking structure/public garage	P	P
Pawn shop	P	P
Personal watercraft sales (primarily new/repair)	P	P
Pet shop/supplies (less than 10,000 sq. ft.)	P	P
Pet store (over 10,000 sq. ft.)	P	P
Photo engraving plant	P	P
Photographic printing/duplicating/copy shop or printing shop	P	P
Photographic studio (no sale of cameras or supplies)	P	P
Photographic supply	P	P
Plant nursery (no retail sales on site)	P	P
Plant nursery (retail sales/outdoor storage)	P	P
Plastic products molding/reshaping	P	P
Plumbing shop	P	P
Portable building sales	P	P
Propane sales (retail)	P	P
Public recreation/services building for public park/playground areas	P	P
Publishing/printing company (e.g., newspaper)	P	P
Quick lube/oil change/minor inspection	P	P
Radio/television shop, electronics, computer repair	P	P
Rappelling facilities	P	P
Recreation buildings (private)	P	P
Recreation buildings (public)	P	P
Recycling kiosk	P	P
Refreshment/beverage stand	P	P
Rental or occupancy for less than one month (see section 144-5.17)		P
Research lab (non-hazardous)	P	P
Residential use in buildings with permitted non-residential uses	P	P
Restaurant/prepared food sales	P	P
Restaurant with drive-through service	P	P
Retail store/shopping center no drive-through service (<50,000 sq. ft.)	P	P

Retail store/shopping center with drive-through service (<50,000 sq. ft.)	P	P
Retail store and shopping center (more than 50,000 sq. ft. bldg.)	P	P
Retirement home/home for the aged		P
Rodeo grounds	P	P
RV park		P
RV/travel trailer sales	P	P
School, K-12 public or private	P	P
School, vocational (business/commercial trade)	P	P
Security monitoring company (no outside storage or installation)	P	P
Security systems installation company	P	P
Sheet metal shop	P	P
Shoe repair shops	P	P
Shooting gallery—Indoor (see section 144-5.13)	P	P
Shopping center	P	P
Sign manufacturing/painting plant	P	P
Specialty shops in support of project guests and tourists	P	P
Stone/clay/glass manufacturing	P	
Storage—Exterior storage for boats and recreational vehicles	P	P
Storage in bulk	P	P
Studio for radio or television, without tower	P	P
Studios (art, dance, music, drama, photo, interior decorating, etc.)	P	P
Tailor shop (see home occupation)	P	P
Tattoo or body piercing studio	P	P
Taxidermist	P	P
Telemarketing agency	P	P
Telephone exchange buildings (office only)	P	P
Tennis court (commercial)	P	P
Theater (non-motion picture; live drama)	P	P
Tire sales (outdoors)	P	P
Tool rental	P	P
Transfer station (refuse/pick-up)	P	P
Travel agency	P	P
Truck or transit terminal	P	P
University or college (public or private)	P	P
Upholstery shop (non-auto)	P	P
Used or second hand merchandise/furniture store	P	P
Vacuum cleaner sales and repair	P	P
Veterinary hospital (no outside animal runs or kennels)	P	P
Veterinary hospital (with outdoor animal runs or kennels that may not be used between the hours of 9:00 p.m. and 7:00 a.m.)	P	P
Video rental/sales	P	P
Warehouse/office and storage/distribution center	P	P
Waterfront amusement facilities—Berthing facilities sales and rentals	P	P
Waterfront amusement facilities—Boat fuel storage/dispensing facilities	P	P
Waterfront amusement facilities—Boat landing piers/launching ramps	P	P
Waterfront amusement facilities—Swimming/wading pools/bathhouses	P	P

Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system	P	P
Welding shop	P	P
Wholesale sales offices and sample rooms	P	P
Woodworking shop (ornamental)	P	P

PLANNING COMMISSION – APRIL 6, 2021 – 6:00PM

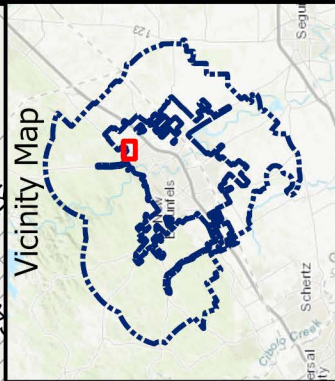
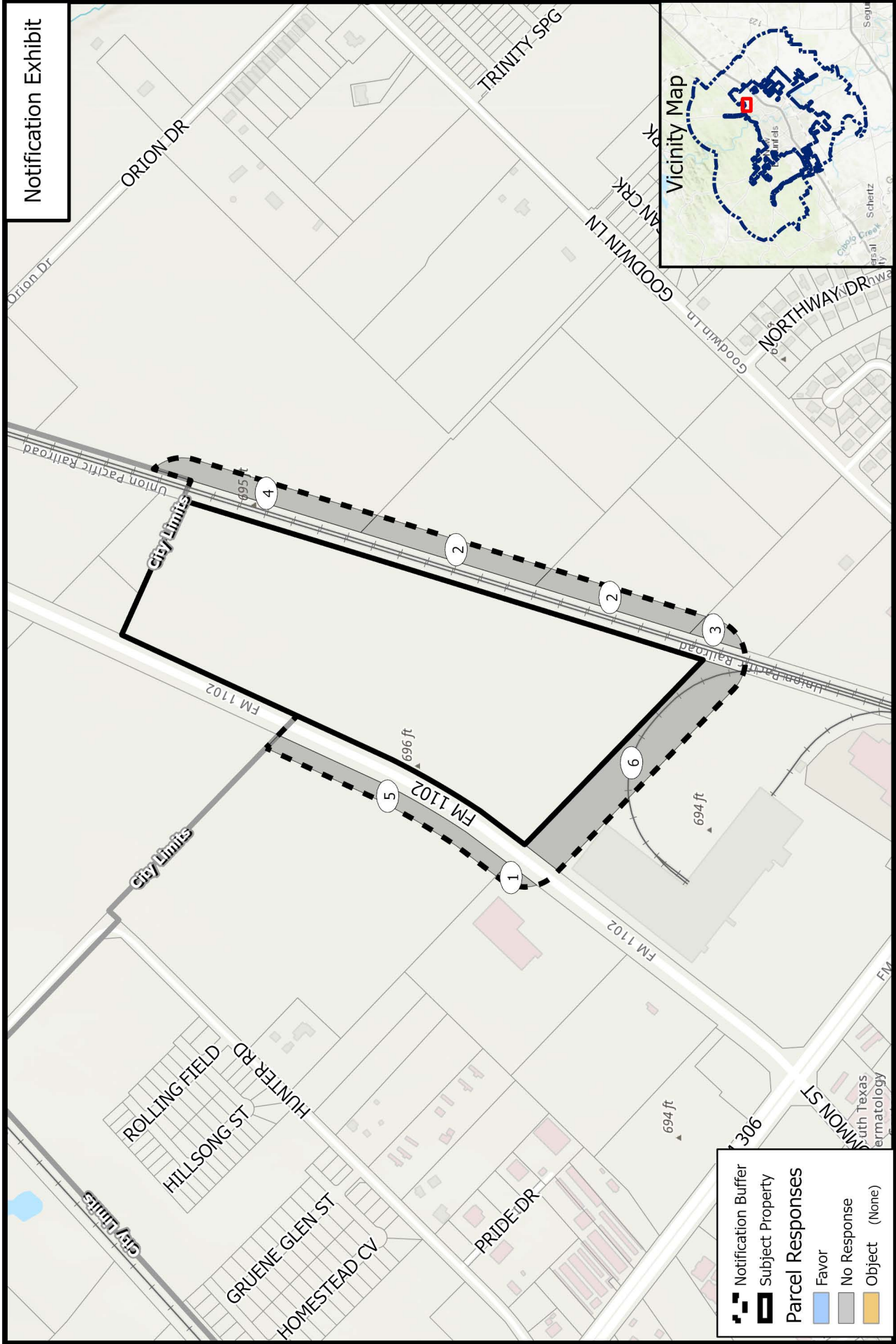
Zoom Meeting

Applicant/Owner: HMT Engineering & Surveying, Chris Van Heerde**Address/Location:** 48 acres in the 2200 block of FM 1102**PROPOSED ZONE CHANGE – CASE #PZ21-0082**

The circled numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as “Subject Property”.

1. CENTURION INDUSTRIES INC
2. KOONTZ MCCOMBS 1 LTD
3. 2577 GOODWIN LANE LLC
4. YES ACQUISITIONS LLC
5. HOUSE GEORGE W JR
6. COLEMAN COMPANY INC

SEE MAP



Notification Exhibit



PZ21-0082 **Rezoning from M-1A to MU-B**



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Subject Property from FM 1102



Planning Commission Agenda Item Report

550 Landa Street
New Braunfels, TX

4/6/2021

Agenda Item No. D)

PRESENTER:

Applicant: HMT Engineering & Surveying (Bill Ball, P.E.)

Owner: Robert Culpepper

SUBJECT:

PZ21-0083 Public hearing and recommendation to City Council regarding the proposed rezoning of approximately 2.3 acres out of the H. Foster Survey No. 34, Abstract No. 154, Comal County, Texas, addressed at 948 Broadway from "M-2" Heavy Industrial District to "MU-A" Low Intensity Mixed Use District.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: Council District 5

BACKGROUND INFORMATION:

Applicant: HMT Engineering & Surveying (Bill Ball, P.E.)
290 S. Castell Ave., Ste. 100
New Braunfels, TX 78130
(830) 625-8555 plats@hmtnb.com

Owner: Robert Culpepper
948 Broadway St.
New Braunfels, TX 78130
(830) 743-3058 culpepperplumbing@satx.rr.com

Staff Contact: Matt Greene
(830) 22-4053 mgreene@nbtexas.org

The subject property is located on the south side of Broadway between Rusk St. and Flushing. The property fronts Broadway, a 60-foot wide Collector, and abuts a 115-foot wide City Drainage Right-of-Way to the rear of the property, just north of the Union Pacific Railroad track. The 2.3-acre property is currently developed with a single-family home constructed in 1920 and two accessory buildings.

The owner would like to subdivide the property and keep the ability to utilize the property for residential use and is requesting a zoning change to "MU-A" Low Intensity Mixed Use District, which allows a mixture of residential and commercial uses. The MU-A District does not include the more intense manufacturing and industrial uses permitted in the current M-2 District and is intended to provide for a mixture of retail, office, and residential uses in close proximity to enable people to live, work and shop in a close location.

Surrounding Zoning and Land Use:

North - Across Broadway, R-3 / Single-family residences and agricultural use
 South - M-2 / City Drainage Right-of-way and Union Pacific Railroad track
 East - M-2 / Single-family residence
 West - M-2 Single-family residence

ISSUE:

The proposed rezoning to "MU-A" Low Intensity Mixed Use District is consistent with the following actions from the Envision New Braunfels Comprehensive Plan:

Action 1.3: Encourage balanced and fiscally responsible land use patterns.

Action 3.2: Plan for healthy jobs/housing balance.

Action 3.3: Balance commercial centers with stable neighborhoods.

The property lies within the New Braunfels Sub Area near existing Employment, Market, Civic, Outdoor Recreation and Tourist/Entertainment Centers, and near a future Employment Center.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Approval. This area is transitioning from heavy industrial to less intense mixed use. MU-A would be consistent with the mix of commercial and residential uses in the vicinity as well as planned development nearby.

Notification:

Public hearing notices were sent to 11 owners of property within 200 feet. No responses have been received at this time.

Resource Links:

Chapter 144-3.3-12 "M-2" Heavy Industrial District, of the City's Code of Ordinances:

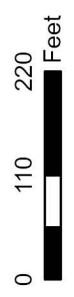
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOOR_CH144ZO_ARTIII_ZODI_S144-3.3ZODIREPRZOPRJU221987

Chapter 144, Sec. 3.4-10 "MU-A" Low Intensity Mixed Use District:

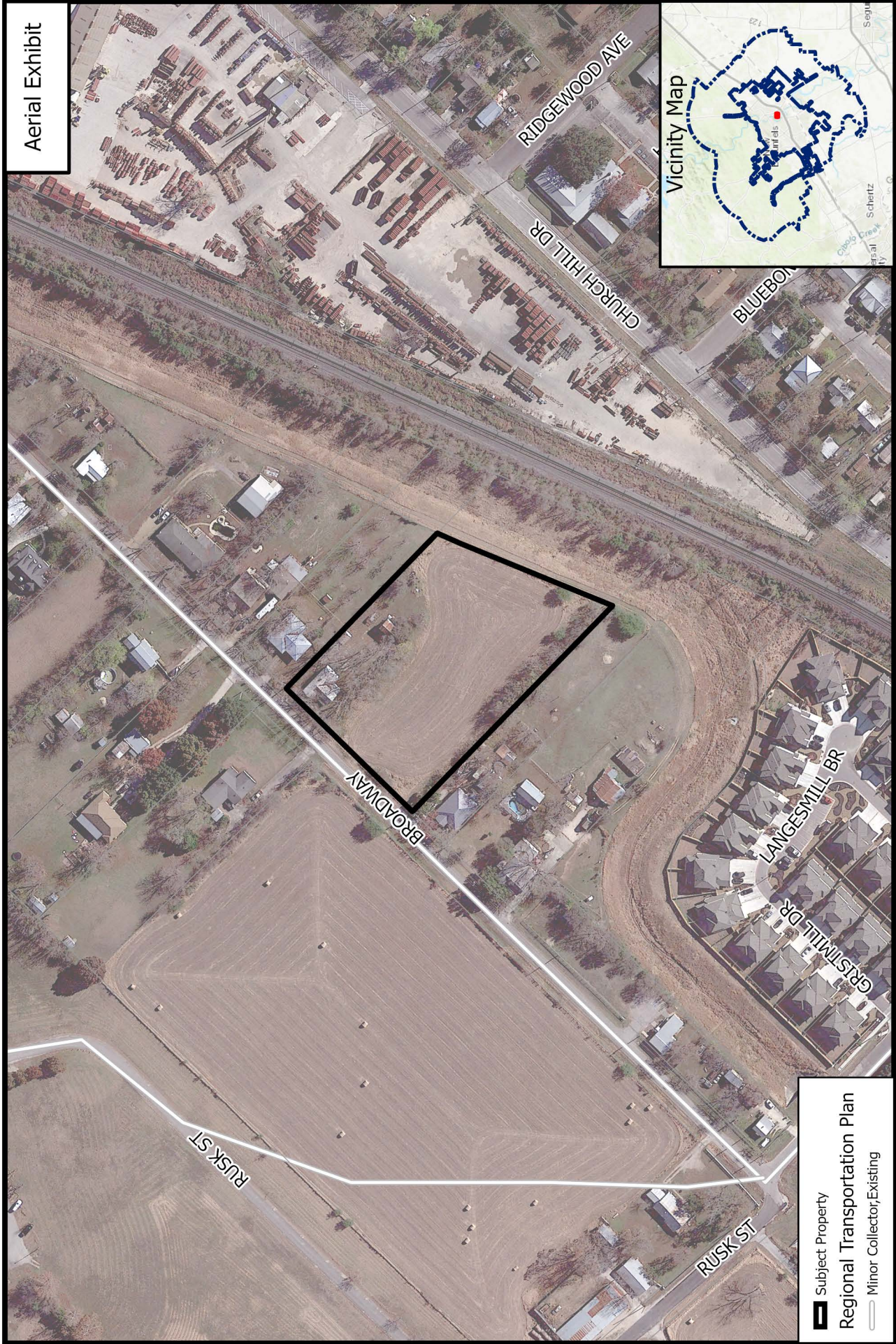
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOOR_CH144ZO_ARTIII_ZODI_S144-3.4ZODIREPRZOSUJU221987

Attachments:

1. Aerial Map
2. Land Use Maps (Zoning, Existing and Future Land Use)
3. TIA Worksheet
4. M-2 District and MU-A District Comparison Table
5. Notification List and Map



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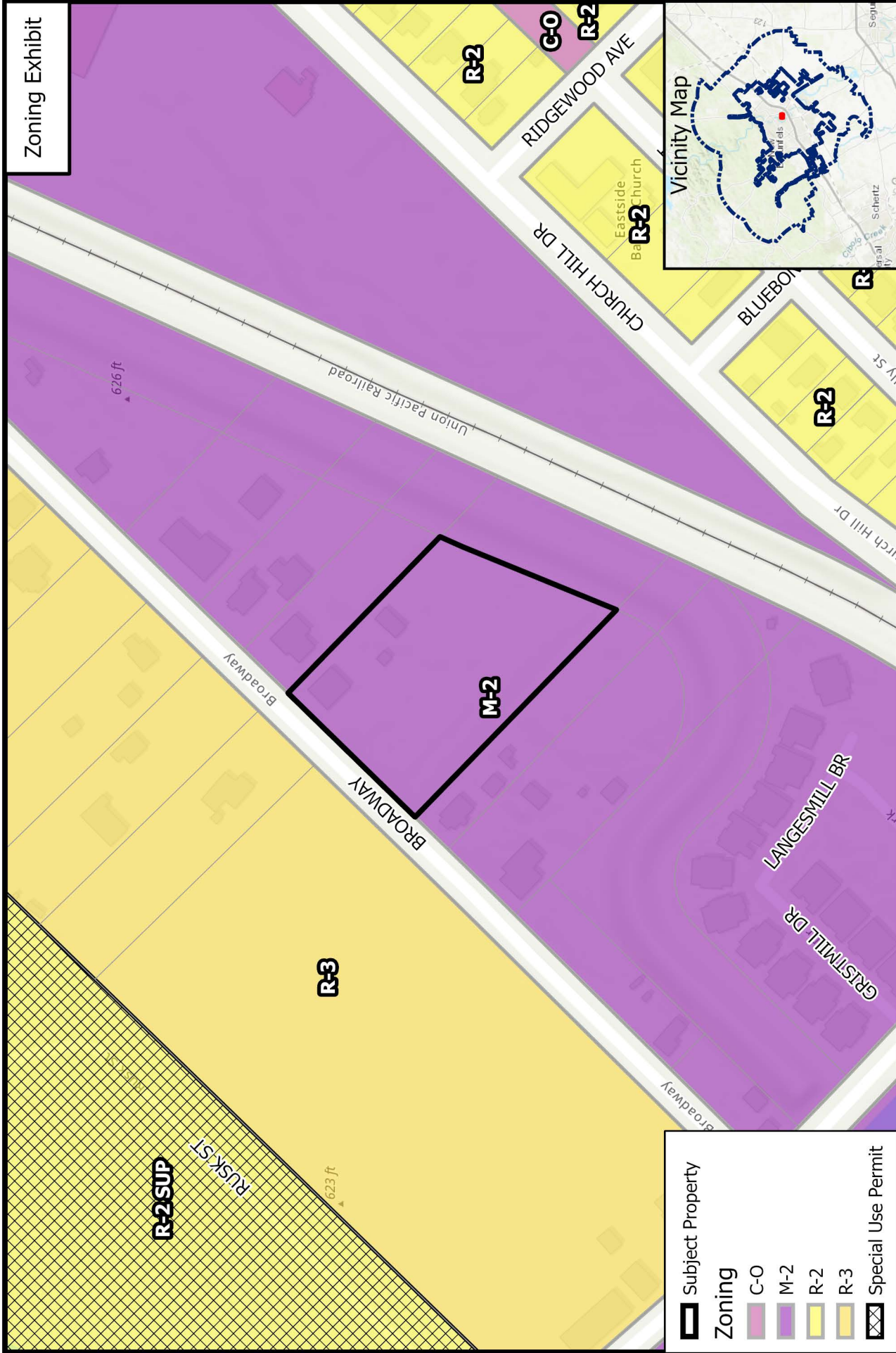


Aerial Exhibit

Subject Property
Regional Transportation Plan
Minor Collector/Existing

PZ21-0083 Rezoning from M-2 to MU-A



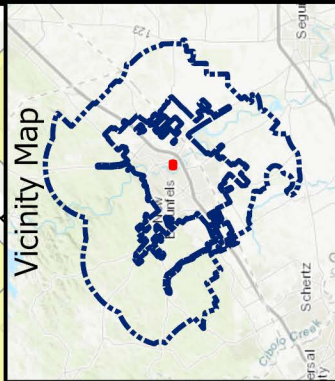
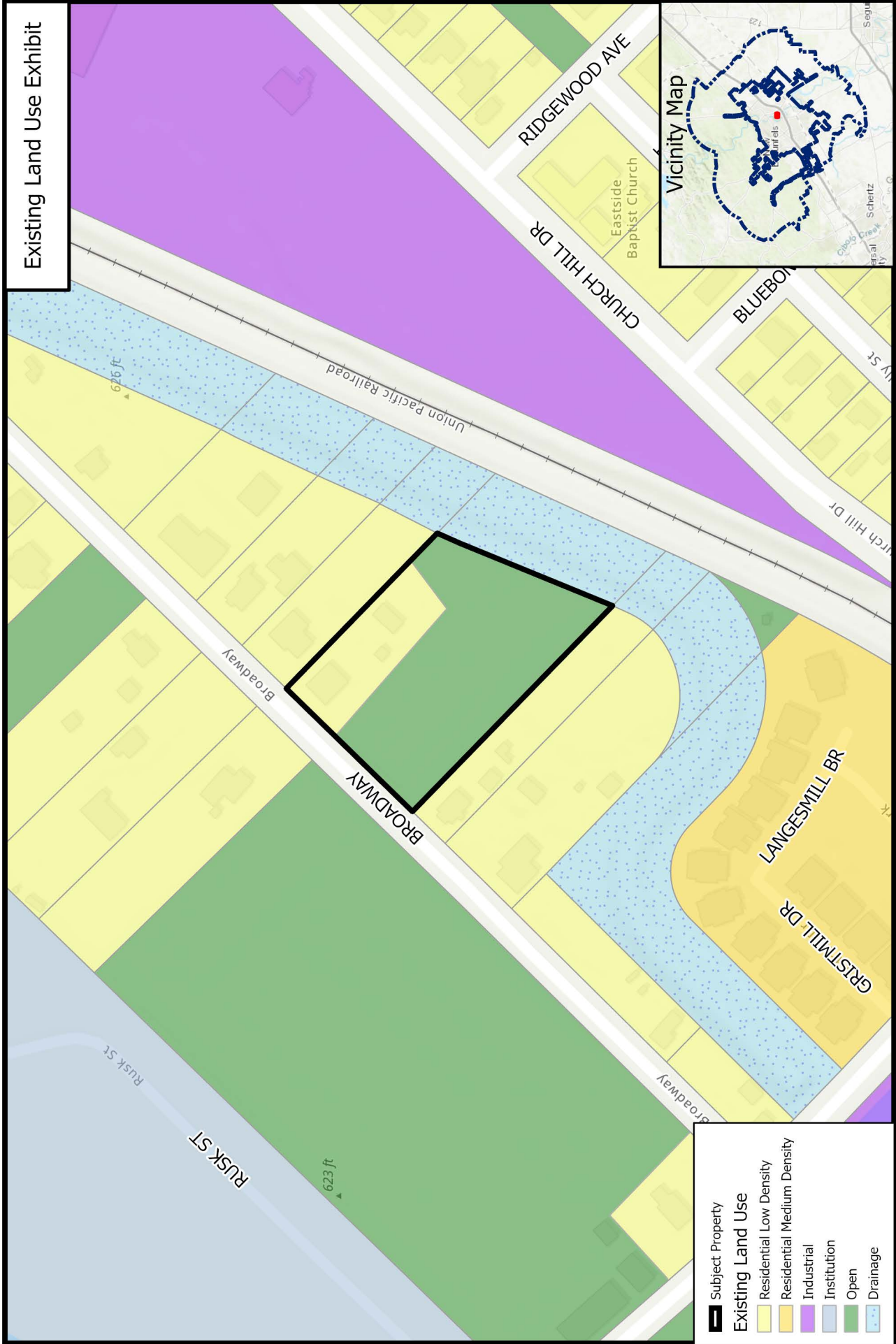


PZ21-0083

Rezoning from M-2 to MU-A

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Existing Land Use Exhibit

- Subject Property
- Existing Land Use
 - Residential Low Density
 - Residential Medium Density
 - Industrial
 - Institution
 - Open
 - Drainage

PZ21-0083
Rezoning from M-2 to MU-A



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EXISTING CENTERS

Centers are the middle, core or heart of an area. It is a point of activity and vitality. Centers come in many sizes and have different purposes or activities within. They may have endangered species habitat or aquifer recharge areas that require additional standards and consideration relating to future growth. It is envisioned that all centers be walkable, connected, and have a mix of uses. These centers must provide adequate infrastructure to support the commercial development present especially mobility and access for pedestrians, bicycles, vehicles and transit. Given the mixed-use nature of these centers, parking should be shared and not detract from the aesthetic of the area.

EMPLOYMENT CENTER

Employment Centers are mixed-use areas centered around office or industrial uses that can support significant employment.

MARKET CENTER

Market Centers are mixed-use areas anchored by a retail destination where surrounding residents go to get daily goods and services.

MEDICAL CENTER

Medical Centers are mixed-use areas centered around a medical destination such as a hospital or clinic.

CIVIC CENTER

Civic Centers are mixed-use areas centered around a civic destination such as City Hall, a library or a recreation center.

OUTDOOR RECREATION CENTER

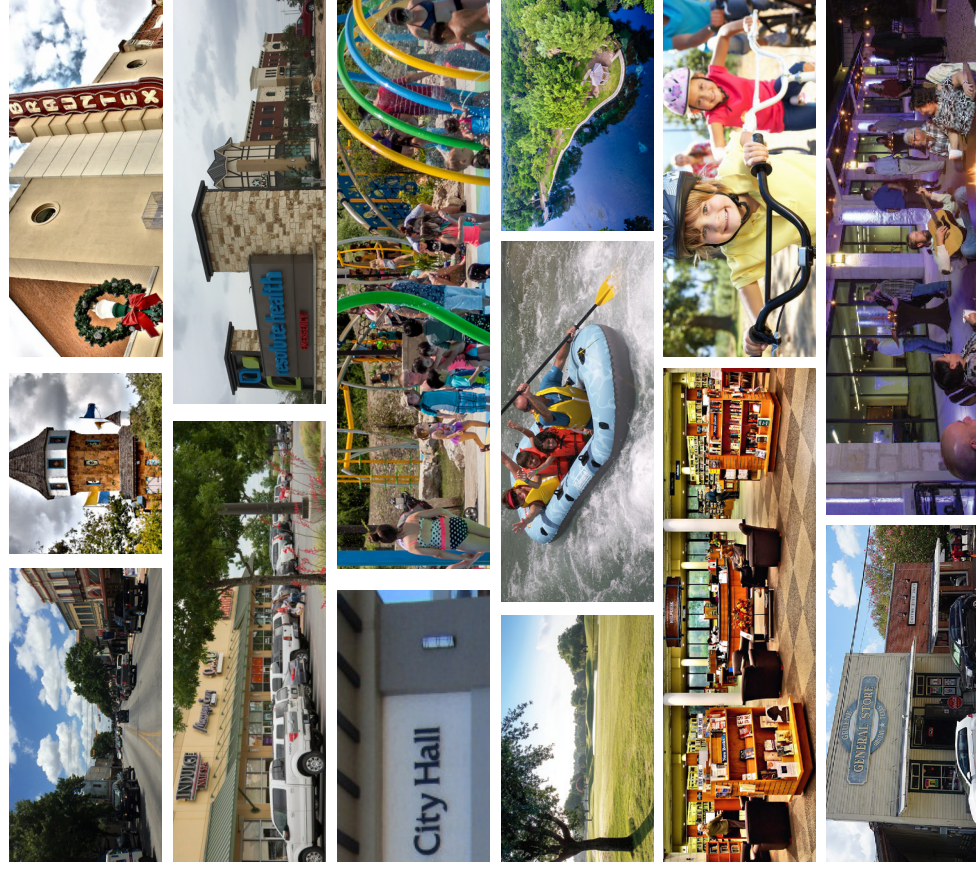
Outdoor Recreation Centers center around a public or private outdoor destination such as Landa Lake.

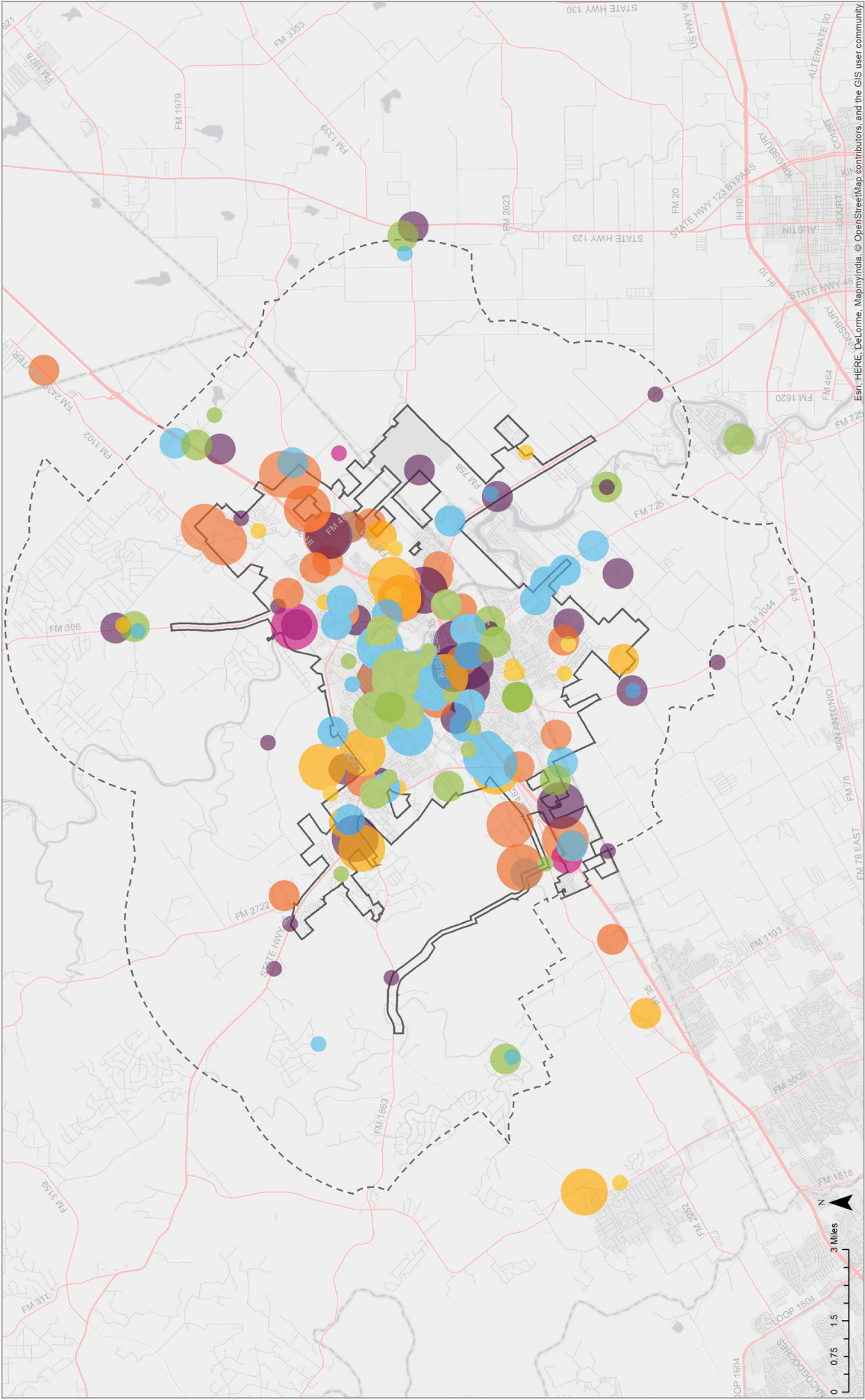
EDUCATION CENTER

Education Centers are mixed-use areas centered around an educational destination such as a K-12 school or university/college.

TOURIST/ENTERTAINMENT CENTER

Tourist/Entertainment Centers are mixed-use areas around an entertainment venue such as Gruene Hall or a tourist destination such as the Tube Chute.





The location of existing centers was determined through the analysis of previous studies and background documents, windshield surveys, and reviewed by City staff, Steering Committee members, and Plan Element Advisory Group members during a public workshop.

FUTURE LAND USE PLAN

A future land use plan is how land is envisioned to be. It establishes priorities for more detailed plans (sub area plans) and for detailed topical plans (such as parks and open spaces, trails and roads). It cannot be interpreted without the goals and actions of Envision New Braunfels.

TRANSITIONAL MIXED-USE CORRIDOR

Transitional Mixed-Use Corridors express an aspiration to retrofit existing auto-dominated retail corridors with a mix of uses and a variety of travel modes over time.

OUTDOOR RECREATION CENTER

Outdoor Recreation Centers are centered around a public or private outdoor destination like Fischer Park.

EMPLOYMENT CENTER

Employment Centers are mixed-use areas centered around office or industrial uses that can support significant employment.

MARKET CENTER

Market Centers are mixed-use areas anchored by a retail destination where surrounding residents go to get daily goods and services.

CIVIC CENTER

Civic Centers are mixed-use areas centered around a civic destination such as City Hall, a library or a recreation center.

SUB AREA 1

Sub Area 1 includes the Downtown, Gruene and the Mid-Century or older neighborhoods that surround them. It is home to the natural springs and headwaters of flowing rivers that have attracted New Braunfelsers to the town for centuries.

SUB AREA 2

Sub Area 2 refers to the neighborhoods and residential enclaves that have grown alongside the Hill Country landscape.

SUB AREA 3

Sub Area 3 includes a planned community offering a diversity of housing, distinct community centers and preserved Hill Country landscape features.

SUB AREA 4

At the heart of Sub Area 4 is Fischer Park. Proximity to IH-35, downtown and neighboring communities like McQueeney makes this area highly desirable and accessible.

SUB AREA 5

Sub Area 5 bridges together many communities east of IH-35. It includes the scenic landscape along both banks of the Guadalupe River between Highway 46 and FM 725.

SUB AREA 6

Sub Area 6 expresses an aspiration for conservation communities focused around maintaining and enhancing ecological integrity while allowing some level of development to occur.

SUB AREA 7

Sub Area 7 includes parts of the city currently being mined for natural resources. These sites may become parks and open space, mixed-use communities or new commercial or entertainment areas in the future.

SUB AREA 8

This fast-growing Sub Area includes many neighborhoods offering affordable places for young families to live.

CITY OF NEW BRAUNFELS TRAFFIC IMPACT ANALYSIS (TIA) WORKSHEET

Complete this worksheet as a requirement for zoning, master plan, plat and permit as specified in City of New Braunfels Code of Ordinances Sections 114-99 and 118-46.
Note: The Code provides the minimum information for a TIA report and it is recommended that a scoping meeting be scheduled with the Engineering Division.

Section 1: General Information

Project Name:			Date:		
Subdivision Plat Name:	Project Address/Location:				
Location? <input type="checkbox"/> City of New Braunfels <input type="checkbox"/> New Braunfels ETJ <input type="checkbox"/> Comal County <input type="checkbox"/> Guadalupe County					
Owner Name:	Owner Email:				
Owner Address:	Owner Phone:				
Preparer Company:					
Preparer Name:	Preparer Email:				
Preparer Address:	Preparer Phone:				
TIA scoping meeting with City Engineering Division staff? (required for reports)	<input type="checkbox"/> Yes. Date: <input type="checkbox"/> No.	TIA Worksheet/Report approved with previous zoning, plan, plat or permit? <input type="checkbox"/> No. Complete Page 1 only. <input type="checkbox"/> Yes. Complete Pages 1 and 2.			
Application Type or Reason for TIA Worksheet/Report					
<input type="checkbox"/> Zoning/Concept Plan/Detail Plan <input type="checkbox"/> Master Plan <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Permit <input type="checkbox"/> Other					
TIA Submittal Type (A TIA Worksheet is required with all zoning, plan, plat and permit applications)					
<input type="checkbox"/> TIA Worksheet Only (100 peak hour trips or less) <input type="checkbox"/> Level 1 TIA Report (101-500 peak hour trips)					
<input type="checkbox"/> TIA Worksheet Only – Previous TIA Report Approved <input type="checkbox"/> Level 2 TIA Report (501-1,000 peak hour trips)					
<input type="checkbox"/> TIA Worksheet Only – Previous TIA Report not required (supporting documentation may be required) <input type="checkbox"/> Level 3 TIA Report (1,001 or more peak hour trips)					

Section 2: Proposed Land Use and Trip Information for Application

Unit	Land Use	ITE Code ¹	ITE Unit ²	Est. Project Units	Critical Peak Hour	AM Peak Hour Rate	PM Peak Hour Rate	WKND Peak Hour Rate	Daily Trip Rate	AM Peak Hour Trips	PM Peak Hour Trips	WKND Peak Hour Trips	Daily Trips
<i>Total from additional tabulation sheet (if necessary):</i>										Total:			

¹Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition or most recent; ²E.g., Dwelling Units, Acres, Employees, KSF, etc.

Internal Use Only	Reviewed by:	Date:
<input type="checkbox"/> TIA Worksheet is acceptable.	<input type="checkbox"/> TIA Worksheet requires corrections.	<input type="checkbox"/> TIA Report required. <input type="checkbox"/> TIA Report not required.

Section 3: Previously Approved TIA Worksheet/Report

Project Name:	
Preparer Company:	
Preparer Name:	
Type:	<input type="checkbox"/> TIA Worksheet Only <input type="checkbox"/> Level 1 TIA Report <input type="checkbox"/> Level 2 TIA Report <input type="checkbox"/> Level 3 TIA Report
Approved with:	<input type="checkbox"/> Zoning/Concept Plan/Detail Plan <input type="checkbox"/> Master Plan <input type="checkbox"/> Plat <input type="checkbox"/> Permit <input type="checkbox"/> Other

Section 4: Update to and Status of Land Use and Trip Information for Total Development with Approved TIA Worksheet/Report (All Subdivision Units)

[illegible]

¹Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition or most recent; ²E.g., Dwelling Units, Acres, Employees, KSF, etc.;

³Specify current *approved* status of unit: PLAN – Zoning/Concept Plan/Detail Plan/Master Plan, PP – Preliminary Plat, FP – Final Plat, P – Permit, C – Completed, A – With this Application (current)

Section 5: Approved TIA Worksheet/Report Conformance

<u>Section 7 - Performance Improvement Measures</u>					
Approved TIA Conformance	AM Peak Hour Trips	PM Peak Hour Trips	WKD Peak Hour Trips	Daily Trips	Total PHT
Approved development total:					
Updated development total:					
Difference development total:					
New TIA Report Required?					
Increase in Peak Hour Trips (PHT) over 100?	<input type="checkbox"/> Yes. New TIA Report required to be approved prior to approval. <input type="checkbox"/> No.				

M-2 District & MU-A District Comparison Chart

P = Permitted Use	Existing	Proposed
	M-2	MU-A
Accessory building/structure (see section 144-5.4)		P
Accessory dwelling (one accessory dwelling per lot, no kitchen)		P
Accounting, auditing, bookkeeping, and tax preparations	P	P
Acid manufacture		
Adult day care (no overnight stay)		P
Adult day care (with overnight stay)		P
Aircraft support and related services	P	
Airport	P	
All-terrain vehicle (ATV) dealer/sales	P	
Ambulance service (private)	P	
Amphitheaters (outdoor live performances)	P	
Amusement devices/arcade (four or more devices)	P	P
Amusement services or venues (indoors) (see section 144-5.13)	P	
Amusement services or venues (outdoors)	P	
Animal grooming shop	P	P
Answering and message services	P	P
Antique shop	P	P
Appliance repair	P	P
Archery range	P	
Armed services recruiting center	P	P
Art dealer/gallery	P	P
Artist or artisans studio	P	P
Assembly/exhibition hall or areas	P	
Assisted living facility/retirement home		P
Athletic fields	P	
Auction sales (non-vehicle)	P	
Auto body repair, garages (see section 144-5.11)	P	
Auto glass repair/tinting (see section 144-5.11)	P	
Auto interior shop/upholstery (see section 144-5.11)	P	
Auto leasing	P	P
Auto muffler shop (see section 144-5.11)	P	
Auto or trailer sales rooms or yards (see section 144-5.12)	P	
Auto or truck sales rooms or yards—Primarily new (see section 144-5.12)	P	
Auto paint shop	P	
Auto repair as an accessory use to retail sales	P	
Auto repair garage (general) (see section 144-5.11)	P	
Auto supply store for new and factory rebuilt parts	P	P
Auto tire repair/sales (indoor)	P	P
Auto wrecking yards		
Automobile driving school (including defensive driving)	P	
Bakery (retail)	P	P
Bank, savings and loan, or credit union	P	P
Bar/tavern (no outdoor music)	P	P
Bar/tavern	P	P

Barber/beauty college (barber or cosmetology school or college)	P	
Barber/beauty shop, haircutting (non-college)	P	P
Barns and farm equipment storage (related to agricultural uses)	P	P
Battery charging station	P	P
Bed and breakfast inn (see section 144-5.6)		P
Bicycle sales and/or repair	P	P
Billiard/pool facility	P	
Bingo facility	P	P
Bio-medical facilities	P	
Blacksmith or wagon shops	P	
Blooming or rolling mills	P	
Boarding house/lodging house		
Book binding	P	P
Book store	P	P
Bottling or distribution plants (milk)	P	
Bottling works	P	
Bowling alley/center (see section 144-5.13)	P	
Breweries/distilleries and manufacture of alcohol and alcoholic beverages	P	
Broadcast station (with tower) (see section 144-5.7)	P	
Bulk storage of gasoline, petroleum products, liquefied petroleum and flammable liquids (see section 5.27)		
Bus barns or lots	P	
Bus passenger stations	P	
Cabin or cottage (rental)		
Cabin or cottage (rental for more than 30 days)		
Cafeteria/cafe/delicatessen	P	P
Campers' supplies	P	P
Campgrounds		
Canning/preserving factories	P	
Car wash (self-service; automated)	P	
Car wash, full service (detail shop)	P	
Carpenter, cabinet, or pattern shops	P	
Carpet cleaning establishments	P	
Caterer	P	P
Cement, lime, gypsum or plaster of Paris manufacture		
Cemetery and/or mausoleum	P	P
Check cashing service	P	P
Chemical laboratories (e.g., ammonia, bleaching powder)	P	
Chemical laboratories (not producing noxious fumes or odors)	P	
Child day care/children's nursery (business)		P
Church/place of religious assembly	P	P
Cider mills	P	
Civic/conference center and facilities	P	
Cleaning, pressing and dyeing (non-explosive fluids used)	P	P
Clinic (dental)		P
Clinic (emergency care)		P
Clinic (medical)		P

Club (private)	P	
Coffee shop	P	P
Cold storage plant	P	
Commercial amusement concessions and facilities	P	
Communication equipment—Installation and/or repair	P	P
Community building (associated with residential uses)	P	P
Community home (see definition)		P
Computer and electronic sales	P	P
Computer repair	P	P
Concrete or asphalt mixing plants—Permanent	P	
Concrete or asphalt mixing plants—Temporary	P	
Confectionery store (retail)	P	P
Consignment shop	P	P
Contractor's office/sales, with outside storage including vehicles	P	
Contractor's temporary on-site construction office	P	P
Convenience store with gas sales	P	
Convenience store without gas sales	P	P
Cotton ginning or baling works	P	
Country club (private)	P	
Credit agency	P	P
Crematorium	P	
Curio shops	P	P
Custom work shops	P	P
Dance hall/dancing facility (see section 144-5.13)	P	
Day camp		
Department store	P	P
Distillation of bones		
Dormitory (in which individual rooms are for rental)		
Drapery shop/blind shop	P	P
Driving range	P	
Drug store/pharmacy	P	P
Duplex/two-family/duplex condominiums		P
Electrical generating plant	P	
Electrical repair shop	P	P
Electrical substation	P	P
Electronic assembly/high tech manufacturing	P	
Electroplating works	P	
Enameling works	P	
Engine repair/motor manufacturing re-manufacturing and/or repair	P	
Explosives manufacture or storage		
Exterminator service	P	
Fairground	P	
Family home adult care		P
Family home child care		P
Farmers market (produce market—wholesale)	P	
Farms, general (crops) (see chapter 6 and section 144-5.9)	P	P

Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9)	P	P
Feed and grain store	P	
Fertilizer manufacture and storage		
Filling station (gasoline tanks must be below the ground)	P	
Florist	P	P
Flour mills, feed mills, and grain processing	P	
Food or grocery store with gasoline sales	P	
Food or grocery store without gasoline sales	P	P
Food processing (no outside public consumption)	P	
Forge (hand)	P	
Forge (power)	P	
Fraternal organization/civic club (private club)	P	
Freight terminal, rail/truck (when any storage of freight is wholly outside an enclosed building)	P	
Freight terminal, truck (all storage of freight in an enclosed building)	P	
Frozen food storage for individual or family use	P	P
Funeral home/mortuary	P	
Furniture manufacture	P	
Furniture sales (indoor)	P	
Galvanizing works	P	
Garbage, offal or dead animal reduction or dumping		
Garden shops and greenhouses	P	P
Gas manufacture		
Gas or oil wells		
Golf course (public or private)	P	P
Golf course (miniature)	P	
Government building or use with no outside storage (outside storage allowed in M-2 and M-2A)	P	P
Grain elevator	P	
Greenhouse (commercial)	P	P
Handicraft shop	P	P
Hardware store	P	P
Hay, grain, and/or feed sales (wholesale)		
Health club (physical fitness; indoors only)	P	P
Heating and air-conditioning sales/services	P	P
Heavy load (farm) vehicle sales/repair (see section 144-5.14)	P	
Heavy manufacturing	P	
Heliport	P	
Hides/skins (tanning)	P	
Home occupation (see section 144-5.5)		P
Home repair and yard equipment retail and rental outlets	P	
Hospice		P
Hospital, general (acute care/chronic care)	P	
Hospital, rehabilitation	P	P
Hotel/motel	P	
Hotels/motels—Extended stay (residence hotels)		
Ice delivery stations (for storage and sale of ice at retail only)	P	

Ice plants	P	
Indoor or covered sports facility		
Industrial laundries	P	
Iron and steel manufacture		
Junkyards, including storage, sorting, baling or processing of rags		
Kiosk (providing a retail service)	P	P
Laboratory equipment manufacturing	P	
Laundromat and laundry pickup stations	P	P
Laundry, commercial (without self-serve)	P	
Laundry/dry cleaning (drop off/pick up)	P	P
Laundry/washateria (self-serve)	P	P
Lawnmower sales and/or repair	P	P
Leather products manufacturing	P	
Light manufacturing	P	
Limousine/taxi service	P	
Livestock sales/auction	P	
Locksmith	P	P
Lumber mill	P	
Lumberyard (see section 144-5.15)	P	
Lumberyard or building material sales (see section 144-5.15)	P	
Machine shop	P	
Maintenance/janitorial service	P	
Major appliance sales (indoor)	P	
Manufacture of carbon batteries		
Manufacture of paint, lacquer, oil, turpentine, varnish, enamel, etc.		
Manufacture of rubber, glucose, or dextrin		
Manufactured home—HUD Code compliant (see Texas Occupations Code ch. 1201)		
Manufactured home park—HUD Code compliant (see Texas Occupations Code ch. 1201)		
Manufactured home subdivision—HUD Code compliant (see Texas Occupations Code ch. 1201)		
Manufactured home sales	P	
Manufacturing and processes	P	
Manufacturing processes not listed		
Market (public, flea)	P	
Martial arts school	P	P
Meat or fish packing/storage plants	P	
Medical supplies and equipment	P	
Metal fabrication shop	P	
Micro brewery (onsite mfg. and/or sales)	P	
Mini-warehouse/self-storage units (no boat and RV storage permitted)	P	
Mini-warehouse/self-storage units with outside boat and RV storage	P	
Monument, gravestone, or marble works (manufacture)		
Motion picture studio, commercial film	P	
Motion picture theater (indoors)	P	
Motion picture theater (outdoors, drive-in)	P	

Motorcycle dealer (primarily new/repair)	P	
Moving storage company	P	
Moving, transfer, or storage plant	P	
Multifamily (apartments/condominiums)		P
Museum	P	P
Natural resource extraction and mining		
Needlework shop	P	P
Nonbulk storage of gasoline, petroleum products and liquefied petroleum	P	
Nursing/convalescent home/sanitarium		P
Offices, brokerage services	P	P
Offices, business or professional	P	P
Offices, computer programming and data processing	P	P
Offices, consulting	P	P
Offices, engineering, architecture, surveying or similar	P	P
Offices, health services	P	P
Offices, insurance agency	P	P
Offices, legal services, including court reporting	P	P
Offices, medical offices	P	P
Offices, real estate	P	P
Offices, security/commodity brokers, dealers, exchanges and financial services	P	P
Oil compounding and barreling plants		
One-family dwelling, detached		P
Outside storage (as primary use)	P	
Paint manufacturing	P	
Paper or pulp manufacture		
Park and/or playground (private and public)	P	P
Parking lots (for passenger car only) (not as incidental to the main use)	P	P
Parking structure/public garage	P	P
Pawn shop	P	P
Personal watercraft sales (primarily new/repair)	P	
Pet shop/supplies (less than 10,000 sq. ft.)	P	P
Pet store (over 10,000 sq. ft.)	P	
Petroleum or its products (refining of)		
Photo engraving plant	P	
Photographic printing/duplicating/copy shop or printing shop	P	P
Photographic studio (no sale of cameras or supplies)	P	P
Photographic supply	P	P
Plant nursery (no retail sales on site)	P	P
Plant nursery (retail sales/outdoor storage)	P	P
Plastic products molding/reshaping	P	
Plumbing shop	P	
Portable building sales	P	
Poultry killing or dressing for commercial purposes	P	
Propane sales (retail)	P	
Public recreation/services building for public park/playground areas	P	P

Publishing/printing company (e.g., newspaper)	P	
Quick lube/oil change/minor inspection	P	P
Radio/television shop, electronics, computer repair	P	P
Railroad roundhouses or shops		
Rappelling facilities	P	
Recreation buildings (private)	P	P
Recreation buildings (public)	P	P
Recycling kiosk	P	P
Refreshment/beverage stand	P	P
Rental or occupancy for less than one month (see section 144-5.17)		
Research lab (non-hazardous)	P	
Residential use in buildings with non-residential uses permitted in the district		P
Restaurant/prepared food sales	P	P
Restaurant with drive-through service	P	P
Retail store and shopping center without drive-through service (50,000 sq. ft. bldg. or less)	P	P
Retail store and shopping center with drive-through service (50,000 sq. ft. bldg. or less)	P	P
Retail store and shopping center (more than 50,000 sq. ft. bldg.)	P	
Retirement home/home for the aged		P
Rock crushers and rock quarries		
Rodeo grounds	P	
RV park		
RV/travel trailer sales	P	
Sand/gravel sales (storage or sales)	P	
School, K-12 public or private	P	P
School, vocational (business/commercial trade)	P	P
Security monitoring company (no outside storage or installation)	P	P
Security systems installation company	P	P
Sexually oriented business (see chapter 18)		
Sheet metal shop	P	
Shoe repair shops	P	P
Shooting gallery—Indoor (see section 144-5.13)	P	
Shooting range—Outdoor (see section 144-5.13)		
Shopping center	P	P
Sign manufacturing/painting plant	P	
Single-family industrialized home (see section 144-5.8)		P
Smelting of tin, copper, zinc or iron ores		
Specialty shops in support of project guests and tourists	P	P
Stables (as a business) (see chapter 6)		
Stables (private, accessory use) (see chapter 6)		
Steel furnaces		
Stockyards or slaughtering		
Stone/clay/glass manufacturing	P	
Storage—Exterior storage for boats and recreational vehicles	P	
Storage in bulk	P	
Structural iron or pipe works		

Studio for radio or television, without tower (see zoning district for tower authorization)	P	
Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.)	P	P
Sugar refineries		
Tailor shop (see home occupation)	P	P
Tar distillation or manufacture		
Tattoo or body piercing studio	P	P
Taxidermist	P	
Telecommunications towers/antennas (see section 144-5.7)		
Telemarketing agency	P	P
Telephone exchange buildings (office only)	P	P
Tennis court (commercial)	P	
Theater (non-motion picture; live drama)	P	P
Tire sales (outdoors)	P	
Tool rental	P	P
Townhouse (attached)		P
Transfer station (refuse/pick-up)	P	
Travel agency	P	P
Truck or transit terminal	P	
Truck stop		
Tuber entrance and takeout facilities (see section 144-5.13)		
University or college (public or private)	P	P
Upholstery shop (non-auto)	P	
Used or second hand merchandise/furniture store	P	
Vacuum cleaner sales and repair	P	P
Vehicle storage facility		
Veterinary hospital (no outside animal runs or kennels)	P	P
Veterinary hospital (with outdoor animal runs or kennels that may not be used between the hours of 9:00 p.m. and 7:00 a.m.)	P	
Video rental/sales	P	P
Warehouse/office and storage/distribution center	P	
Waterfront amusement facilities—Berthing facilities sales and rentals	P	
Waterfront amusement facilities—Boat fuel storage/dispensing facilities	P	
Waterfront amusement facilities—Boat landing piers/launching ramps	P	
Waterfront amusement facilities—Swimming/wading pools/bathhouses	P	
Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system	P	P
Welding shop	P	
Wholesale sales offices and sample rooms	P	
Wire or rod mills		
Wood distillation plants (charcoal, tar, turpentine, etc.)		
Woodworking shop (ornamental)	P	P
Wool scouring		
Zero lot line/patio homes		P

PLANNING COMMISSION – APRIL 6, 2021 – 6:00PM

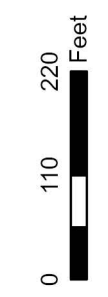
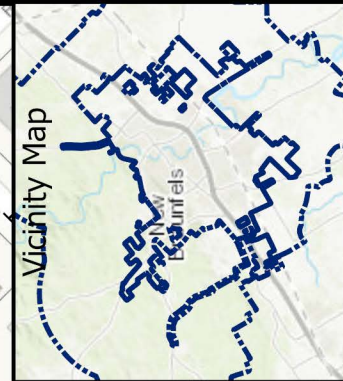
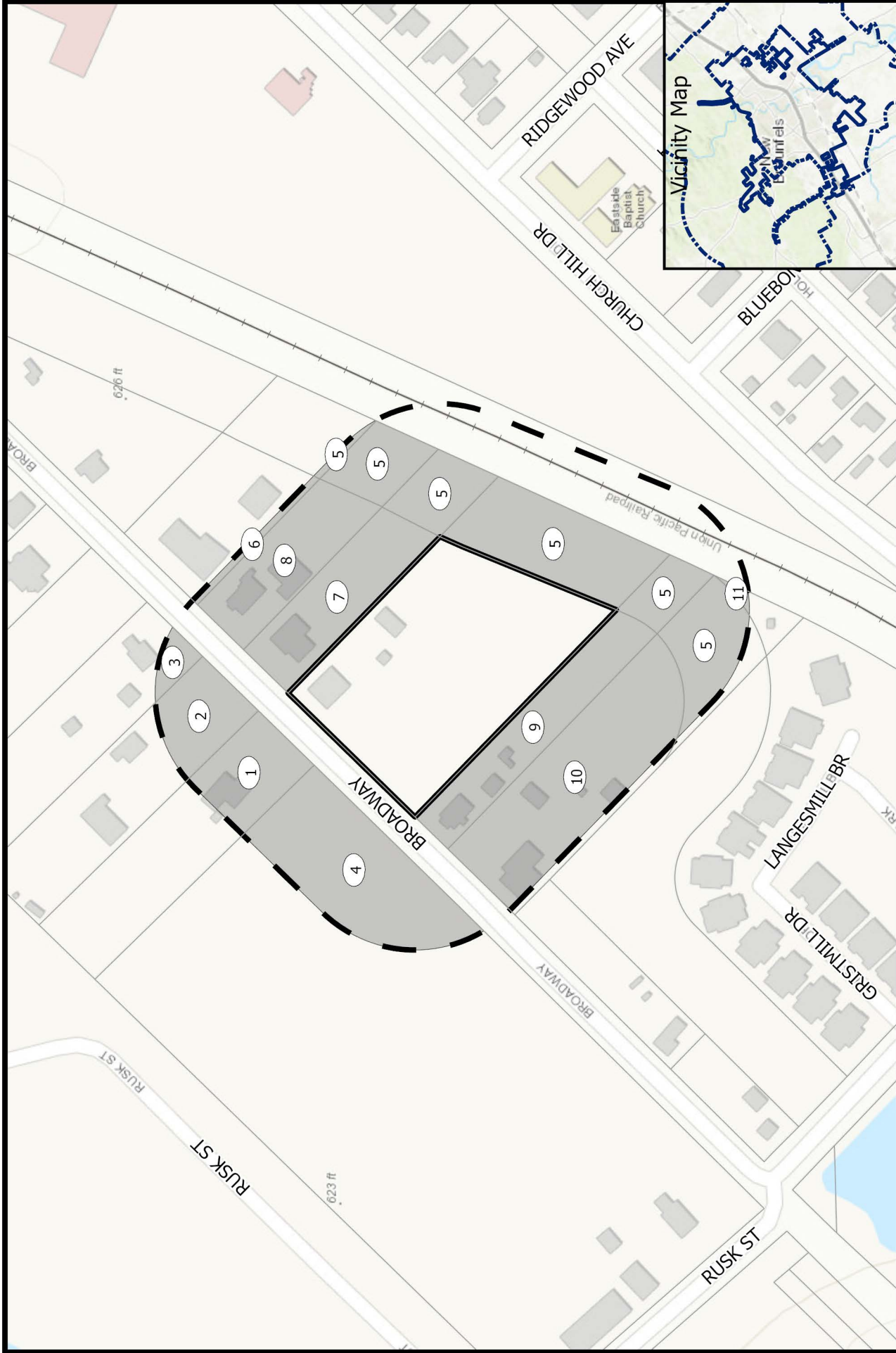
Zoom Meeting

Applicant/Owner: HMT Engineering & Surveying, Bill Ball**Address/Location:** 2.3 acres out of the H. Foster Survey No. 34, Abstract No. 154, Comal County, Texas, addressed at 948 Broadway**PROPOSED ZONE CHANGE – CASE #PZ21-0083**

The circled numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as “Subject Property”.

- | | |
|--------------------------------|------------------------------|
| 1. JOHN ANTHONY L & MARIE | 7. MEYER MARTIN D & BETTIE A |
| 2. HANZ CRAIG E & NITA | 8. LEWIS COREY & TABITHA J |
| 3. WATKINS RITZIE N | 9. CULPEPPER TRAVIS |
| 4. MYRTLE MARIE PROPERTIES LLC | 10. CELLI ANTHONY & ANN |
| 5. NEW BRAUNFELS CITY OF | 11. PROPERTY OWNER |
| 6. ZGABAY STEPHEN C & TAMMY T | |

SEE MAP



PZ21-0083
Rezoning from M-2 to MU-A

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Planning Commission Agenda Item Report

550 Landa Street
New Braunfels, TX

4/6/2021

Agenda Item No. E)

PRESENTER:

Applicant: HMT Engineering & Surveying (Bill Ball, P.E.)

Owner: William Schutz

SUBJECT:

PZ21-0084 Public hearing and recommendation to City Council regarding a proposed rezoning of approximately 4.3 acres out of the J. M. Veramendi Survey No. 1, Abstract 2, Comal County, Texas, located at the southeast corner of the intersection of Gruene Road and Ewelling Lane from "R-2" Single and Two-Family District to "C-O" Commercial Office District.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: Council District 4

BACKGROUND INFORMATION:

Applicant: HMT Engineering & Surveying (Bill Ball, P.E.)

290 S. Castell Ave., Ste 100

New Braunfels, TX 78130

(830) 625-8555

plats@hmtnb.com <<mailto:plats@hmtnb.com>>

Owner: William Schutz

1401 Camelback

Leander, TX 78741

(512)589-1349

willschutz@gmail.com <<mailto:willschutz@gmail.com>>

Staff contact: Matt Greene

(830) 221-4053

mgreene@nbtexas.org

The subject property is located on the southeast corner of the intersection of Gruene Road and Ewelling Lane between the existing NBU wastewater treatment plant and the new NBU wastewater treatment plant under construction and is currently undeveloped. The property has approximately 600 feet of frontage on Gruene Road, a Collector Street, and 285 feet of frontage on Ewelling Lane, a Local Street.

The applicant is requesting a change in zoning from "R-2" Single and Two-Family District to "C-O" Commercial Office District and the applicant's TIA Worksheet indicates the intended use of the property to be medical-dental office.

The C-O District was established to create a mixed use district of professional offices and residential use. The

standards of the C-O District are intended to encourage adaptive reuse of buildings or new office developments of the highest character in areas that are compatible and sensitive to the surroundings and ensure historic integrity. C-O District uses should not generate excess additional traffic or access problems.

Surrounding Zoning and Land Use:

North - Across Gruene Rd., R-2, R-2 with an SUP to allow multiple single-family units on one lot and R-2 with an SUP to allow a permanent single-family residence and three single-family dwellings for short term rental / Detached two-family dwellings, a single-family dwelling and detached multifamily dwellings with short short term rental, and detached multifamily dwellings

South - R-2 / Single-family dwelling

East - R-2 / Single-family dwelling

ISSUE:

The proposed rezoning to "C-O" Commercial Office District is consistent with the following actions from Envision New Braunfels:

Action 1.3: Encourage balanced and fiscally responsible land use patterns.

Action 3.1: Plan for healthy jobs / housing balance.

Action 3.3: Balance commercial centers with stable neighborhoods.

Future Land Use Plan: The property lies within the New Braunfels Sub Area near existing Employment, Market, Medical, Civic, Outdoor Recreation, Education and Tourist/Entertainment Centers and near a future Market Center.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Approval. C-O at this location is consistent with the mix of commercial, multifamily and two-family zoning in the area. Over the years, Gruene Road, between Loop 337 and Ervendberg Avenue, has transitioned from primarily large lot single-family residences to commercial, multifamily and vacation rental uses.

Notification:

Public hearing notices were sent to 9 owners of property within 200 feet of the request. No responses have been received at this time.

Resource Links:

Chapter 144, Sec. 3.3-2"R-2" Single-Family and Two-Family District of the City's Code of Ordinances:

https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOOR_CH144ZO_ARTIIIZODI_S144-3.3ZODIREPRZOPRJU221987

Chapter 144, Sec. 3.4-17 "C-O" Commercial Office District of the City's Code of Ordinances:

https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOOR_CH144ZO_ARTIIIZODI_S144-3.4ZODIREPRZOSUJU221987

Attachments:

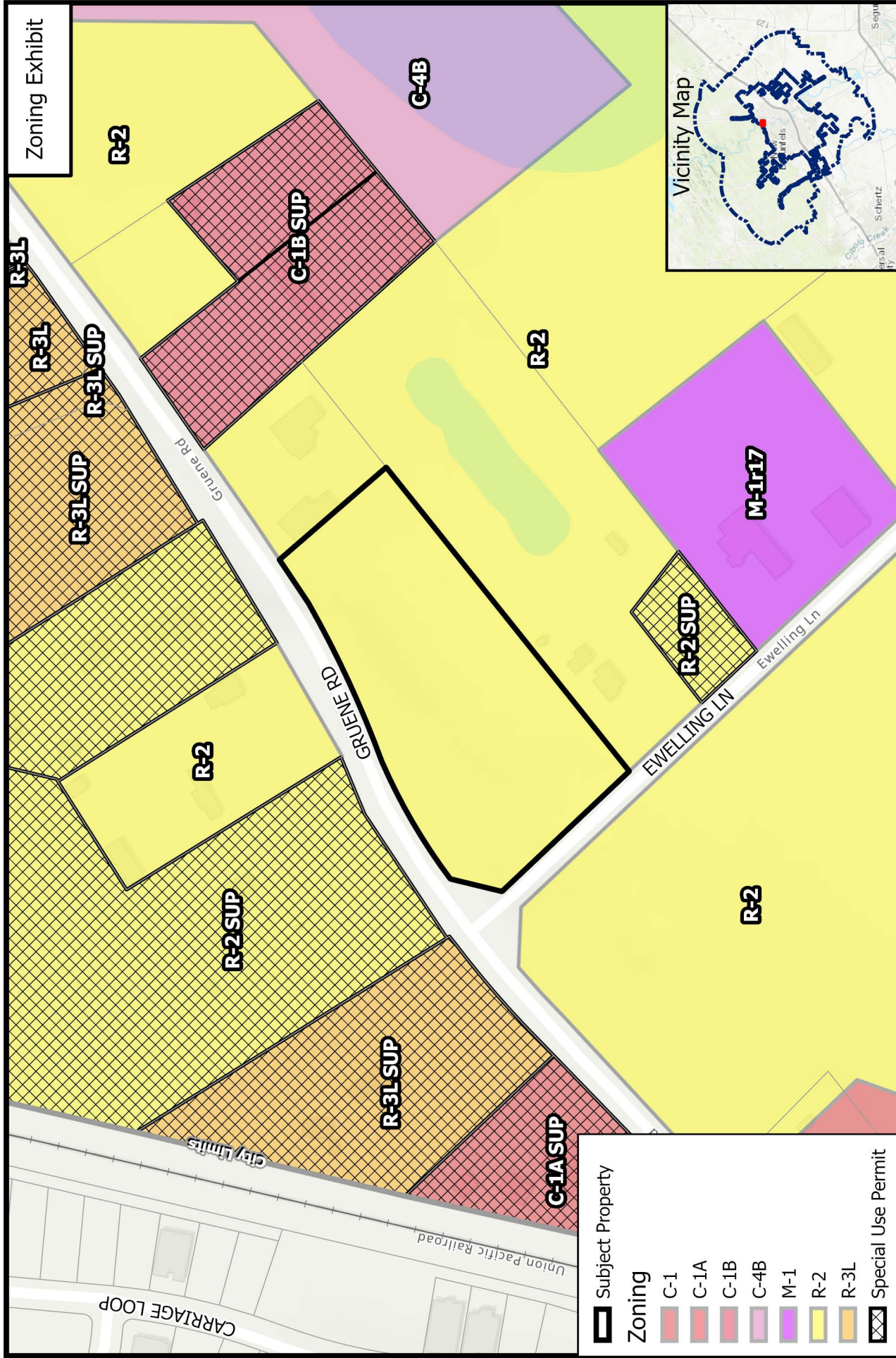
1. Aerial Map
2. Land Use Maps (Zoning, Existing and Future Land Use)
3. TIA Worksheet
4. R-2 District and C-O District comparison Table
5. Notification List and Map



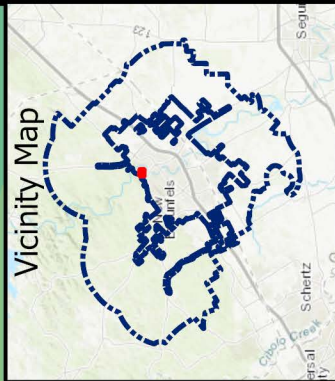
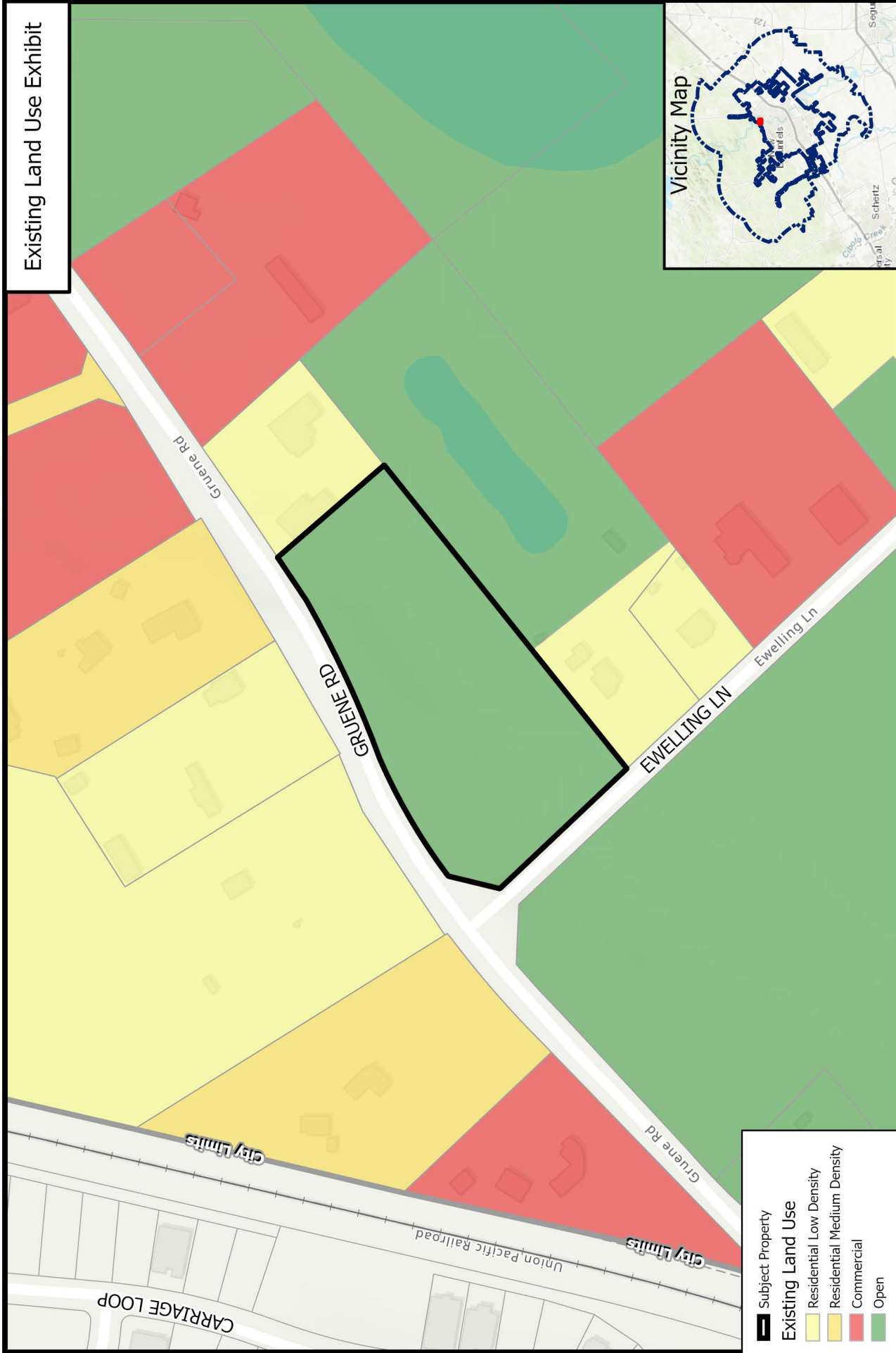
PZ21-0084

Rezoning from R-2 to C-O





PZ21-0084 Rezoning from R-2 to C-O

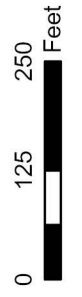


Existing Land Use Exhibit

- Subject Property
- Existing Land Use
- Residential Low Density
- Residential Medium Density
- Commercial
- Open



PZ21-0084 Rezoning from R-2 to C-O



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EXISTING CENTERS

Centers are the middle, core or heart of an area. It is a point of activity and vitality. Centers come in many sizes and have different purposes or activities within. They may have endangered species habitat or aquifer recharge areas that require additional standards and consideration relating to future growth. It is envisioned that all centers be walkable, connected, and have a mix of uses. These centers must provide adequate infrastructure to support the commercial development present especially mobility and access for pedestrians, bicycles, vehicles and transit. Given the mixed-use nature of these centers, parking should be shared and not detract from the aesthetic of the area.

EMPLOYMENT CENTER

Employment Centers are mixed-use areas centered around office or industrial uses that can support significant employment.

MARKET CENTER

Market Centers are mixed-use areas anchored by a retail destination where surrounding residents go to get daily goods and services.

MEDICAL CENTER

Medical Centers are mixed-use areas centered around a medical destination such as a hospital or clinic.

CIVIC CENTER

Civic Centers are mixed-use areas centered around a civic destination such as City Hall, a library or a recreation center.

OUTDOOR RECREATION CENTER

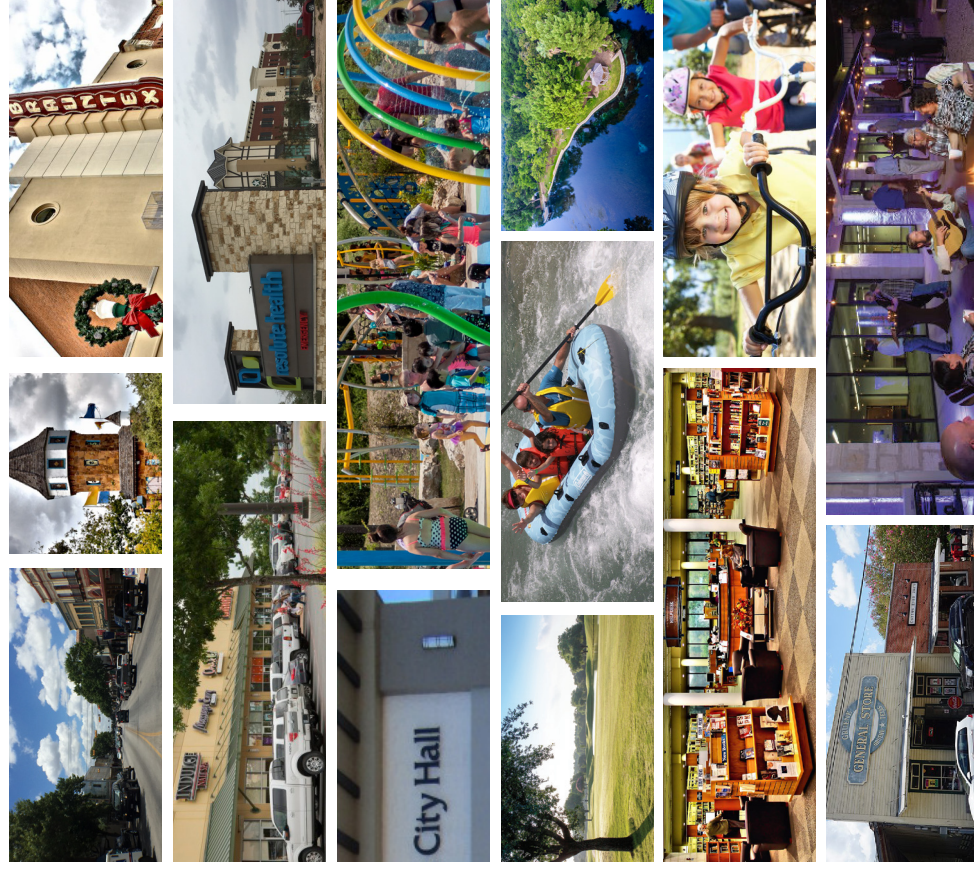
Outdoor Recreation Centers center around a public or private outdoor destination such as Landa Lake.

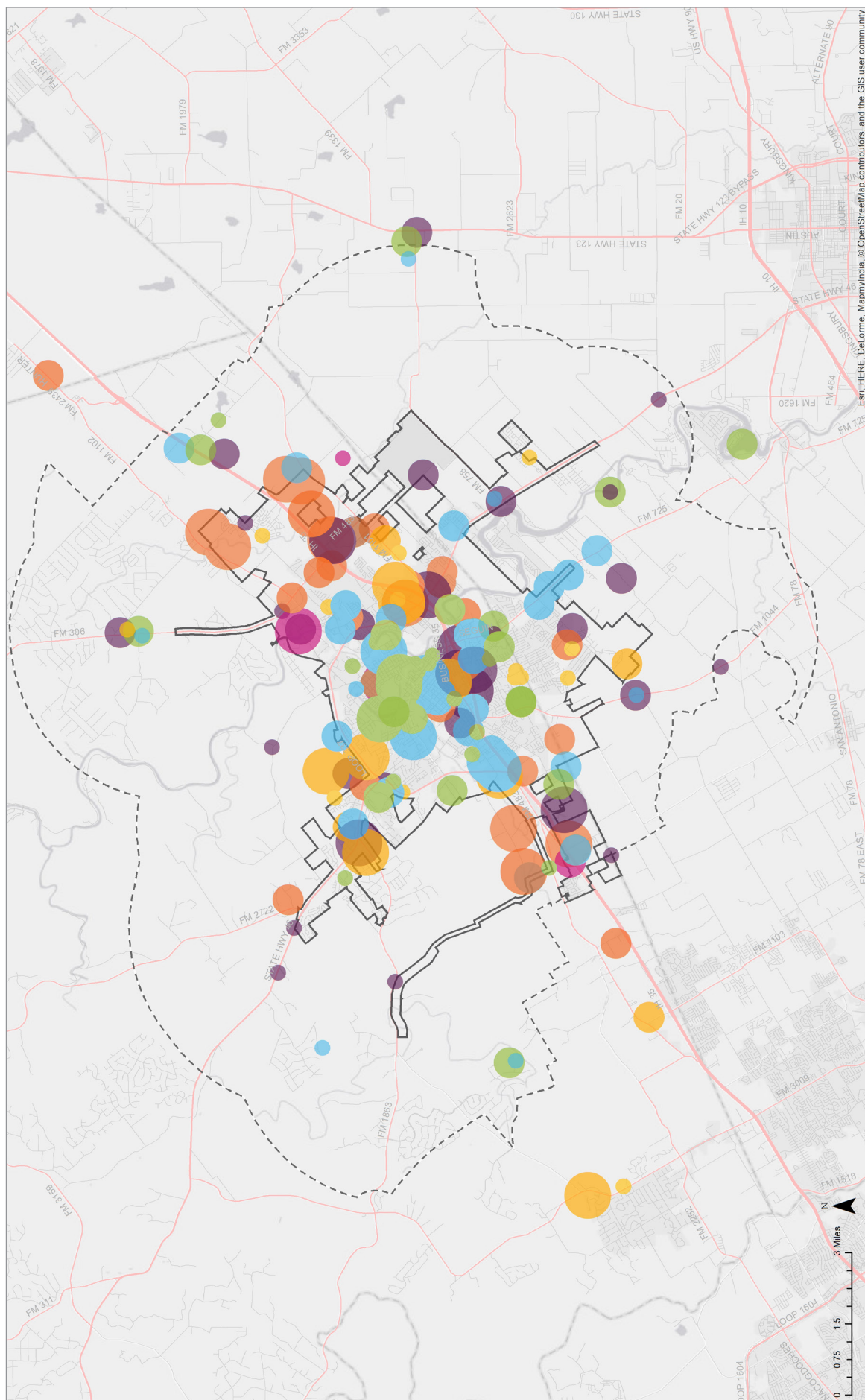
EDUCATION CENTER

Education Centers are mixed-use areas centered around an educational destination such as a K-12 school or university/college.

TOURIST/ENTERTAINMENT CENTER

Tourist/Entertainment Centers are mixed-use areas around an entertainment venue such as Gruene Hall or a tourist destination such as the Tube Chute.





The location of existing centers was determined through the analysis of previous studies and background documents, windshield surveys, and reviewed by City staff, Steering Committee members, and Plan Element Advisory Group members during a public workshop.

FUTURE LAND USE PLAN

A future land use plan is how land is envisioned to be. It establishes priorities for more detailed plans (sub area plans) and for detailed topical plans (such as parks and open spaces, trails and roads). It cannot be interpreted without the goals and actions of Envision New Braunfels.

TRANSITIONAL MIXED-USE CORRIDOR

Transitional Mixed-Use Corridors express an aspiration to retrofit existing auto-dominated retail corridors with a mix of uses and a variety of travel modes over time.

OUTDOOR RECREATION CENTER

Outdoor Recreation Centers are centered around a public or private outdoor destination like Fischer Park.

EMPLOYMENT CENTER

Employment Centers are mixed-use areas centered around office or industrial uses that can support significant employment.

MARKET CENTER

Market Centers are mixed-use areas anchored by a retail destination where surrounding residents go to get daily goods and services.

CIVIC CENTER

Civic Centers are mixed-use areas centered around a civic destination such as City Hall, a library or a recreation center.

SUB AREA 1

Sub Area 1 includes the Downtown, Gruene and the Mid-Century or older neighborhoods that surround them. It is home to the natural springs and headwaters of flowing rivers that have attracted New Braunfelsers to the town for centuries.

SUB AREA 2

Sub Area 2 refers to the neighborhoods and residential enclaves that have grown alongside the Hill Country landscape.

SUB AREA 3

Sub Area 3 includes a planned community offering a diversity of housing, distinct community centers and preserved Hill Country landscape features.

SUB AREA 4

At the heart of Sub Area 4 is Fischer Park. Proximity to IH-35, downtown and neighboring communities like McQueeney makes this area highly desirable and accessible.

SUB AREA 5

Sub Area 5 bridges together many communities east of IH-35. It includes the scenic landscape along both banks of the Guadalupe River between Highway 46 and FM 725.

SUB AREA 6

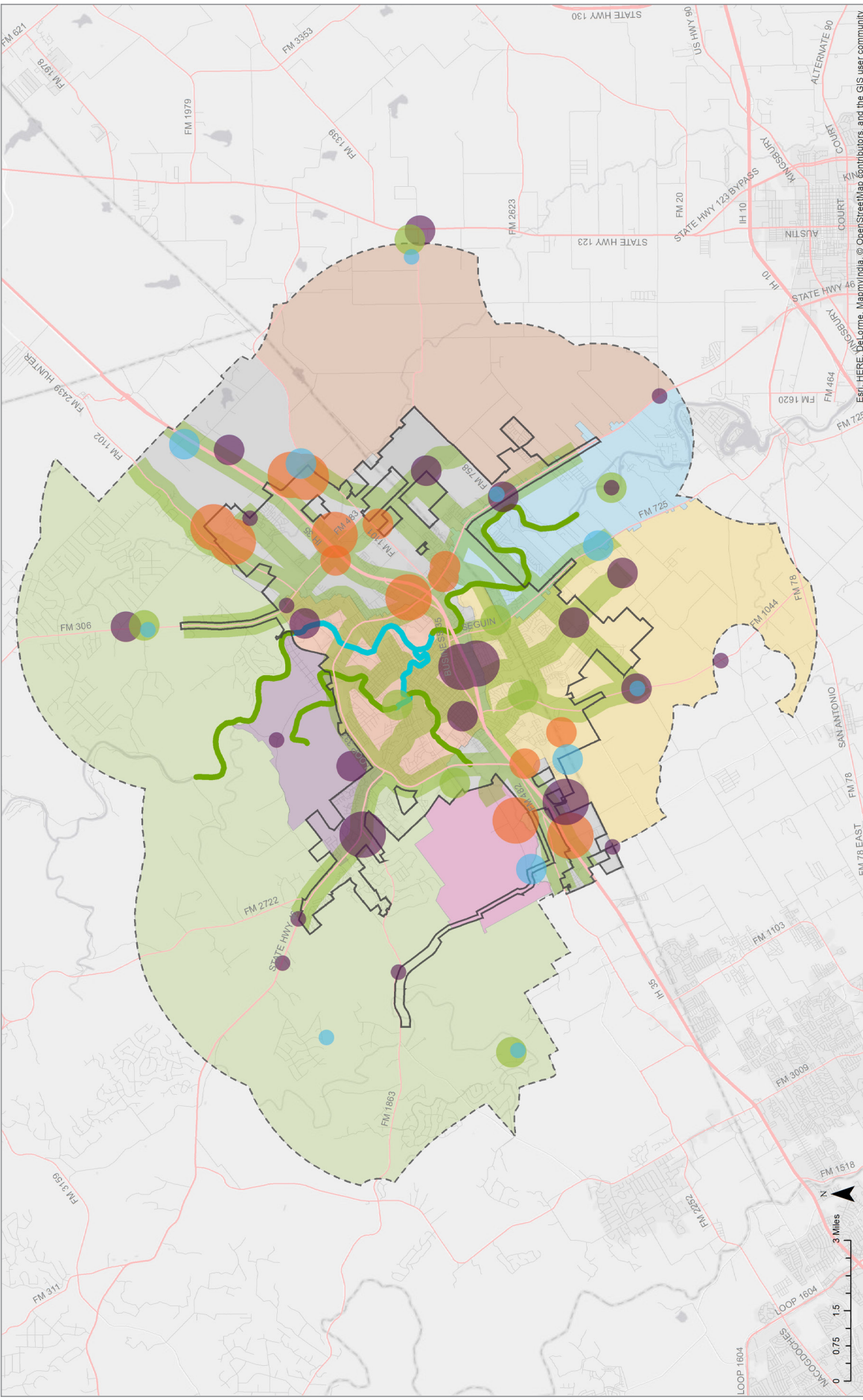
Sub Area 6 expresses an aspiration for conservation communities focused around maintaining and enhancing ecological integrity while allowing some level of development to occur.

SUB AREA 7

Sub Area 7 includes parts of the city currently being mined for natural resources. These sites may become parks and open space, mixed-use communities or new commercial or entertainment areas in the future.

SUB AREA 8

This fast-growing Sub Area includes many neighborhoods offering affordable places for young families to live.



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. Preferred future growth scenario combines Scenarios A and C per recommendations of the Envision New Braunfels Steering Committee (February 2018). Exact boundaries of sub areas, centers, and corridors may be [zoomed and viewed online](#).

CITY OF NEW BRAUNFELS TRAFFIC IMPACT ANALYSIS (TIA) WORKSHEET

Complete this worksheet as a requirement for zoning, master plan, plat and permit as specified in City of New Braunfels Code of Ordinances Sections 114-99 and 118-46.
 Note: The Code provides the *minimum information for a TIA report and it is recommended that a scoping meeting be scheduled with the Engineering Division.*

Section 1: General Information

General Information	
Project Name:	Date:
Subdivision Plat Name:	
Location? <input type="checkbox"/> City of New Braunfels <input type="checkbox"/> New Braunfels ETJ	Project Address/Location: <input type="checkbox"/> Comal County <input type="checkbox"/> Guadalupe County
Owner Name:	Owner Email:
Owner Address:	Owner Phone:
Preparer Company:	
Preparer Name:	Preparer Email:
Preparer Address:	Preparer Phone:
TIA Report scoping meeting with City Engineering Division staff? <input type="checkbox"/> Yes. Date: <input type="checkbox"/> No.	TIA Worksheet/Report approved with previous zoning, plan, plat or permit? <input type="checkbox"/> No. Complete Page 1 only. <input type="checkbox"/> Yes. Complete Pages 1 and 2.
Application Type or Reason for TIA Worksheet/Report	
<input type="checkbox"/> Zoning/Concept Plan/Detail Plan <input type="checkbox"/> Master Plan <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Permit <input type="checkbox"/> Other	
TIA Submittal Type (A TIA Worksheet is required with all zoning, plan, plat and permit applications)	
<input type="checkbox"/> TIA Worksheet Only (100 peak hour trips or less)	<input type="checkbox"/> Level 1 TIA Report (101-500 peak hour trips)
<input type="checkbox"/> TIA Worksheet Only – Previous TIA Report Approved	<input type="checkbox"/> Level 2 TIA Report (501-1,000 peak hour trips)
<input type="checkbox"/> TIA Worksheet Only – Previous TIA Report not required (supporting documentation may be required)	<input type="checkbox"/> Level 3 TIA Report (1,001 or more peak hour trips)

Section 2: Proposed Land Use and Trip Information for Application

Unit	Land Use	ITE Code ¹	ITE Unit ²	Est. Project Units	Critical Peak Hour	AM Peak Hour Rate	PM Peak Hour Rate	WKND Peak Hour Rate	Daily Trip Rate	AM Peak Hour Trips	PM Peak Hour Trips	WKND Peak Hour Trips	Daily Trips
Total from additional tabulation sheet (if necessary):										Total:			

¹Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition or most recent; ²E.g., Dwelling Units, Acres, Employees, KSF, etc.

Internal Use Only	Reviewed by:	Date:
<input type="checkbox"/> TIA Worksheet is acceptable.	<input type="checkbox"/> TIA Worksheet requires corrections.	<input type="checkbox"/> TIA Report required. <input type="checkbox"/> TIA Report not required.

Section 3: Approved TIA Worksheet/Report

Approved TIA Worksheet/Report				
Project Name:				
Preparer Company:		Preparer Name:		Date:
Type:	<input type="checkbox"/> TIA Worksheet Only	<input type="checkbox"/> Level 1 TIA Report	<input type="checkbox"/> Level 2 TIA Report	<input type="checkbox"/> Level 3 TIA Report
Approved with:	<input type="checkbox"/> Zoning/Concept Plan/Detail Plan	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Plat	<input type="checkbox"/> Permit <input type="checkbox"/> Other

Section 4: Update to and Status of Land Use and Trip Information for Total Development with Approved TIA Worksheet/Report (All Subdivision Units)

Unit	Land Use	Status ³	ITE Code ¹	ITE Unit ²	Est. Project Units	Critical Peak Hour	AM Peak Hour Rate	PM Peak Hour Rate	WKND Peak Hour Rate	Daily Trip Rate	AM Peak Hour Trips	PM Peak Hour Trips	WKND Peak Hour Trips	Daily Trips
Total from additional tabulation sheet (if necessary):														
Total:														

¹Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition or most recent; ²E.g., Dwelling Units, Acres, Employees, KSF, etc.;

³Specify current *approved* status of unit: PLAN – Zoning/Concept Plan/Detail Plan/Master Plan, PP – Preliminary Plat, FP – Final Plat, P – Permit, C – Completed, A – With this Application (current)

Section 5: Approved TIA Worksheet/Report Conformance

Approved TIA Conformance	AM Peak Hour Trips	PM Peak Hour Trips	WKD Peak Hour Trips	Daily Trips
Approved development total:				
Updated development total:				
Difference development total:				
New TIA Report Required?				
Increase in Peak Hour Trips over 100?		<input type="checkbox"/> Yes. New TIA Report required to be approved prior to approval. <input type="checkbox"/> No.		

Section 6: Required TIA Mitigation Measures

Mitigation Measures	Unit
1.	
2.	
3.	
4.	

R-2 and C-O District Comparison Chart

P = Permitted Use	Existing	Proposed
	R-2	CO
Accessory building/structure (see section 144-5.4)	P	P
Accessory dwelling (one accessory dwelling per lot, no kitchen)	P	P
Accounting, auditing, bookkeeping, and tax preparations		P
Acid manufacture		
Adult day care (no overnight stay)		P
Adult day care (with overnight stay)		
Aircraft support and related services		
Airport		
All-terrain vehicle (ATV) dealer/sales		
Ambulance service (private)		
Amphitheaters (outdoor live performances)		
Amusement devices/arcade (four or more devices)		
Amusement services or venues (indoors) (see section 144-5.13)		
Amusement services or venues (outdoors)		
Animal grooming shop		
Answering and message services		P
Antique shop		P
Appliance repair		
Archery range		
Armed services recruiting center		P
Art dealer/gallery		P
Artist or artisans studio		P
Assembly/exhibition hall or areas		
Assisted living facility/retirement home		
Athletic fields		
Auction sales (non-vehicle)		
Auto body repair, garages (see section 144-5.11)		
Auto glass repair/tinting (see section 144-5.11)		
Auto interior shop/upholstery (see section 144-5.11)		
Auto leasing		
Auto muffler shop (see section 144-5.11)		
Auto or trailer sales rooms or yards (see section 144-5.12)		
Auto or truck sales rooms or yards—Primarily new (see section 144-5.12)		
Auto paint shop		
Auto repair as an accessory use to retail sales		
Auto repair garage (general) (see section 144-5.11)		
Auto supply store for new and factory rebuilt parts		
Auto tire repair/sales (indoor)		
Auto wrecking yards		
Automobile driving school (including defensive driving)		
Bakery (retail)		P
Bank, savings and loan, or credit union		P
Bar/tavern (no outdoor music)		
Bar/tavern		

Barber/beauty college (barber or cosmetology school or college)		
Barber/beauty shop, haircutting (non-college)		P
Barns and farm equipment storage (related to agricultural uses)	P	P
Battery charging station		
Bed and breakfast inn (see section 144-5.6)		P
Bicycle sales and/or repair		
Billiard/pool facility		
Bingo facility		
Bio-medical facilities		
Blacksmith or wagon shops		
Blooming or rolling mills		
Boarding house/lodging house		P
Book binding		
Book store		P
Bottling or distribution plants (milk)		
Bottling works		
Bowling alley/center (see section 144-5.13)		
Breweries/distilleries and manufacture of alcohol and alcoholic beverages		
Broadcast station (with tower) (see section 144-5.7)		
Bulk storage of gasoline, petroleum products, liquefied petroleum and flammable liquids (see section 5.27)		
Bus barns or lots		
Bus passenger stations		
Cabin or cottage (rental)		
Cabin or cottage (rental for more than 30 days)		
Cafeteria/cafe/delicatessen		
Campers' supplies		
Campgrounds		
Canning/preserving factories		
Car wash (self-service; automated)		
Car wash, full service (detail shop)		
Carpenter, cabinet, or pattern shops		
Carpet cleaning establishments		
Caterer		
Cement, lime, gypsum or plaster of Paris manufacture		
Cemetery and/or mausoleum	P	P
Check cashing service		P
Chemical laboratories (e.g., ammonia, bleaching powder)		
Chemical laboratories (not producing noxious fumes or odors)		
Child day care/children's nursery (business)		
Church/place of religious assembly	P	P
Cider mills		
Civic/conference center and facilities		
Cleaning, pressing and dyeing (non-explosive fluids used)		
Clinic (dental)		P
Clinic (emergency care)		P
Clinic (medical)		P

Club (private)		
Coffee shop		P
Cold storage plant		
Commercial amusement concessions and facilities		
Communication equipment—Installation and/or repair		
Community building (associated with residential uses)	P	P
Community home (see definition)	P	P
Computer and electronic sales		
Computer repair		
Concrete or asphalt mixing plants—Permanent		
Concrete or asphalt mixing plants—Temporary		
Confectionery store (retail)		P
Consignment shop		
Contractor's office/sales, with outside storage including vehicles		
Contractor's temporary on-site construction office	P	P
Convenience store with gas sales		
Convenience store without gas sales		
Cotton ginning or baling works		
Country club (private)	P	
Credit agency		P
Crematorium		
Curio shops		
Custom work shops		
Dance hall/dancing facility (see section 144-5.13)		
Day camp		
Department store		
Distillation of bones		
Dormitory (in which individual rooms are for rental)		P
Drapery shop/blind shop		
Driving range		
Drug store/pharmacy		
Duplex/two-family/duplex condominiums	P	P
Electrical generating plant		
Electrical repair shop		
Electrical substation		P
Electronic assembly/high tech manufacturing		
Electroplating works		
Enameling works		
Engine repair/motor manufacturing re-manufacturing and/or repair		
Explosives manufacture or storage		
Exterminator service		
Fairground		
Family home adult care	P	
Family home child care	P	
Farmers market (produce market—wholesale)		
Farms, general (crops) (see chapter 6 and section 144-5.9)	P	P

Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9)	P	P
Feed and grain store		
Fertilizer manufacture and storage		
Filling station (gasoline tanks must be below the ground)		
Florist		
Flour mills, feed mills, and grain processing		
Food or grocery store with gasoline sales		
Food or grocery store without gasoline sales		
Food processing (no outside public consumption)		
Forge (hand)		
Forge (power)		
Fraternal organization/civic club (private club)		
Freight terminal, rail/truck (when any storage of freight is wholly outside an enclosed building)		
Freight terminal, truck (all storage of freight in an enclosed building)		
Frozen food storage for individual or family use		
Funeral home/mortuary		
Furniture manufacture		
Furniture sales (indoor)		
Galvanizing works		
Garbage, offal or dead animal reduction or dumping		
Garden shops and greenhouses		P
Gas manufacture		
Gas or oil wells		
Golf course (public or private)	P	P
Golf course (miniature)		
Government building or use with no outside storage (outside storage allowed in M-2 and M-2A)	P	P
Grain elevator		
Greenhouse (commercial)		
Handicraft shop		
Hardware store		
Hay, grain, and/or feed sales (wholesale)		
Health club (physical fitness; indoors only)		
Heating and air-conditioning sales/services		
Heavy load (farm) vehicle sales/repair (see section 144-5.14)		
Heavy manufacturing		
Heliport		
Hides/skins (tanning)		
Home occupation (see section 144-5.5)	P	
Home repair and yard equipment retail and rental outlets		
Hospice		P
Hospital, general (acute care/chronic care)		
Hospital, rehabilitation		
Hotel/motel		
Hotels/motels—Extended stay (residence hotels)		
Ice delivery stations (for storage and sale of ice at retail only)		

Ice plants		
Indoor or covered sports facility		
Industrial laundries		
Iron and steel manufacture		
Junkyards, including storage, sorting, baling or processing of rags		
Kiosk (providing a retail service)		P
Laboratory equipment manufacturing		
Laundromat and laundry pickup stations		P
Laundry, commercial (without self-serve)		
Laundry/dry cleaning (drop off/pick up)		P
Laundry/washateria (self-serve)		
Lawnmower sales and/or repair		
Leather products manufacturing		
Light manufacturing		
Limousine/taxi service		
Livestock sales/auction		
Locksmith		P
Lumber mill		
Lumberyard (see section 144-5.15)		
Lumberyard or building material sales (see section 144-5.15)		
Machine shop		
Maintenance/janitorial service		
Major appliance sales (indoor)		
Manufacture of carbon batteries		
Manufacture of paint, lacquer, oil, turpentine, varnish, enamel, etc.		
Manufacture of rubber, glucose, or dextrin		
Manufactured home—HUD Code compliant (see Texas Occupations Code ch. 1201)		P
Manufactured home park—HUD Code compliant (see Texas Occupations Code ch. 1201)		
Manufactured home subdivision—HUD Code compliant (see Texas Occupations Code ch. 1201)		P
Manufactured home sales		
Manufacturing and processes		
Manufacturing processes not listed		
Market (public, flea)		
Martial arts school		
Meat or fish packing/storage plants		
Medical supplies and equipment		
Metal fabrication shop		
Micro brewery (onsite mfg. and/or sales)		
Mini-warehouse/self-storage units (no boat and RV storage permitted)		
Mini-warehouse/self-storage units with outside boat and RV storage		
Monument, gravestone, or marble works (manufacture)		
Motion picture studio, commercial film		
Motion picture theater (indoors)		
Motion picture theater (outdoors, drive-in)		

Motorcycle dealer (primarily new/repair)		
Moving storage company		
Moving, transfer, or storage plant		
Multifamily (apartments/condominiums)		P
Museum		
Natural resource extraction and mining		
Needlework shop		P
Nonbulk storage of gasoline, petroleum products and liquefied petroleum		
Nursing/convalescent home/sanitarium		
Offices, brokerage services		P
Offices, business or professional		P
Offices, computer programming and data processing		P
Offices, consulting		P
Offices, engineering, architecture, surveying or similar		P
Offices, health services		P
Offices, insurance agency		P
Offices, legal services, including court reporting		P
Offices, medical offices		P
Offices, real estate		P
Offices, security/commodity brokers, dealers, exchanges and financial services		P
Oil compounding and barreling plants		
One-family dwelling, detached	P	P
Outside storage (as primary use)		
Paint manufacturing		
Paper or pulp manufacture		
Park and/or playground (private and public)	P	P
Parking lots (for passenger car only) (not as incidental to the main use)		
Parking structure/public garage		
Pawn shop		
Personal watercraft sales (primarily new/repair)		
Pet shop/supplies (less than 10,000 sq. ft.)		
Pet store (over 10,000 sq. ft.)		
Petroleum or its products (refining of)		
Photo engraving plant		
Photographic printing/duplicating/copy shop or printing shop		P
Photographic studio (no sale of cameras or supplies)		P
Photographic supply		P
Plant nursery (no retail sales on site)	P	
Plant nursery (retail sales/outdoor storage)		
Plastic products molding/reshaping		
Plumbing shop		
Portable building sales		
Poultry killing or dressing for commercial purposes		
Propane sales (retail)		
Public recreation/services building for public park/playground areas	P	P

Publishing/printing company (e.g., newspaper)		
Quick lube/oil change/minor inspection		
Radio/television shop, electronics, computer repair		
Railroad roundhouses or shops		
Rappelling facilities		
Recreation buildings (private)		
Recreation buildings (public)	P	P
Recycling kiosk		
Refreshment/beverage stand		
Rental or occupancy for less than one month (see section 144-5.17)		
Research lab (non-hazardous)		P
Residential use in buildings with non-residential uses permitted in the district		P
Restaurant/prepared food sales		
Restaurant with drive-through service		
Retail store and shopping center without drive-through service (50,000 sq. ft. bldg. or less)		
Retail store and shopping center with drive-through service (50,000 sq. ft. bldg. or less)		
Retail store and shopping center (more than 50,000 sq. ft. bldg.)		
Retirement home/home for the aged		P
Rock crushers and rock quarries		
Rodeo grounds		
RV park		
RV/travel trailer sales		
Sand/gravel sales (storage or sales)		
School, K-12 public or private	P	P
School, vocational (business/commercial trade)		P
Security monitoring company (no outside storage or installation)		P
Security systems installation company		
Sexually oriented business (see chapter 18)		
Sheet metal shop		
Shoe repair shops		P
Shooting gallery—Indoor (see section 144-5.13)		
Shooting range—Outdoor (see section 144-5.13)		
Shopping center		
Sign manufacturing/painting plant		
Single-family industrialized home (see section 144-5.8)	P	P
Smelting of tin, copper, zinc or iron ores		
Specialty shops in support of project guests and tourists		
Stables (as a business) (see chapter 6)		
Stables (private, accessory use) (see chapter 6)		
Steel furnaces		
Stockyards or slaughtering		
Stone/clay/glass manufacturing		
Storage—Exterior storage for boats and recreational vehicles		
Storage in bulk		
Structural iron or pipe works		

Studio for radio or television, without tower (see zoning district for tower authorization)		
Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.)		
Sugar refineries		
Tailor shop (see home occupation)		
Tar distillation or manufacture		
Tattoo or body piercing studio		
Taxidermist		
Telecommunications towers/antennas (see section 144-5.7)		
Telemarketing agency		P
Telephone exchange buildings (office only)		P
Tennis court (commercial)		P
Theater (non-motion picture; live drama)		
Tire sales (outdoors)		
Tool rental		
Townhouse (attached)		P
Transfer station (refuse/pick-up)		
Travel agency		P
Truck or transit terminal		
Truck stop		
Tuber entrance and takeout facilities (see section 144-5.13)		
University or college (public or private)		P
Upholstery shop (non-auto)		
Used or second hand merchandise/furniture store		
Vacuum cleaner sales and repair		
Vehicle storage facility		
Veterinary hospital (no outside animal runs or kennels)		
Veterinary hospital (with outdoor animal runs or kennels that may not be used between the hours of 9:00 p.m. and 7:00 a.m.)		
Video rental/sales		
Warehouse/office and storage/distribution center		
Waterfront amusement facilities—Berthing facilities sales and rentals		
Waterfront amusement facilities—Boat fuel storage/dispensing facilities		
Waterfront amusement facilities—Boat landing piers/launching ramps		
Waterfront amusement facilities—Swimming/wading pools/bathhouses		
Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system	P	P
Welding shop		
Wholesale sales offices and sample rooms		
Wire or rod mills		
Wood distillation plants (charcoal, tar, turpentine, etc.)		
Woodworking shop (ornamental)		
Wool scouring		
Zero lot line/patio homes		P

PLANNING COMMISSION – APRIL 6, 2021 – 6:00PM

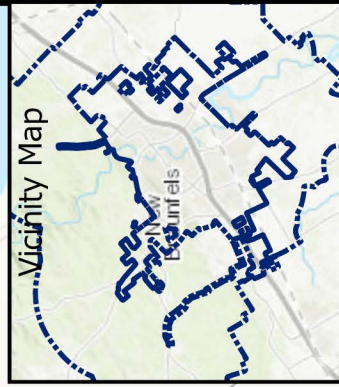
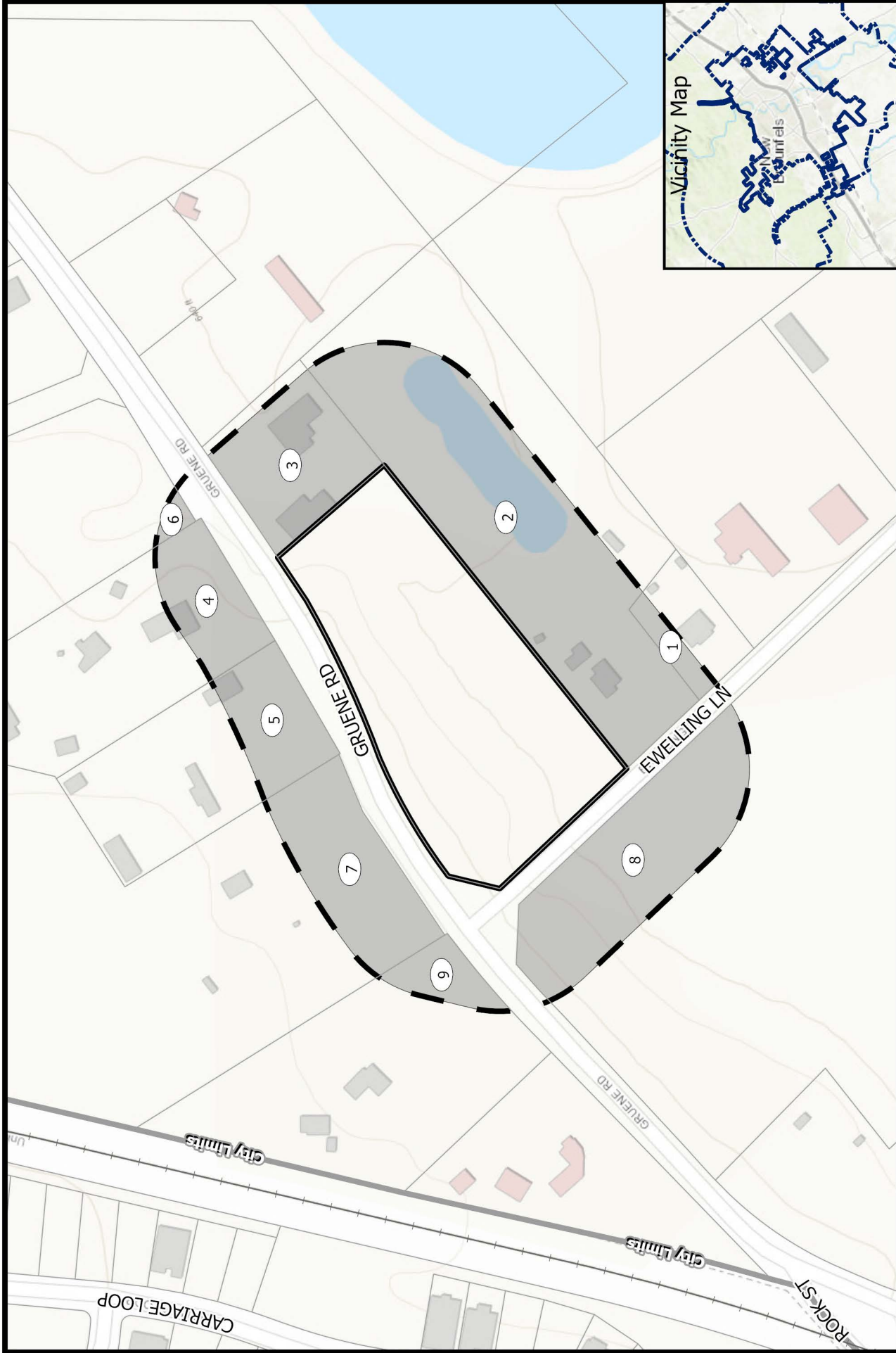
Zoom Meeting

Applicant/Owner: HMT Engineering & Surveying, Bill Ball**Address/Location:** 4.3 acres out of the J M Veramendi Survey No. 1, Abstract 2, Comal County, Texas, located at the southeast corner of the intersection of Gruene Road and Ewelling Lane**PROPOSED ZONE CHANGE – CASE #PZ21-0084**

The circled numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as “Subject Property”.

- | | |
|---|--------------------------------------|
| 1. PURCELL SPILLAR FAMILY PARTNERSHIP LTD | 6. BLEWETT ALLEN & BINGHAM LLC |
| 2. REAL FRANKLIN CONRAD & ANNIE | 7. VILLAGES AT GRUENE NB LLC |
| 3. DALKE GLEN C JR & CECILIA | 8. KOEPP SKYLAR W TRUST ET AL |
| 4. MAYFIELD ROBERT S & PAMELA | 9. MAGEE WILLIAM & PAMELA LVNG RVCBL |
| 5. HANDRICK BARNEY R | TRST |

SEE MAP



PZ21-0084

Rezoning from R-2 to C-O





Planning Commission Agenda Item Report

550 Landa Street
New Braunfels, TX

4/6/2021

Agenda Item No. F)

PRESENTER:

Applicant: MNO Partners (David Morin)

Owner: Noland and Vera Koepp, Ltd. Partnership

SUBJECT:

SUP21-037 Public hearing and recommendation to City Council regarding a proposed rezoning to apply a Special Use Permit to allow multifamily residential use - up to 24 units per acre - in the "C-1A" Neighborhood Business District on approximately 10 acres out of the A. P. Fuquay Survey No. 35, Abstract No. 155, Comal County, Texas, located at the northwest corner of the intersection of E. Common Street and Old FM 306.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: Council District 4

BACKGROUND INFORMATION:

Applicant: MNO Partners (David Morin)
2028 E. Ben White Blvd., 240-4700
Austin, TX 78741
(210) 3030-7858 david@mnoinvestments.com

Owner: Noland and Vera Koepp, Ltd. Partnership
2755 Hunter Rd.
New Braunfels, TX 78132
(830) 608-4658 debbie@fapcolc.com

Staff Contact: Matt Greene
(830) 221-4053 mgreene@nbtexas.org

This case was postponed at the Planning Commission's March 2, 2021 meeting at the request of the applicant to allow more time to engage with neighbors and to address their concerns.

The subject approximate 10-acre tract is situated on the northwest corner of the intersection of East Common Street and Old FM 306. It is currently utilized for agriculture. The applicant is requesting approval of a Type 2 Special Use Permit (SUP) to allow development of multifamily residential at up to 24 units per acre with a general site plan and development standards of the "R-3H" Multifamily High Density Residential District. As the base C-1A zoning would remain, non-residential uses would also continue to be allowed on the site.

The applicant indicates two meetings were held with neighbors. The first meeting occurred January 19, 2021 where plans were first revealed to the neighbors. The plans were then modified to accommodate neighbor requests from the first meeting and presented to the neighbors at a second meeting held on January 22nd. During the applicant's request for postponement at the March 2, 2021 Planning Commission meeting, the applicant announced plans for a meeting with neighbors that would occur prior to the Planning Commission's April 6th meeting.

The applicant is proposing the following additional restrictions in an attempt to alleviate some of the concerns from property owners within the adjacent neighborhoods:

An increased setback for 3-story buildings: The SUP proposes a minimum setback of 100 feet from any adjacent property used or zoned for single or two-family use for portions of buildings within the multifamily development that are 3 stories in height-foot, whereas the R-3H District only requires a minimum 20-foot setback plus an additional foot for each foot of building height over 20 feet.

A taller masonry residential buffer wall: The SUP proposes a 10-foot tall CMU buffer wall between the multifamily property and adjacent single and two-family residential properties, whereas the Zoning Ordinance requires only a 6-foot to 8-foot tall masonry wall. The buffer wall will be constructed before framing of any buildings commence and will be required to be designed to comply with sight distance and visibility standards at the intersection of East Common Street and Gruene Vineyard Crossing.

No extension of Clearwater Drive to East Common Street: The SUP proposes an easement for emergency vehicular and pedestrian access only from the terminus of Clearwater Drive, whereas the Subdivision Platting Ordinance would require the extension of Clearwater Drive, whether it be a cul-de-sac or through street, if the property were to be subdivided into more than one lot. Some of the neighbors have voiced their concern about through-traffic going to or coming from Gruene should there be a public right-of-way extension of Clearwater Drive to East Common Street.

Dumpster locations: Dumpsters will be required to be placed a minimum of 50 feet away from any single-family residential properties.

Surrounding Zoning and Land Use:

North - R-1 & R-2 / Single-family residential neighborhood and duplexes
 South - Across E. Common St., C-1 & M-1 with an SUP for multifamily development up to 24 units per acre / Agricultural
 East - Across Old FM 306, C-1 & C-1B / Church
 West - ZH-A and across Gruene Vineyard Crossing, "Vineyard at Gruene" Planned Development District / Single-family neighborhood

ISSUE:

The proposed SUP for multifamily residential use up to 24 units per acre is consistent with the following actions from Envision New Braunfels:

Action 1.3: Encourage balanced and fiscally responsible land use patterns.

Action 3.1: Plan for healthy jobs/housing balance.

The proposed SUP is inconsistent with the following actions from the Envision New Braunfels Comprehensive Plan:

Action 3.18: Encourage multifamily to disperse throughout the community rather than to congregate in masse.

Action 7.10: Require more street connectivity/adopt connectivity ratios.

The property lies within the New Braunfels Sub Area near Existing Employment, Market, Tourist/Entertainment and Education Centers and in the vicinity of proposed Future Market Centers along a Transitional Mixed-Use Corridor.

FISCAL IMPACT:

N/A

RECOMMENDATION:

The proposed use is consistent with the mixture of zoning districts and single, two-family, multifamily and commercial uses in the area and has direct access to Common Street, a Principal Arterial, which is the type of roadway classification where multifamily use is intended to be located. The applicant's SUP request also includes more restrictive development standards than the City's multifamily zoning districts that will add additional buffering between the adjacent neighborhoods. Therefore, staff recommends approval with the following conditions:

1. Development of the site for multifamily use must comply with the development standards of the "R-3H" Multifamily High Density District, if a particular development standard is not specifically addressed in the development standards of the Special Use Permit.
2. The property will remain in compliance with the approved site plan. Any significant changes to the site plan will require a revision to the SUP.

Notification:

Public hearing notices were sent to 46 owners of property within 200 feet of the request. The City has received 4 responses in favor from numbers 14, 16 (with a condition), 19 (with a condition) and 43; and 25 responses in opposition from numbers 3, 4, 6, 7, 9, 12, 18, 21, 22, 23, 25, 26, 27, 28, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42 and 44 and an additional 45 objections from outside the 200-foot notification area.

Opposition (from within the state-mandated notification area) represents more than 20% of the notification area. A $\frac{3}{4}$ majority vote of City Council (6 votes) will be required for approval of the applicant's request unless some of that opposition changes before the City Council hearing.

Resource Links:

Chapter 144, Sec. 3.4-12 "C-1A" Neighborhood Business District of the City's Code of Ordinances:

https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOOR_CH144ZO_ARTIIIZODI_S144-3.3ZODIREPRZOPRJU221987

Chapter 144, Sec. 3.6 Special Use Permits of the City's Code of Ordinances:

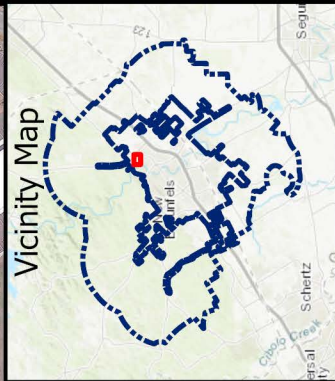
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOOR_CH144ZO_ARTIIIZODI_S144-3.3ZODIREPRZOPRJU221987

Chapter 144, Secs. 3.4-5 "R-3H" Multifamily High Density District of the City's Code of Ordinances:

https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOOR_CH144ZO_ARTIIIZODI_S144-3.4ZODIREPRZOSUJU221987

Attachments:

1. Aerial Map
2. Land Use Maps (Zoning, Existing and Future Land Use)
3. Proposed Special Use Permit Site Plan
4. TIA Worksheet
5. R-3H District and Proposed SUP Development Standards Comparison Table
6. Notification List, Map and Responses



- Subject Property**
- Regional Transportation Plan**
- Principal Arterial, Existing
 - Minor Collector, Existing
 - Minor Collector, Proposed

Aerial Exhibit

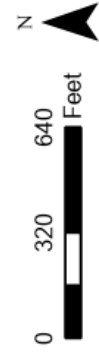
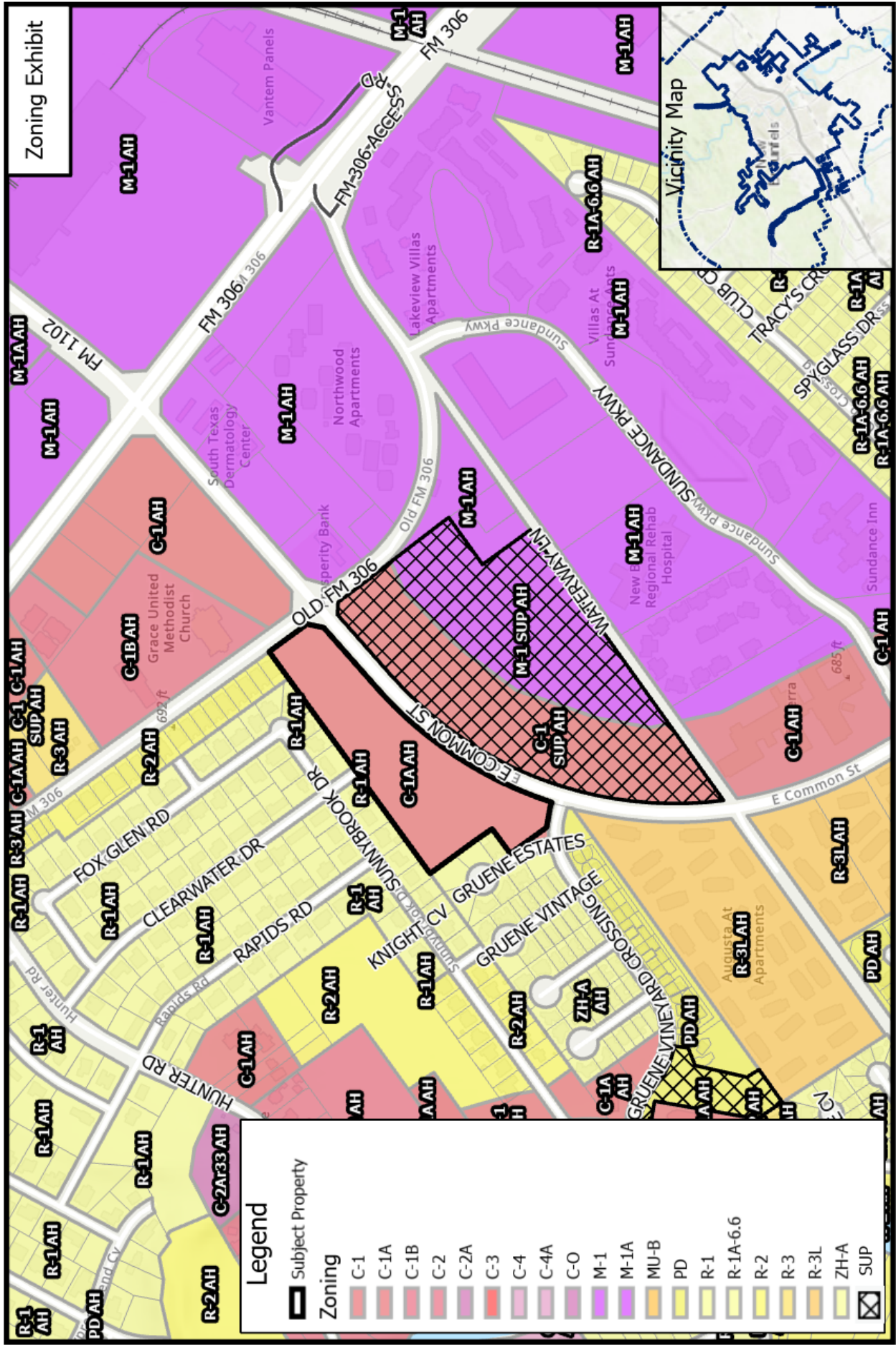
SUP21-037

Request to allow for multifamily use



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Source: City of New Braunfels Planning
Date: 2/9/2021



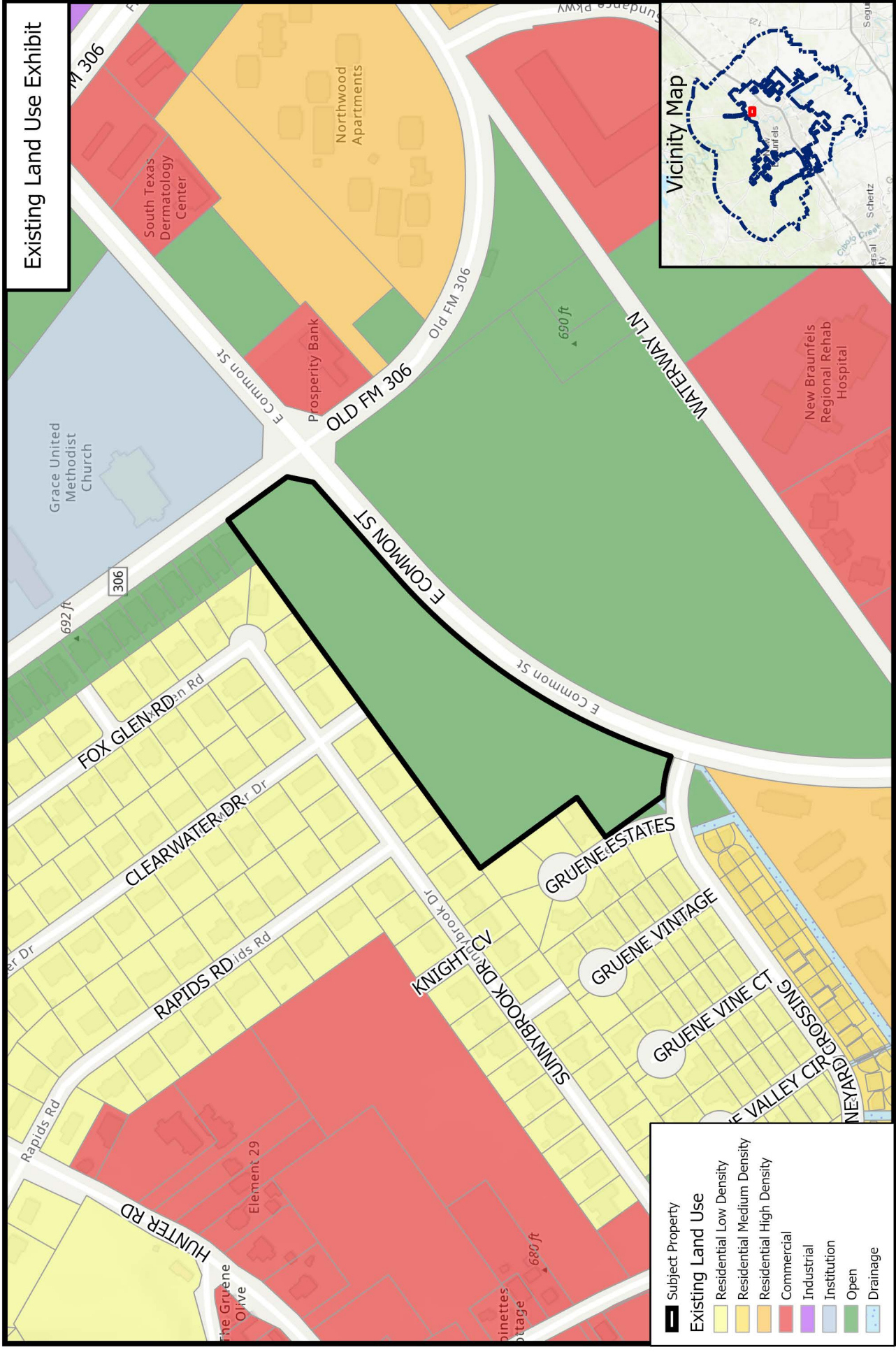
SUP21-037

Request to allow for multifamily use

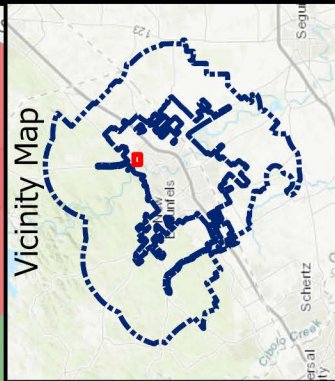
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Source: City of New Braunfels Planning
Date: 2/23/2021





Existing Land Use Exhibit



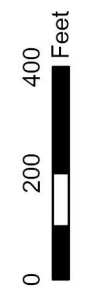
- Subject Property
- Existing Land Use
 - Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Commercial
 - Industrial
 - Institution
 - Open
 - Drainage



SUP21-037

Request to allow for multifamily use

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EXISTING CENTERS

Centers are the middle, core or heart of an area. It is a point of activity and vitality. Centers come in many sizes and have different purposes or activities within. They may have endangered species habitat or aquifer recharge areas that require additional standards and consideration relating to future growth. It is envisioned that all centers be walkable, connected, and have a mix of uses. These centers must provide adequate infrastructure to support the commercial development present especially mobility and access for pedestrians, bicycles, vehicles and transit. Given the mixed-use nature of these centers, parking should be shared and not detract from the aesthetic of the area.

EMPLOYMENT CENTER

Employment Centers are mixed-use areas centered around office or industrial uses that can support significant employment.

MARKET CENTER

Market Centers are mixed-use areas anchored by a retail destination where surrounding residents go to get daily goods and services.

MEDICAL CENTER

Medical Centers are mixed-use areas centered around a medical destination such as a hospital or clinic.

CIVIC CENTER

Civic Centers are mixed-use areas centered around a civic destination such as City Hall, a library or a recreation center.

OUTDOOR RECREATION CENTER

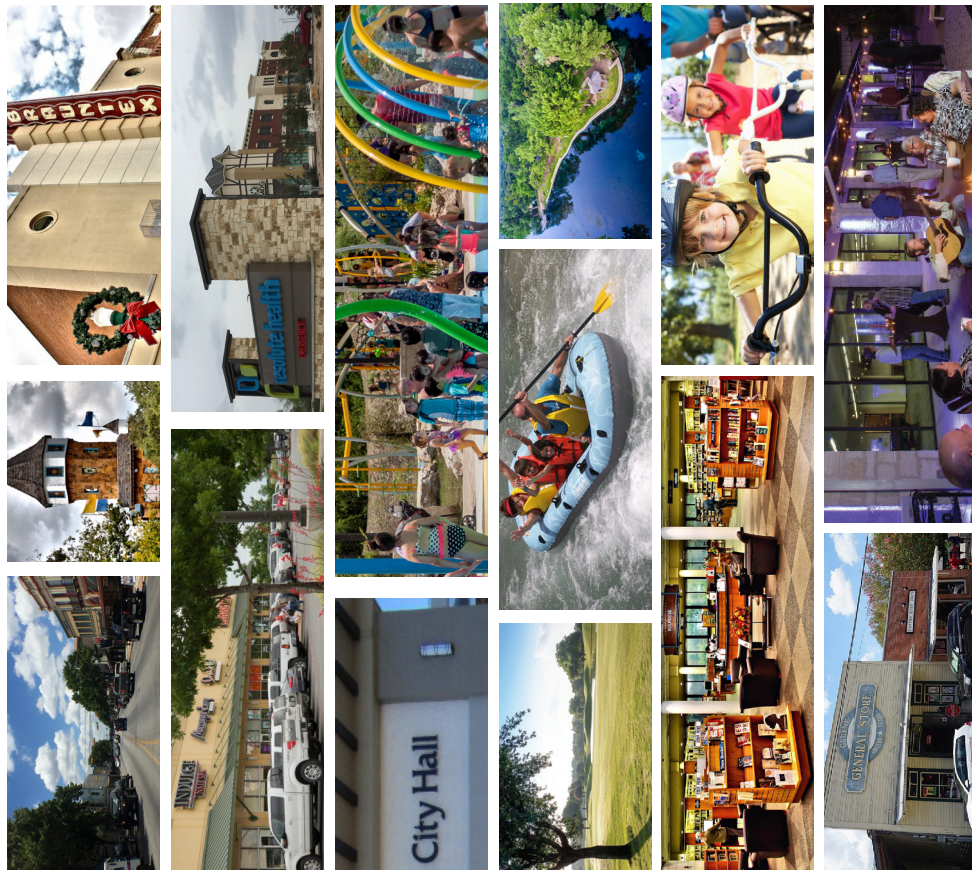
Outdoor Recreation Centers center around a public or private outdoor destination such as Landa Lake.

EDUCATION CENTER

Education Centers are mixed-use areas centered around an educational destination such as a K-12 school or university/college.

TOURIST/ENTERTAINMENT CENTER

Tourist/Entertainment Centers are mixed-use areas around an entertainment venue such as Gruene Hall or a tourist destination such as the Tube Chute.



FUTURE LAND USE PLAN

A future land use plan is how land is envisioned to be. It establishes priorities for more detailed plans (sub area plans) and for detailed topical plans (such as parks and open spaces, trails and roads). It cannot be interpreted without the goals and actions of Envision New Braunfels.

TRANSITIONAL MIXED-USE CORRIDOR

Transitional Mixed-Use Corridors express an aspiration to retrofit existing auto-dominated retail corridors with a mix of uses and a variety of travel modes over time.

OUTDOOR RECREATION CENTER

Outdoor Recreation Centers are centered around a public or private outdoor destination like Fischer Park.

EMPLOYMENT CENTER

Employment Centers are mixed-use areas centered around office or industrial uses that can support significant employment.

MARKET CENTER

Market Centers are mixed-use areas anchored by a retail destination where surrounding residents go to get daily goods and services.

CIVIC CENTER

Civic Centers are mixed-use areas centered around a civic destination such as City Hall, a library or a recreation center.

SUB AREA 1

Sub Area 1 includes the Downtown, Gruene and the Mid-Century or older neighborhoods that surround them. It is home to the natural springs and headwaters of flowing rivers that have attracted New Braunfelsers to the town for centuries.

SUB AREA 2

Sub Area 2 refers to the neighborhoods and residential enclaves that have grown alongside the Hill Country landscape.

SUB AREA 3

Sub Area 3 includes a planned community offering a diversity of housing, distinct community centers and preserved Hill Country landscape features.

SUB AREA 4

At the heart of Sub Area 4 is Fischer Park. Proximity to IH-35, downtown and neighboring communities like McQueeney makes this area highly desirable and accessible.

SUB AREA 5

Sub Area 5 bridges together many communities east of IH-35. It includes the scenic landscape along both banks of the Guadalupe River between Highway 46 and FM 725.

SUB AREA 6

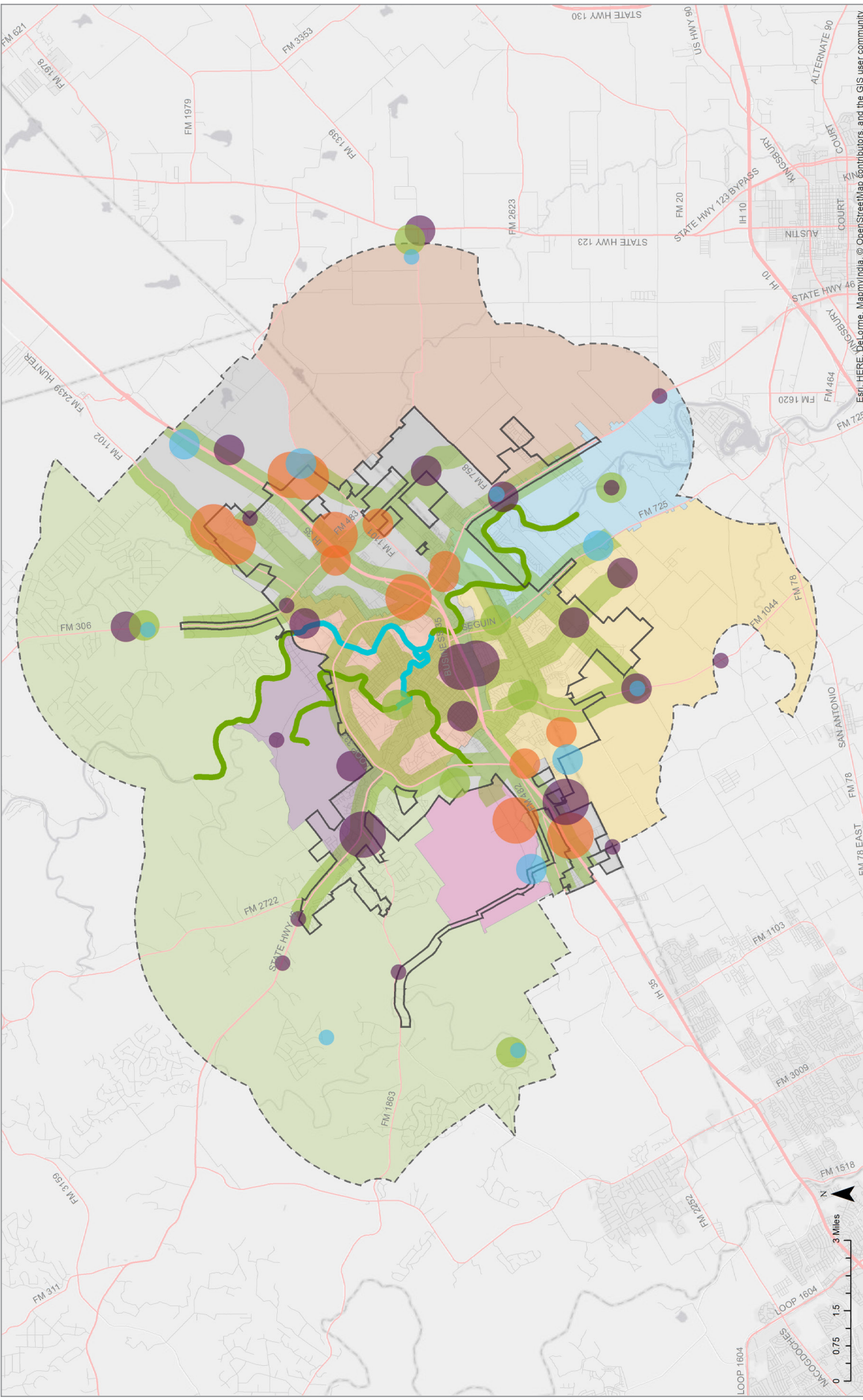
Sub Area 6 expresses an aspiration for conservation communities focused around maintaining and enhancing ecological integrity while allowing some level of development to occur.

SUB AREA 7

Sub Area 7 includes parts of the city currently being mined for natural resources. These sites may become parks and open space, mixed-use communities or new commercial or entertainment areas in the future.

SUB AREA 8

This fast-growing Sub Area includes many neighborhoods offering affordable places for young families to live.



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. Preferred future growth scenario combines Scenarios A and C per recommendations of the Envision New Braunfels Steering Committee (February 2018). Exact boundaries of sub areas, centers, and corridors may be [zoomed and viewed online](#).

CITY OF NEW BRAUNFELS TRAFFIC IMPACT ANALYSIS (TIA) WORKSHEET

Complete this worksheet as a requirement for zoning, master plan, plat and permit as specified in City of New Braunfels Code of Ordinances Sections 114-99 and 118-46.
 Note: The Code provides the minimum information for a TIA report and it is recommended that a scoping meeting be scheduled with the Engineering Division.

Section 1: General Information

General Information	
Project Name:	Date:
Subdivision Plat Name:	
Location? <input type="checkbox"/> City of New Braunfels <input type="checkbox"/> New Braunfels ETJ	Project Address/Location: <input type="checkbox"/> Comal County <input type="checkbox"/> Guadalupe County
Owner Name:	Owner Email:
Owner Address:	Owner Phone:
Preparer Company:	
Preparer Name:	Preparer Email:
Preparer Address:	Preparer Phone:
TIA Report scoping meeting with City Engineering Division staff? <input type="checkbox"/> Yes. Date: <input type="checkbox"/> No.	TIA Worksheet/Report approved with previous zoning, plan, plat or permit? <input type="checkbox"/> No. Complete Page 1 only. <input type="checkbox"/> Yes. Complete Pages 1 and 2.
Application Type or Reason for TIA Worksheet/Report	
<input type="checkbox"/> Zoning/Concept Plan/Detail Plan <input type="checkbox"/> Master Plan <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Permit <input type="checkbox"/> Other	
TIA Submittal Type (A TIA Worksheet is required with all zoning, plan, plat and permit applications)	
<input type="checkbox"/> TIA Worksheet Only (100 peak hour trips or less) <input type="checkbox"/> Level 1 TIA Report (101-500 peak hour trips)	
<input type="checkbox"/> TIA Worksheet Only – Previous TIA Report Approved <input type="checkbox"/> Level 2 TIA Report (501-1,000 peak hour trips)	
<input type="checkbox"/> TIA Worksheet Only – Previous TIA Report not required (supporting documentation may be required) <input type="checkbox"/> Level 3 TIA Report (1,001 or more peak hour trips)	

Section 2: Proposed Land Use and Trip Information for Application

Unit	Land Use	ITE Code ¹	ITE Unit ²	Est. Project Units	Critical Peak Hour	AM Peak Hour Rate	PM Peak Hour Rate	WKND Peak Hour Rate	Daily Trip Rate	AM Peak Hour Trips	PM Peak Hour Trips	WKND Peak Hour Trips	Daily Trips
Total from additional tabulation sheet (if necessary):										Total:			

¹Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition or most recent; ²E.g., Dwelling Units, Acres, Employees, KSF, etc.

Internal Use Only	Reviewed by:	Date:
	<input type="checkbox"/> TIA Worksheet is acceptable. <input type="checkbox"/> TIA Worksheet requires corrections.	<input type="checkbox"/> TIA Report required. <input type="checkbox"/> TIA Report not required.

Section 3: Approved TIA Worksheet/Report

Approved TIA Worksheet/Report				
Project Name:				
Preparer Company:		Preparer Name:		
Type:	<input type="checkbox"/> TIA Worksheet Only	<input type="checkbox"/> Level 1 TIA Report	<input type="checkbox"/> Level 2 TIA Report	<input type="checkbox"/> Level 3 TIA Report
Approved with:	<input type="checkbox"/> Zoning/Concept Plan/Detail Plan	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Plat	<input type="checkbox"/> Permit <input type="checkbox"/> Other
Date:				

Section 4: Update to and Status of Land Use and Trip Information for Total Development with Approved TIA Worksheet/Report (All Subdivision Units)

[illegible]

¹Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition or most recent; ²E.g., Dwelling Units, Acres, Employees, KSF, etc.;

³Specify current *approved* status of unit: PLAN – Zoning/Concept Plan/Detail Plan/Master Plan, PP – Preliminary Plat, FP – Final Plat, P – Permit, C – Completed, A – With this Application (current)

Section 5: Approved TIA Worksheet/Report Conformance

Approved TIA Conformance	AM Peak Hour Trips	PM Peak Hour Trips	WKD Peak Hour Trips	Daily Trips
Approved development total:				
Updated development total:				
Difference development total:				
New TIA Report Required?				
Increase in Peak Hour Trips over 100?		<input type="checkbox"/> Yes. New TIA Report required to be approved prior to approval. <input type="checkbox"/> No.		

Section 6: Required TIA Mitigation Measures

Mitigation Measures	Unit
1.	
2.	
3.	
4.	

Development Standard	R-3H District	Proposed SUP
Maximum Density	24 units per acre	24 units per acre
Minimum Lot Area	20,000 square feet (0.46 acres)	421, 356 square feet (9.673 acres)
Minimum Lot Width	Interior lot = 60 feet Corner lot = 72 feet	1,230 feet
Minimum Lot Depth	100 feet	265 feet
Minimum Front Building Setback	25 feet	25 feet
Minimum Rear Building Setback	25 feet	25 feet; *100 feet for any portion of a building that is 3 stories in height
Minimum Side Building Setback	20 feet. Corner lots shall have 15-foot side building setback adjacent the street where rear lot line abuts rear lot line of adjacent lot; 25-foot side building setback adjacent the street where rear lot line abuts side lot line of adjacent lot	20 feet. Corner lots shall have 15-foot side building setback adjacent the street where rear lot line abuts rear lot line of adjacent lot; 25-foot side building setback adjacent the street where rear lot line abuts side lot line of adjacent lot. *100 feet for any portion of a building that is 3-stories in height
Minimum Distance Between Structures	Minimum of 10 feet between structures side by side; minimum of 20 feet between structures side by front or rear; minimum of 40 feet between structures front to front; minimum of 20 feet between structures backing rear to rear, and a minimum of 20 feet between structures front to rear	Minimum of 10 feet between structures side by side; minimum of 20 feet between structures side by front or rear; minimum of 40 feet between structures front to front; minimum of 20 feet between structures backing rear to rear, and a minimum of 20 feet between structures front to rear
Minimum Garage Setback	20 feet where driveway is located in front of garage attached to a public right-of-way	20 feet where driveway is located in front of garage attached to a public right-of-way
Minimum Residential Setback	Minimum 20-foot setback from an adjacent property line zoned or used for 1 or 2-family use plus 1 foot for each foot of building height over 20 feet	Minimum 20-foot setback from an adjacent property line zoned or used for 1 or 2-family use plus 1 foot for each foot of building height over 20 feet. *100 feet for any portion of a building that is 3-stories in height
Maximum Height	45 feet or 60 feet when a pitched roof is used (minimum 4:12)	45 feet or 60 feet when a pitched roof is used (minimum 4:12 pitch)
Maximum Building Coverage	N/A	N/A
Maximum Lot Coverage	The combined area of all yards shall be at least 50% of the total lot or tract; provided however, in the event enclosed or covered parking is provided, the minimum total yard area	The combined area of all yards shall be at least 50% of the total lot or tract; provided however, in the event enclosed or covered parking is provided, the minimum total yard area

	requirement shall be 40% of the total lot or tract	requirement shall be 40% of the total lot or tract
Minimum Parking Requirement	1-bedroom unit = 1.5 spaces 2-bedroom unit = 2 spaces Each additional bedroom =1/2 space	1-bedroom unit = 1.5 spaces 2-bedroom unit = 2 spaces Each additional bedroom =1/2 space
Residential Buffer Masonry Wall	Minimum of 6 to 8 feet in height	*10 feet in height

PLANNING COMMISSION – MARCH 2, 2021– 6:00PM

Zoom Meeting

Applicant/Owner: David Morin, MNO Partners, agent for Noland and Vera Koepp, Ltd Partnership, owner

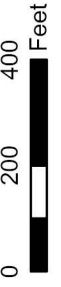
Address/Location: Approximately 10 acres located at the northwest corner of the intersection of E. Common Street and Old FM 306 (see map).

PROPOSED SUP – CASE #SUP21-037

The circled numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as “Subject Property”

- | | |
|--|---|
| 1. FIRST VICTORIA NATIONAL BANK | 24. SIMECEK TIMOTHY D & CYNTHIA A |
| 2. DELEON FELIPE JR | 25. KIMBLE TRACE N |
| 3. MORGAN LEE S & ELLEN | 26. VINEYARD AT GRUENE POA |
| 4. WEST BERT & HARRIET LIVING TRUST | 27. WRIGHT MATTHEW |
| 5. CLOVER MARGARET G ESTATE OF | 28. HOLTZCLAW DON & DENISE |
| 6. REICHERT TERRANCE E & LINDA M | 29. GRUENE NB LLC |
| 7. SCHEEL CLARENCE A | 30. BAUER JENNIFER W & SHANNON L |
| 8. HENDRIKSEN JAMES J | 31. CARRINGTON NATHAN T & AMANDA J MARTIN |
| 9. QUINTERO BRIAN K & JENNIFER M | 32. ABBOTT DAVID W & EMILY JO |
| 10. BENAVIDEZ DANIEL & DIANA | 33. MAI TAIS & YAHTZEE LLC |
| 11. LEHR JOHN JR | 34. JAMES HARRISON SEE LLC |
| 12. DUERKSEN KENNETH & NIKKI | 35. SNIDER COY & MICHELLE |
| 13. ARNOLD AMANDA M & CARL B | 36. KIMBLE BRADY & DIANA |
| 14. DESTEFANO RON W & BRENDA D | 37. JORGENSEN JEFFREY C & TERESA J |
| 15. VILLARREAL GIAN C | 38. FEHNER KAREN SUZANNE |
| 16. GOGGANS JASON W & BRENDA F | 39. ANDREWS FAMILY TRUST 5-11-2007 |
| 17. GRUENE UNITED METHODIST CHURCH | 40. RKL LLC |
| 18. EBBESEN MARLECE | 41. AUGUSTA GRUENE APARTMENTS LP |
| 19. EDMONDSON JAMES T & STEPHANIE | 42. VINEYARD LOTS LLC |
| 20. JAMESON DEAN C & KRISTYN | 43. HOWARD LORRAINE M |
| 21. ANDREWS WESLEY & GINA | 44. MARTIN EDWARD V III |
| 22. VARDEMAN JESS D & LARRY K VARDEMAN | 45. PHELPS LARRY |
| 23. WILKINS PETER J | 46. KOEPP NOLAND & VERA LTD PRTNRSHLP LTD |

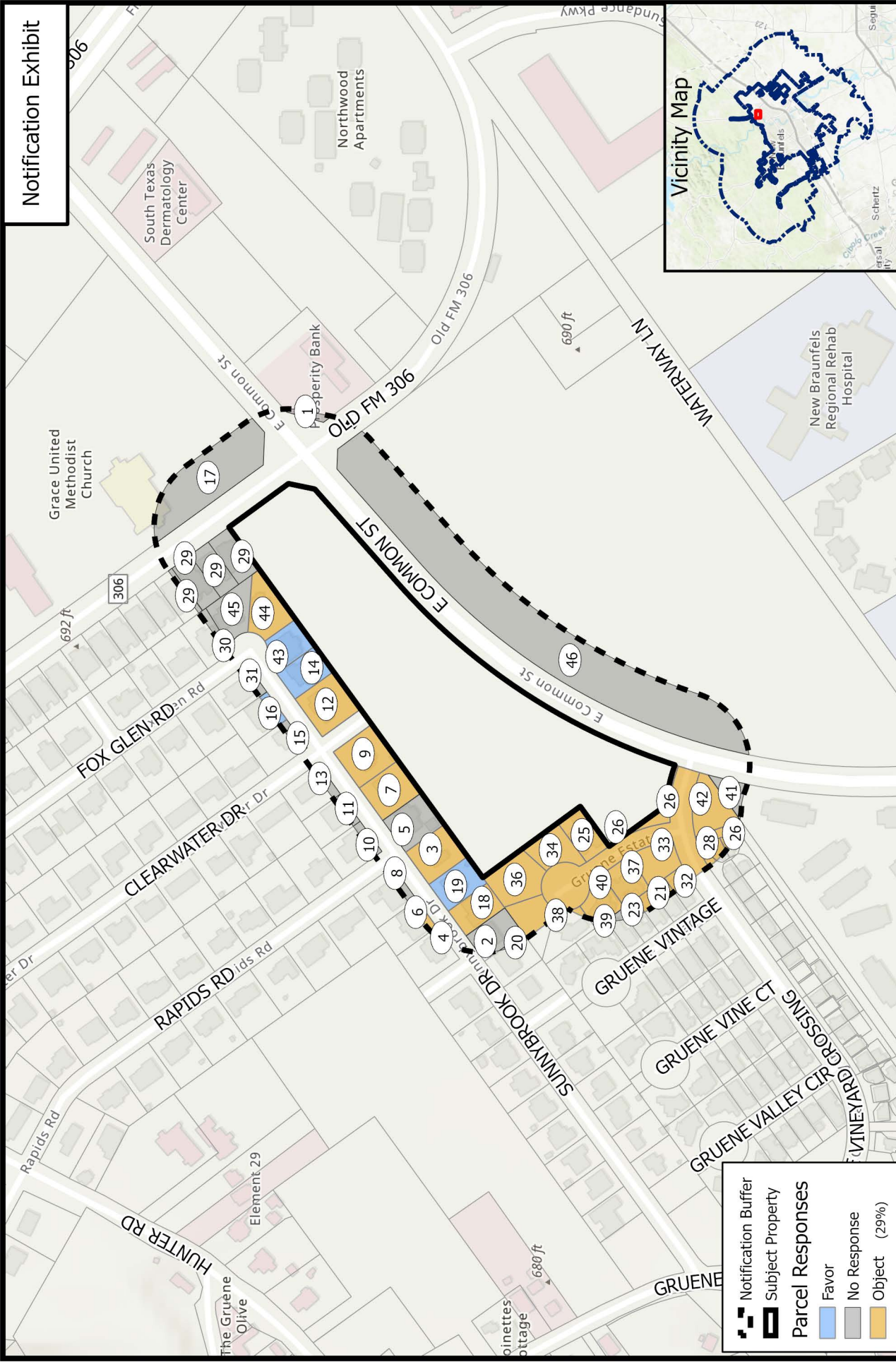
SEE MAP



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels, its officials or employees for any discrepancies, errors, or variances which may exist.

Request to allow for multifamily use

SUP21-037



Notification Exhibit

Vicinity Map

Case: #SUP21-037 (MG)

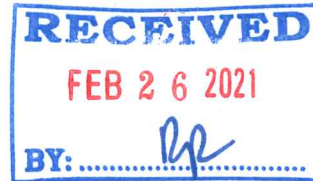
Name: Ron W. & Brenda D. DeStefanoAddress: 1816 Sunnybrook Drive, NBTProperty number on map: 14

Comments: (Use additional sheets if necessary)

Signature: I favor: X

I object: _____

(State reason for objection)



Case: #SUP21-037 (MG)

Name: Lorraine M. HowardAddress: 1824 SunnybrookProperty number on map: 43I favor: ✓

I object: _____

Comments: (Use additional sheets if necessary)

(State reason for objection)

Signature: Lorraine M. Howard

FEB 25 2021

YOUR OPINION MATTERS - DETACH AND RETURN

108

Case: #SUP21-037 (MG)

Jason Goggans
1815 Sunnybrook Dr.
New Braunfels, TX
78130-3023

Name: _____

Address: _____

Property number on map: 16

Comments: (Use additional sheets if necessary)

Signature: Jason Goggans



I favor: _____

I object: _____

(State reason for objection)

as long as
Clearwater dr.
remains
closed to
thru
traffic.

MAR 02 2021

Case: #SUP21-037 (MG)

Name:

James Edmondson

Address:

1738 Sunnybrook Drive

Property number on map:

#19

Comments: (Use additional sheets if necessary)

Signature:

James Edmondson

I favor:

✓ only if I
have 2 story apartments behind me
#19

I object:

(State reason for objection)

MAR 02 2021

Matt Greene

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

Name: T. REICHERT

Address: 1739 SUNNYBROOK DR.

Property number on map: 6

Comments: (Use additional sheets if necessary)



Signature: _____

I favor: _____

I object: _____

(State reason for objection)

OVERCROWDING IN
TRADITIONALLY SINGLE
FAMILY HOME NEIGHBORHOOD.

NOISE! TRAFFIC!

REDUCED QUALITY OF LIVING!

YOUR OPINION MATTERS - DETACH AND RETURN

111

Case: #SUP21-037 (MG)

Name: Scott Mayan

Address: 1742 Sunnyside Dr.

Property number on map: #3

I favor: _____

I object: X

(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: Scott Mayan

MAR 01 2021

MAR 01 2021

112

Case: #SUP21-037 (MG)

Name: Bert West

Address: 1735 Sunnybrook

Property number on map: 4

Comments: (Use additional sheets if necessary)

Signature: Bertie Z. West

I favor: _____

I object: ☒ _____

(State reason for objection)

Traffic

Noise Foot Traffic thru
neighborhood

Case: #SUP21-037 (MG)

Name: CLARENCE A. SCHEELAddress: 1758 SUNNYBROOK DRIVEProperty number on map: 7

Comments: (Use additional sheets if necessary)

SEE ATTACHED CONCERNS

Signature: Clarence A. Scheel

I favor: _____

STRONGLY
Object: Clarence A. Scheel

(State reason for objection)

PROPOSED DEVELOPMENT
DOES NOT FIT INTO
REST OF THE GROENE
COMMUNITY

1758 Sunnybrook Drive
 New Braunfels, TX 78130
 February 27, 2021

Subject: Comments regarding rezoning of 10 acre tract

Honorable Members of the New Braunfels Planning Commission:

I am a widowed 83 year old disabled U.S. Army veteran. I moved to the Gruene community of New Braunfels in 2020 to enjoy the peace and tranquility of this wonderful neighborhood. Thus far I have been very happy in this neighborhood. That would certainly change if the proposed high density apartment development is built adjacent to my beautiful back yard at 1758 Sunnybrook Drive. Even after returning from the Vietnam War 42 years ago in 1969 I am still startled by loud noises. Thankfully I do not have to deal with those loud noises in my current neighborhood in Gruene.

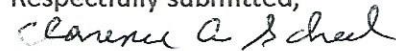
I realize that the owners of the 10 acres of open farm land have a right to develop it to its best use. However placing a high density 24 units per acre housing development on that property, in my opinion, is completely out of character with the surrounding neighborhood. So far as I can tell, there are no other such dense developments in the Gruene Community. Most, if not all, of the apartments on the northwest side of Common Street are one and two story. The only 3 story apartments in the area are located northeast of Common Street about one mile east of the Gruene community. Even the commercial buildings are less than 3 stories high. This is not by chance. The planning commission has been careful to keep the height of the buildings and the density of the area low.

One large 3 story apartment complex is located on FM 306 quite a distance from Common Street. Viewed from FM 306, that 3 story complex looks like drab New York City tenement buildings, completely out of character with the area. Do you want such a densely populated complex located next to our quiet and peaceful community? I know that I would not welcome such an ugly and noisy apartment complex in my backyard and I doubt that any of my neighbors would welcome that either.

The low profile Augusta apartment complex on Common Street and the small homes along Old FM 306 adjacent to the proposed high density development are wonderful examples of high quality low profile homes which have complemented the character of the Gruene Community. Such a development on the 10 acre tract would be a wonderful addition to the neighborhood.

I strongly object to the proposal. I recommend and that an alternative low profile, low density development be considered for the 10 acre tract.

Respectfully submitted,



Clarence A. Scheel

Lt. Col. US Army, Retired

MS Industrial Engineering, Stanford University

MS Operations Research, Stanford University

210 382 9414

YOUR OPINION MATTERS - DETACH AND RETURN

115

Case: #SUP21-037 (MG)

Name:

Brian Quintero

Address:

1766 Sunnybrook Dr

Property number on map:

9

I favor: _____

I object: _____

(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: _____



MAR 01 2021

MAR 01 2021

116

Case: #SUP21-037 (MG)

Name: MARLEEN EBBESONAddress: 1734 SunnybrookProperty number on map: 18

Comments: (Use additional sheets if necessary)

Signature: Marleen A. Ebbeson

I favor: _____

X I object: Noise, prying eyes
(State reason for objection)Traffic, lights in
parking lots, theft

Case: #SUP21-037 (MG)

MAR 01 2021

Name: Gina AndrewsAddress: 1212 Gruene VintageProperty number on map: 21

Comments: (Use additional sheets if necessary)

Signature: [Signature]

I favor: _____

I object: ☒ too much
traffic to(State reason for objection) enable
emergency vehicles
to have adequate
travel times.

MAR 01 2021

118

Case: #SUP21-037 (MG)

Name: Larry Kay VardemanAddress: 1216 Gruene VintageProperty number on map: 22

Comments: (Use additional sheets if necessary)

Signature: Larry Kay Vardeman

I favor: _____

I object: ☒ _____

(State reason for objection)

Traffic, property
values will decline,
people walking through
our gated community,
and many more
reasons!!

From: pjwilkins@twc.com
To: [Matt Greene](#)
Subject: Notice of Public Hearing Case #SUP21-037 (MG)
Date: Monday, February 22, 2021 4:35:17 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Greene,

Today I received my notice of public hearing for case number SUP21-037 (MG), as I live within 200 feet of the proposed rezoning area. My info is as follows:

Name: Peter Wilkins

Address: 1220 Gruene Vintage, New Braunfels, TX 78130

Property number on map : 23

I OBJECT

I strongly object to this rezoning request for several reasons.

1. My wife and I built our house here 3 years ago because we enjoy the small-town feel of Gruene. The neighborhood is very walkable, and consists of residents that are mostly retired, and have poured their life savings into living here, as it is quaint, safe, and has all the necessary amenities nearby. Having hi-density housing directly next to us is not something we envisioned when we built here. We certainly would not have built here if we thought city council was going to change Gruene into just another hi-density environment. Should this measure pass, we will be heart-broken and will consider selling our property and moving elsewhere, into another quaint, walkable small town. This would be such a shame as we truly enjoy Gruene.
2. A major concern we have is the already untenable traffic on Common street. It already takes forever to leave our development and turn onto Common street during high traffic periods. Having this development right next to us will exacerbate this problem significantly. City council is already approving another hi-density housing development directly across Common street from this proposed development. Common street cannot handle this additional traffic.
3. The potential for increased crime levels in this immediate area is concerning, as is the impact such a development would have on our property values.
4. Again, I strongly oppose this rezoning request.

Thank you,

PJ Wilkins

Case: #SUP21-037 (MG)

MAR 01 2021

Name: Traci Kimble

I favor: _____

Address: 1216 Conover ESTProperty number on map: 25I object: ☒

(State reason for objection)

Comments: (Use additional sheets if necessary)

See letter from
HGASignature: Jim Kimble

Matt Greene

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

Name: Vineyard @ Greene POAAddress: 1610 Greene Vineyard XingProperty number on map: 2b

Comments: (Use additional sheets if necessary)

Signature: Larry Schalow
LARRY SCHALOW, REALTOR, 2020-2021

I favor: _____

I object: ☒ _____

(State reason for objection)

Sent letter to
mgreene@nbtxas.org



The Vineyard at Gruene
Property Owners Association (POA)

Board of Directors: Larry G. Schalow, Chairman and President
Ron Richardson, Vice Chairman & Treasurer Michael Phelan, Vice Chairman & Secretary

February 26, 2021

Dear Council,

The Vineyard at Gruene Property Owners Association is writing to express our strong opposition to the proposed rezoning of approximately 10 acres out of the A.P. Fuquay survey No. 35, Abstract No. 155, Comal County, Texas, located at the northwest corner of the intersection of E. Common Street and Old FM 306 to allow multifamily high density residential use in the "C-1A" Neighborhood Business District.

While the local community may be unable to prevent development, that in itself will be detrimental to the area, residents in the Vineyard at Gruene neighborhood are unified in opposing the addition of multi-family housing that will cause traffic, school, safety, privacy, drainage and noise issues as well as potentially lower the property values at our existing community.

Traffic and safety of pedestrians are major areas of concern. Traffic congestion on E. Common Street and FM306 are already at critical levels. During the morning and afternoon hours, it can be difficult to get on E. Common Street since traffic is backed from the intersection to past our neighborhood, which is over 1/3rd of a mile away. The recent re-zoning of multi-family on E. Common Street across the street from our community along with the current rezoning proposal are simply going to overload the current infrastructure. Due to the lower number of people in the area at the same time as compared to an apartment complex, we believe the current "commercial" zoning designation would have a much lower adverse impact on current & future traffic issues.

Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that create or exacerbate a situation that will cause further school over-enrollment issues. It is established that over capacity has a negative impact on student learning, educational success, and school effectiveness.

Safety, privacy, and noise issues are all valid concerns if this rezoning proposal moves forward. Our neighborhood association, which is responsible for its roads and common areas, has recently installed gates that would now be ineffective should a multi-family project be allowed. Privacy walls that match the current architecture would need to be constructed on both sides of our community to prevent the 400-500 apartment residents from using our neighborhood as a cut-through to access downtown Gruene. Furthermore, the current drainage plans appear to move in the direction of our neighborhood which could induce flooding and/or water pooling issues.

All these concerns are likely to negatively affect property values in the area if multi-family apartments are built. According to multiple sources including real estate professionals, appraisers, and city planners, multi-family dwellings generally have a negative impact to surrounding single family communities and neighborhoods for the concerns above.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with our neighbors, I know our opinions are shared by many who have not managed to attend meeting or write letters and emails.

Thank you for your continued service and support of our neighborhood.

Best regards,

The Vineyard at Gruene Board of Directors

Case: #SUP21-037 (MG)

MAR 01 2021

Name: M. Wright Family

I favor: _____

Address: 1756 Green EstateProperty number on map: 27I object: ☒

(State reason for objection)

Comments: (Use additional sheets if necessary)

See HOA letter

Signature: 
Susan Bradley for Matthew Wright (Feb Jan 2021 16:37 CST)

MAR 01 2021

124

Case: #SUP21-037 (MG)

Name: Julie GonzalezAddress: 1756 Greene Vineyard Xing

Property number on map: _____

Comments: (Use additional sheets if necessary)

Signature: _____

I favor: _____

I object: [Signature]
(State reason for objection)

See Host Letter

Case: #SUP21-037 (MG)

FEB 26 2021

Name: Donald L. Holtzclaw

I favor: _____

Address: 1760 Gruene Vineyard CrossingProperty number on map: 28I object: ☒

(State reason for objection)

Comments: (Use additional sheets if necessary)

- 1) Traffic will increase 3) Property Values decrease
2) Drainage issues 4) Noise issues 5) Theft/Burglary
Signature: W. Holtzclaw 6) Foot traffic coming thru

MAR 01 2021

126

Case: #SUP21-037 (MG)

Name: Emily Jo. Abbott

I favor: _____

Address: 1208 Gruene VintageProperty number on map: #32I object: Strongly Object
(State reason for objection)

Comments: (Use additional sheets if necessary)

email & letter to follow

Signature: Emily J. Abbott

From: [Emily Abbott](#)
To: [Matt Greene](#)
Cc: [Matthew E. Hoyt](#); tkimble@southwestfunding.com; [John Andrews](#); [The Vineyard at Gruene POA Board of Directors](#)
Subject: Case: #SUP21-037 (MG)
Date: Sunday, February 28, 2021 6:25:26 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

David W. & Emily Jo Abbott
 1208 Gruene Vintage
 New Braunfels, Texas 78130

I favor: _____

I Object: **STRONGLY OBJECT**

February 27, 2021

Dear Mr. Matt Greene

In response to your NOTICE OF PUBLIC HEARING letter on the 10 acres out of the A.P. Fuquay survey No. 35,
 Abstract No. 155, located at the northwest corner of the intersection of E. Common Street and Old FM 306.

After being abandoned by the developers for the Vineyards at Gruene subdivision, the community pulled together to finish the mess. Money was collected, a real-estate lawyer was hired and a POA was established with a very intelligent and active Board of Directors. It has been a struggle to say the least, however we finally accomplished what the developers promised when we so trustingly handed over our down payment to build a house in this subdivision. It is private property, so the city does not fund or repair any roads or help with the retention area. We built a private fence that separates our subdivision from The Augusta at Gruene to help with all the fence jumpers that wander the neighborhood and knock on doors all hours of the night. Paid for private entrance gates to prohibit the traffic cutting through our subdivision 24/7 to arrive at downtown Gruene. It has been a very costly and battle intense struggle. We were blocked by the city every step of the way to become a gated community. We complied with every issue asked by the city in order to become a gated community. We wanted our

community to be what was originally promised. That being said, If you look at the tax appraisals over the past 2-3 years, you will see that the community has stepped up and raised the bar for the city to reap the benefit of the taxes we pay.

Rezoning the above said property will:

1. Decrease the value of our property.
2. Increase the traffic on E. Commons that is already congested. We have a Senior Care Facility including a Memory Care and a Alzheimer's Unit right on the edge of E. Commons St.. If ambulances or fire truck are in route on E. Commons, critical time will be lost. Ambulances are on E. Commons St. 3-5 times a day, not to mention the Firetrucks. Wrecks that occur on IH 35 are rerouted right down E. Commons St. for hours, we can't even get out of our own neighborhood. Street/stop lights will just make it more congested. There is no where for infrastructure to improve!
3. Increase more Environment/Ozone issues from all the traffic, Rodent/Pest issues from all the dumpsters in the complex.
4. Allow the apartment residents to walk right in to our gated community. Statistic state more crime is committed in the surrounding neighborhoods adjacent to apartments.
5. Drainage problems already exists, a apartment complex will cause even more drainage problems for our subdivision because the runoff drains down our main street now resulting in a huge muddy mess.
6. Over crowd schools which are lacking in funding already.
7. Cause even more fundamental issues that I might have failed to mention, internet difficulties come to mind and that is just the tip of the ice burg.

We have worked hard to make the Vineyards at Gruene a nice little slice of heaven. Please reconsider the option to rezone E. Commons St. from a multifamily high density residential area back to its original state of a commercial piece of property. Thank you for your prompt attention to this consideration.

Emily Jo Abbott

YOUR OPINION MATTERS - DETACH AND RETURN

129

Case: #SUP21-037 (MG)

Name:

Darren & Curry Sutton (Maitis & Yaktzevsky)

I favor:

MAR 01 2021

Address:

1209 Greene Estates

Property number on map:

33

I object:

X

(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature:

[Signature]

We Did NOT receive
this letter in the Mail!

MAR 01 2021

Case: #SUP21-037 (MG)

Name: Taylor See

I favor: _____

Address: 1222 Grover Estates New Braunfels TX 78132Property number on map: 34I object: JS

(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: JS

YOUR OPINION MATTERS - DETACH AND RETURN

131

Case: #SUP21-037 (MG)

MAR 01 2021

Name: Coy Snyder

Address: 12337 Greene & STS

Property number on map: 35

I favor: _____

I object: ☒ _____

(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: [Signature]

Case: #SUP21-037 (MG)

Name: Brady AND DIANA KimbleAddress: 1228 Gruene EstatesProperty number on map: circled on next page
#36 CANNOT read

Comments: (Use additional sheets if necessary)

See ATTACHED letter

I favor: _____

I object: ✓

(State reason for objection)

Signature: Brady + Diana Kimble**FEB 26 2021**

BRADY N. KIMBLE — BROKER OF RANCHES & FARMS

1228 Gruene Estates Drive

New Braunfels, TX 78130

Cell: 210-415-1868

bradynkimble@gmail.com

36

February 26, 2001

City of New Braunfels
Att. Matt Greene
Planning Commission
550 Landa Street
New Braunfels, Texas 78130

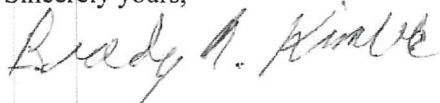
I am 81 years old and in June of 2020 my wife, Diana, and I completed construction of our new 3,000 square foot home on 1228 Gruene Estates, New Braunfels, Texas 78130 that backs up to the 10 acres that you are wanting to change the zoning on. We decided on this location for privacy with the gated entry and exit of our subdivision Vineyard at Gruene. It is very safe here now and we like it. At this time the only thing we do not like about our subdivision is that there is a large volume of traffic on Common Street at this time and it will get more in the future with multifamily high density residential units (apartments) that are going to be built in the future. The traffic will get a lot worse.

If the zoning is changed on the 10 acres; the traffic will get much worse, there may and probably will be some foot traffic thorough our subdivision (at this time there is none or very little) that may increase the crime that is very low at this time.

At my age, 81 years old, we do not want to move again; we thought we had picked the perfect place to live.

I strongly object to the change of zoning of the 10 acres that is adjacent to our property and subdivision.

Sincerely yours,



Brady N. Kimble



Department of Planning and Development Services

NOTICE OF PUBLIC HEARING

View details here:

nbtexas.org/PublicNotice

The New Braunfels Planning Commission will hold a public hearing at the request of **David Morin, MNO Partners, agent for Noland and Vera Koepp, Ltd Partnership, owner**, to consider a recommendation to City Council on the following rezoning request:

Property: Approximately 10 acres out of the A.P. Fuquay survey No. 35, Abstract No. 155, Comal County, Texas, located at the northwest corner of the intersection of E. Common Street and Old FM 306

Request: A Type 2 Special Use Permit to allow multifamily high density residential use (up to 24 units per acre) in the "C-1A" Neighborhood Business District. Additional information can be found at the following website: **nbtexas.org/PublicNotice**

Because your property is located within 200 feet of the request, State law requires that we notify you of the public hearing. **However, the zoning of your property will not be changed.** The public hearing process allows an opportunity for you to provide comments on the request. This aids the Commission in making a recommendation to City Council.

Public hearings for this request are scheduled before the Planning Commission on **Tuesday, March 2, 2021**, at 6:00 p.m. virtually via **Zoom Meeting**. Information on how to join the meeting is included with this notice. The Planning Commission's recommendation will be considered by City Council in another public hearing, tentatively scheduled for **Monday, March 22, 2021**. Both meetings are open to the public. All interested persons are invited to join these meetings.

If you wish to submit written comments, please complete ALL of the information below and return to:

Mail: City of New Braunfels
Planning Commission
550 Landa Street
New Braunfels, TX 78130

Email: mgreene@nbtexas.org

If you have questions, please call Matt Greene at (830) 221-4053

Matt Greene

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

Name: Jeff + Terri Jorgensen

Address: 1215 Gruene Estates

Property number on map: 37

Comments: (Use additional sheets if necessary)

Signature:

I favor: _____

I object: X

(State reason for objection)

Traffic, Noise, Theft
Drainage, foot Traffic
through Vineyards @ Gruene

Already Too many Apartments

From: [Jeff JORGENSEN](#)
To: David@mnoinvestments.com; [Matt Greene](#)
Subject: Common street and 306 project
Date: Thursday, February 25, 2021 5:38:09 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Am a resident of Vineyard at Gruene subdivision. My address is 1215 Gruene Estates and I reside within the 200' notification area.

Have seen your brochure and have some issues/questions.

1) It has been stated that you have zoomed those within 200 feet of your project. My residence is within that distance. Why have I or my neighbors in the Vineyards of Gruene subdivision not been contacted? Apparently your street compromise on Clearwater drive was meant to appease the residents on Sunnybrook and that subdivision. My neighbors and I only became aware of your project once the zoning change signs were posted. Not that transparent.

2) Our subdivision has worked diligently to collect funds and install gates at each end of Our subdivision to maintain privacy on our streets. I say "our streets" as we have to maintain them and for years our street served as a shortcut to Gruene. We have overcome the ineptitude of the original developers and collected the funds by donations to install automatic gates (at substantial cost) to stop unwanted traffic. Your plat shows no attempt to honor that desired privacy by setting up parking and a dumpster next to my neighbors house and would allow people to walk into our neighborhood to get to Gruene. Frank Navarro stated that your company would extend your privacy wall to our gates. The problem is that your over two hundred units with four to five hundred people would just walk to the other side of the gate to get to Gruene. To show your willingness to work with the communities I would suggest you offer to continue the wall on the other side of the gate till it joined our privacy fence on that side. That way pedestrian traffic could be avoided.

3) Two of your three dumpster areas are adjacent to my neighbors houses. If Commercial zoning were maintained the odors would be less and traffic to empty the dumpsters could be at reasonable times. Presently I doubt my neighbors will appreciate the noise associated with people dumping trash all the time and the awful noise from the trucks that collect the waste. Once again our subdivision seems to have been overlooked as two of the three dumpsters are adjacent to our subdivision. I would suggest you place your dumpsters on the interior of your project as you're potential renters would expect them to make noise.

4) Your drainage plans appear to focus on the point of our subdivision. I am very concerned about this issue as our inept subdivision developers may have compromised the existing drainage as they have skimmed on other parts of our subdivision. I hope our city engineers get very aggressive with your plans for drainage.

5) Traffic. Our city council has already reversed course and zoned the property across from Commons as multi family. That true traffic burden is yet to be determined. You propose to have your complete project empty on Common street from one point of egress. Traffic is already backed up in the mornings and evenings. With Commercial zoning we feel that traffic burden would be less. Your company is based out of Austin and I am concerned that the approach Austin has addressed traffic will be reflected in your approach here.

6) Crime element. Presently that is not an issue for our subdivision. Maybe a wall along Commons on both sides of our gates would mitigate a crime issue. This is a concern with multi family projects according to every realtor I have talked to.

7) Noise. Not a concern with Commercial zoning. Is your wall the answer for this concern? What about residents playing loud music or partygoers in the middle of the night? Not a concern with commercial zoning.

8) Property Values. Our taxing entity just hammered most of our subdivision lots with a 40% increase on the land evaluation for this year. What will a multi family 200 unit next to us do to our property values? Once again every realtor I have spoken to states that there will be a negative impact.

I hope you think my questions and points have merit. Personally and presently I'm against your zoning change request. If your company can present your case to our subdivision then perhaps we would be more willing to compromise. Neglecting to get our subdivision involved with your initial talks makes one leery of your attempt at transparency. Our HOA managers are having a Zoom meeting February 25th and will be bringing up these concerns with the HOA and our management company.

Jeff JORGENSEN DVM

Sent from my iPhone

MAR 01 2021

137

Case: #SUP21-037 (MG)

Name: Karen FehnerAddress: 1227 Gruene EstatesProperty number on map: 38

Comments: (Use additional sheets if necessary)

Signature: Karen Fehner

I favor: _____

I object: X

(State reason for objection)

See Attachment

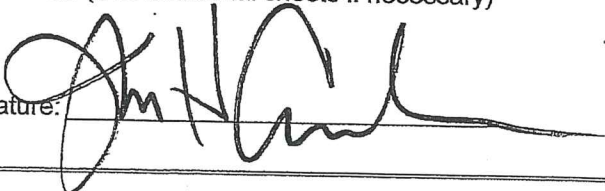
- 1.) Property values affected negatively
- 2.) traffic flow highly impacted which is now a issue
- 3.) privacy, security, safety issues
- 4.) We are a gated community, the apartment residents would use as a cut-thru to downtown Gruene.

MAR 01 2021

Case: #SUP21-037 (MG)

Name: JOHN + DIANE ANDREWAddress: 1218 GREEN VENTUREProperty number on map: 39

Comments: (Use additional sheets if necessary)

Signature: 

MAR 01 2021

I favor: _____

I object: MULTI-RESIDENT
(State reason for objection)2/25/2021

From: [Diane Andrews](#)
To: [Matt Greene](#)
Cc: [John & Diane Andrews](#)
Subject: Case: #SUP21-037
Date: Thursday, February 25, 2021 10:32:26 AM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

John and Diane Andrews
1228 Gruene Vintage
New Braunfels, TX
Property number:39

WE OBJECT.
Comments:

We object to the approval of multi-family high density residential use based on the traffic problems it will cause on not only Common Street but in the Rt 306/I35 area. Currently there is so much development on Common St that at times it is very difficult to exit on Common St for not only our residential area, but many developed areas. We have new apartments planned for across the street from our community (Gruene Vineyard), which will greatly add to the traffic in the area. Also, Sundance Pkwy continues to develop, adding even more congestion.

Currently most people plan their travels in the Creekside area when it won't be so congested. We believe by adding more and more developments so close, we are handicapping the commercial businesses.

When we built our home we knew the adjacent fields would be developed as residential or commercial. We anticipated homes or medical buildings (like the rest of Common St) being developed. Houses would be great, - If medical buildings are built, the area would be active during the business day, but not the 24/7 activity that multi level apartments would bring.

We understand that the city needs more housing for our growing population, but there must be better locations than this offering less congestion.

We strongly oppose this development.

Sincerely,

John and Diane Andrews

Case: #SUP21-037 (MG)

Name: Jill Lam, RKL LLCAddress: 1221 Gruene EstatesProperty number on map: 40

Comments: (Use additional sheets if necessary)

Signature: Joe Lam

I favor: _____

I object: ☒

(State reason for objection)

MAR 01 2021

YOUR OPINION MATTERS - DETACH AND RETURN

141

Case: #SUP21-037 (MG)

(Formerly Vineyard Lots LLC)

Name: New Day Custom Homes LLC

Address: Vineyard at Greene II, Bldg 5, Lot 11

Property number on map: 42

I favor: _____

I object: ☒ _____

(State reason for objection)

Comments: (Use additional sheets if necessary)

MAR 01 2021

Signature: Theresa Mauricio

Signature: Theresa Mauricio
Theresa Mauricio (Feb 27, 2021 14:12 CST)

Email: newdaycustomhomes@hotmail.com

YOUR OPINION MATTERS - DETACH AND RETURN

142

Case: #SUP21-037 (MG)

Name: Romy Martin

Address: 1832 sunnysbrook dr

Property number on map: 44

I favor: _____

I object: ✓

(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: Romy

MAR 01 2021

Case: #SUP21-037 (MG)

MAR 01 2021

Name: Kenneth & Nikki Duerksen I favor: _____Address: 1808 Sunnybrook DriveProperty number on map: (12) LOT 1 Page 243Comments: Cypress Rapids at CR42NR
(Use additional sheets if necessary)I object: X

(State reason for objection)

Signature: Kenneth Duerksen

- ① Population density for amount of area.
- ② Fear of crime increase
- ③ Traffic increase too high for residential area.

Case: #SUP21-037 (MG)

MAR 01 2021

Name: Kay Lay

I favor: _____

Address: 230 RioProperty number on map: OUTSIDE 200' NOTIFICATION AREAI object: *[Signature]*

(State reason for objection)

Comments: (Use additional sheets if necessary)

Infra Structure
StressSignature: *Kay Lay*

Case: #SUP21-037 (MG)

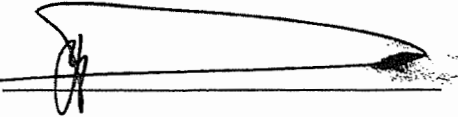
Name: Terry Fredrickson

I favor: _____

Address: 1159 Gwene Rd NB TX 78130Property number on map: **OUTSIDE 200' NOTIFICATION AREA**I object: 1) Affects my prop value
2) Too much traffic

Comments: (Use additional sheets if necessary)

(State reason for objection)

Signature: _____


Case: #SUP21-037 (MG)

Name:

Address:

Property number on map: **OUTSIDE 200' NOTIFICATION AREA**

Comments: (Use additional sheets if necessary)

Signature:

MAR 01 2021

I favor: _____

I object: Copy

(State reason for objection)

See HOA letter

Case: #SUP21-037 (MG)

Name: DONNA NEEDHAMAddress: 1207 GRUENE VINTAGEProperty number on map: OUTSIDE 200' NOTIFICATION AREA

Comments: (Use additional sheets if necessary)

Signature: Donna C. Needham

MAR 01 2021

I favor: _____

I object: ☒

(State reason for objection)

1. Traffic
2. Property Value
3. Security issue
4. Drainage

See Hot Letter



Department of Planning and Development Services

NOTICE OF PUBLIC HEARING

View details here:

nbtexas.org/PublicNotice

The New Braunfels Planning Commission will hold a public hearing at the request of **David Morin, MNO Partners, agent for Noland and Vera Koepp, Ltd Partnership, owner**, to consider a recommendation to City Council on the following rezoning request:

Property: Approximately 10 acres out of the A.P. Fuquay survey No. 35, Abstract No. 155, Comal County, Texas, located at the northwest corner of the intersection of E. Common Street and Old FM 306

Request: A Type 2 Special Use Permit to allow multifamily high density residential use (up to 24 units per acre) in the "C-1A" Neighborhood Business District. Additional information can be found at the following website: **nbtexas.org/PublicNotice**

Because your property is located within 200 feet of the request, State law requires that we notify you of the public hearing. **However, the zoning of your property will not be changed.** The public hearing process allows an opportunity for you to provide comments on the request. This aids the Commission in making a recommendation to City Council.

Public hearings for this request are scheduled before the Planning Commission on **Tuesday, March 2, 2021**, at 6:00 p.m. virtually via **Zoom Meeting**. Information on how to join the meeting is included with this notice. The Planning Commission's recommendation will be considered by City Council in another public hearing, tentatively scheduled for **Monday, March 22, 2021**. Both meetings are open to the public. All interested persons are invited to join these meetings.

If you wish to submit written comments, please complete ALL of the information below and return to:

Mail: City of New Braunfels
Planning Commission
550 Landa Street
New Braunfels, TX 78130

Email: mgreene@nbtexas.org

If you have questions, please call Matt Greene at (830) 221-4053

Matt Greene

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

Name: Randy & Michelle Watts

Address: 1209 Greene Vine Court

Property number on map: OUTSIDE 200' NOTIFICATION AREA

Comments: (Use additional sheets if necessary)

I favor: _____

I object: X

(State reason for objection)

see attached

Signature: Michelle Watts

Notice of Public Hearing East Common & Old 306

My husband and I are against the proposed change on zoning. We currently live in the Vineyard at Gruene gated community. There is already so much traffic that it makes it very difficult to get into and out of the Common Street entrance.

This proposed multifamily high density residential will add additional traffic, making it even worse. The proposed complex is situated very close to the back fence of several nice homes.

I am concerned about the residents taking the liberty of walking through our gated community as a short cut into Gruene.

Single story, less dense residential development would be less of a concern.

Randy and Michelle Watts
1209 Gruene Vine Court
New Braunfels, TX 78130

Case: #SUP21-037 (MG)

MAR 01 2021

Name:

Keith L. Waid

I favor: _____

Address:

1210 GRUENE Vine CT

Property number on map:

OUTSIDE 200' NOTIFICATION AREA

I object: ☒

Comments: (Use additional sheets if necessary)

(State reason for objection)

Signature:

Keith L. Waid

TRAFFIC
Schools
drainage

See HMA letter

YOUR OPINION MATTERS

Case: #SUP21-037 (MG)

Name: Stella CopherAddress: 1211 Gruene VintageProperty number on map: across the street
from #32

Comments: (Use additional sheets if necessary)

I favor:

MAR 01 2021I object: object

(State reason for objection)

The Change will forever
effect our Neighborhood.Signature: Stella Copher

you say our zoning will not be changed but the plan to build all these apartments right next to our subdivision is equal to rezoning because its too close. Our area is made up of mostly retired or elderly people that just want peace and quiet. When construction starts it will be a detriment to our health, breathing the dust and the noise will be every day. When the project is completed we have to ~~be~~ listen to dumpsters in the mornings being emptied before daylight. The project is much to close to all our residence and should not be built there. Also the traffic on Common St. is already already so bad we have trouble getting on it. If these apartments are added to the area then traffic becomes even worse. My husband and I just moved here in December 2020 because the neighborhood is so peaceful. We believe home values will go down and the noise coming from apartments will be unbearable. We just moved from a garden apartment at the Land Mark because the street noise and construction noise had become unbearable. Please be fair & do not do this to us elderly people. These apartments should be located in a more suitable location. If you have to rezone to put them at this location then it can not be right.

Stella Copher

YOUR OPINION MATTERS -

Case: #SUP21-037 (MG)

Name: Edgar L. CopherI favor: MAR 01 2021Address: 1211 Gruene VintageProperty number on map: ACROSS The STREET
From #32I object: XXX
(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: Edg L. CopherThe change will have
A Negative effect on
our wonderful neighborhood.

The APARTMENTS will cause the following
"Negative" effects on our neighborhood:

1. ENVIRONMENTAL ISSUES: more noise, more TOXICANTS
from cars, more garbage disposal
2. Property VALUES will go down with APARTMENTS
NEXT DOOR.
3. APARTMENTS have a history of higher Crime.
4. More Congested Traffic Issues
5. How would you Like 240 Boom Boxes and
240 BBQ Grills going in your BACK YARD??
This is Similar Issue Like The Comal River
issues we had in the PAST!
6. Would You WANT APARTMENTS in YOUR BACKYARD?

Case: #SUP21-037 (MG)

MAR 01 2021

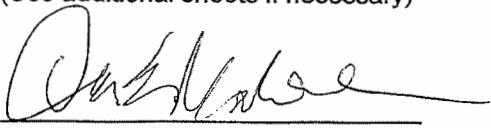
Name: DAN MALONE

I favor: _____

Address: 1215 GRUENE VINTAGEProperty number on map: OUTSIDE 200' NOTIFICATION AREAI object: ☒

Comments: (Use additional sheets if necessary)

(State reason for objection)

Signature: 

See HOA letter

Case: #SUP21-037 (MG)

MAR 01 2021

Name: BONNIE DENING

I favor: _____

Address: 1216 GRUENE VALLEY CIR.Property number on map: OUTSIDE 200' NOTIFICATION AREA I object: ☒

(State reason for objection)

Comments: (Use additional sheets if necessary)

traffic, property value
noise, safety,
drainage, thefts

Signature: Bonnie Denning

See HOA letter

Case: #SUP21-037 (MG)

MAR 01 2021

Name: CONNIE & Rick MackiewiczAddress: 1217 Gruene Vine Ct.Property number on map: OUTSIDE 200' NOTIFICATION AREA

I favor: _____

I object: X

Comments: (Use additional sheets if necessary)

(State reason for objection)

Signature: Connie Mackiewicz

lack of privacy for
homeowners, traffic
congestion + lowering
our property values.

See HOA letter

MAR 01 2021

Case: #SUP21-037 (MG)

Name: James Z Kofakis

I favor: _____

Address: 1218 Gruene Village East NW TXB170Property number on map: **OUTSIDE 200' NOTIFICATION AREA**I object: XXX!!

Comments: (Use additional sheets if necessary)

(State reason for objection)

SEE ATTACHED
letterSignature: James Z Kofakis

1610 Gruene Vineyard Crossing
New Braunfels, TX 78130
Email: Poa.gruene78130@gmail.com



The Vineyard at Gruene
Property Owners Association (POA)

Board of Directors: Larry G. Schalow, Chairman and President
Ron Richardson, Vice Chairman & Treasurer Michael Phelan, Vice Chairman & Secretary

February 26, 2021

Dear Council,

The Vineyard at Gruene Property Owners Association is writing to express our strong opposition to the proposed rezoning of approximately 10 acres out of the A.P. Fuquay survey No. 35, Abstract No. 155, Comal County, Texas, located at the northwest corner of the intersection of E. Common Street and Old FM 306 to allow multifamily high density residential use in the "C-1A" Neighborhood Business District.

While the local community may be unable to prevent development, that in itself will be detrimental to the area, residents in the Vineyard at Gruene neighborhood are unified in opposing the addition of multi-family housing that will cause traffic, school, safety, privacy, drainage and noise issues as well as potentially lower the property values at our existing community.

Traffic and safety of pedestrians are major areas of concern. Traffic congestion on E. Common Street and FM306 are already at critical levels. During the morning and afternoon hours, it can be difficult to get on E. Common Street since traffic is backed from the intersection to past our neighborhood, which is over 1/3rd of a mile away. The recent re-zoning of multi-family on E. Common Street across the street from our community along with the current rezoning proposal are simply going to overload the current infrastructure. Due to the lower number of people in the area at the same time as compared to an apartment complex, we believe the current "commercial" zoning designation would have a much lower adverse impact on current & future traffic issues.

Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that create or exacerbate a situation that will cause further school over-enrollment issues. It is established that over capacity has a negative impact on student learning, educational success, and school effectiveness.

Safety, privacy, and noise issues are all valid concerns if this rezoning proposal moves forward. Our neighborhood association, which is responsible for its roads and common areas, has recently installed gates that would now be ineffective should a multi-family project be allowed. Privacy walls that match the current architecture would need to be constructed on both sides of our community to prevent the 400-500 apartment residents from using our neighborhood as a cut-through to access downtown Gruene. Furthermore, the current drainage plans appear to move in the direction of our neighborhood which could induce flooding and/or water pooling issues.

All these concerns are likely to negatively affect property values in the area if multi-family apartments are built. According to multiple sources including real estate professionals, appraisers, and city planners, multi-family dwellings generally have a negative impact to surrounding single family communities and neighborhoods for the concerns above.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with our neighbors, I know our opinions are shared by many who have not managed to attend meeting or write letters and emails.

Thank you for your continued service and support of our neighborhood.

Best regards,

The Vineyard at Gruene Board of Directors

Agree 100% with
this letter of objection
James Kofakis

JAMES KOFAKIS

MAR 01 2021

Case: #SUP21-037 (MG)

Name: Sharon BostickAddress: 1219 Greene Valley CircleProperty number on map: OUTSIDE 200' NOTIFICATION AREA

Comments: (Use additional sheets if necessary)

Signature: Sharon Bostick

MAR 01 2021

I favor: _____

I object: X

(State reason for objection)

See last letter

Case: #SUP21-037 (MG)

Name: Judd McClellan

MAR 01 2021

I favor: _____

Address: 1219 Bonero Valley CirProperty number on map: OUTSIDE 200' NOTIFICATION AREAI object: X

Comments: (Use additional sheets if necessary)

(State reason for objection)

Signature: [Signature]

See H04 letter

Case: #SUP21-037 (MG)

Name: NANCY ABRAHAM

I favor: _____

Address: 1220 GRUENE VALLEY CIRCLEProperty number on map: OUTSIDE 200' NOTIFICATION AREA I object: X

(State reason for objection)

Comments: (Use additional sheets if necessary)

TRAFFIC, SAFETY

Signature: Nancy Abraham

See HOA letter

Case: #SUP21-037 (MG)

Name:

Michael Phelan

I favor:

MAR 01 2021

Address:

1224 Greenvale Valley Circle

Property number on map:

OUTSIDE 200' NOTIFICATION AREA

I object:

X

(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature:

Am Phelan

Traffic, security,
property values, noise
See HOA letter

Case: #SUP21-037 (MG)

Name: Rene' KrummerAddress: 1225 Gruene Vine Ct.Property number on map: OUTSIDE 200' NOTIFICATION AREA

Comments: (Use additional sheets if necessary)

Signature: Rene' KrummerI favor: MAR 01 2021I object: ✓

(State reason for objection)

Traffic, Privacy
Deflate property
value

see HOA letter

Case: #SUP21-037 (MG)

MAR 01 2021

Name: James E. HannonAddress: 1226 Gruebe Vine CTProperty number on map: OUTSIDE 200' NOTIFICATION AREAI favor: ~~Yes~~I object: ✓

(State reason for objection)

Comments: (Use additional sheets if necessary)

See HOA letter

Signature: [Signature]



Case: #SUP21-037 (MG)

Name:

Brent - Hollie Pfeiffer

Address:

1227 Gruene Valley Cir

Property number on map:

26

I favor:

BY:.....

PR

I object: ☒

(State reason for objection) *

Comments: (Use additional sheets if necessary)

Signature:

* too many apt complexes in immediate area. Do not wish ~~have~~ our gated community to back up to multi-family housing. Potential property value depreciation.

Case: #SUP21-037 (MG)

MAR 01 2021

Name:

Michael Romero

Address:

1227 GROVE VINTAGE

Property number on map:

OUTSIDE 200' NOTIFICATION AREA

I favor:

I object:

(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature:

Michael K. Romero

See HRA letter

YOUR OPINION MATTERS - DETACH AND RETURN

166

Case: #SUP21-037 (MG)

Name: Darrien & Curry Sutton

Address: 1231 Greene Village

Property number on map: **OUTSIDE 200' NOTIFICATION AREA**

Comments: (Use additional sheets if necessary)

Signature: Curry & Darrien

MAR 01 2021

I favor: _____

I object: X

(State reason for objection)

See HoA letter

Case: #SUP21-037 (MG)


Name: Darren and Curry SuttonAddress: 1232 Gruene VintageProperty number on map: **OUTSIDE 200' NOTIFICATION AREA** | object: X

I favor: _____

MAR 01 2021

Comments: (Use additional sheets if necessary)

(State reason for objection)

Signature: Traffic
Noise
DrainageSee HOA
Letter

MAR 01 2021

Case: #SUP21-037 (MG)

Name:

Terry Tilly

I favor: _____

Address:

1345 Cypress Bend Cove

Property number on map: **OUTSIDE 200' NOTIFICATION AREA**I object: ☒

(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature:

Terry Tilly

Case: #SUP21-037 (MG)

MAR 01 2021

Name:

Lindy Ferguson

Address:

1618 Bruce Vinyard Trng

Property number on map:

OUTSIDE 200 NOTIFICATION AREA

I favor:

I object:

(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature:

Lindy Ferguson

See H&A letter

YOUR OPINION MATTERS - DETACH AND RETURN

170

Case: #SUP21-037 (MG)

Name: Jo Ann Moore

Address: 1626 Gruene Vineyard Xing

Property number on map: OUTSIDE 200' NOTIFICATION AREA

Comments: (Use additional sheets if necessary)

Signature: Jo Ann Moore

I favor: _____

I object: ☒ _____

(State reason for objection)

See HOA letter

MAR 01 2021

YOUR OPINION MATTERS - DETACH AND RETURN

171

Case: #SUP21-037 (MG)

Name: STEPHEN FRANK V

Address: 1630 GRONVALL XING

Property number on map: OUTSIDE 200' NOTIFICATION AREA

Comments: (Use additional sheets if necessary)

Signature: [Signature]

I favor: MAR 01 2021

I object: ✓
(State reason for objection)

See HOA letter

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

Name: DEBBIE FRANK V

Address: 1630 GRONVALL XING UNIT 1511

Property number on map: OUTSIDE 200' NOTIFICATION AREA

Comments: (Use additional sheets if necessary)

Signature: [Signature]

MAR 01 2021

I favor: ✓

I object: ✓
(State reason for objection)

See HOA letter

YOUR OPINION MATTERS - DETACH AND RETURN

172

Case: #SUP21-037 (MG)

MAR 01 2021

Name:

Kristy Nunez

I favor: _____

Address:

11638 Greene Vineyard Xing

Property number on map:

OUTSIDE 200' NOTIFICATION AREA

I object: ☒

(State reason for objection)

Comments: (Use additional sheets if necessary)

See H04 letter

Signature:

Kristy Nunez

Case: #SUP21-037 (MG)

MAR 01 2021

Name: Aubree Moeller

I favor: _____

Address: 1650 Gruene Vineyard XingProperty number on map: OUTSIDE 200' NOTIFICATION AREAI object: ✓

Comments: (Use additional sheets if necessary)

(State reason for objection)

Signature: [Signature]

See HOA letter

YOUR OPINION MATTERS - DETACH AND RETURN

174

Case: #SUP21-037 (MG)

Name: HARRY MOELLER

Address: 11650 Grove Vineyard Xing

Property number on map: OUTSIDE 200' NOTIFICATION AREA

Comments: (Use additional sheets if necessary)

Signature: [Signature]

I favor: MAR 01 2021

I object: ✓

(State reason for objection)

See HOA Letter

Case: #SUP21-037 (MG)

MAR 01 2021

Name: Darren & Curry SuttonAddress: 1678 Gruene Vineyard XingProperty number on map: **OUTSIDE 200' NOTIFICATION AREA**I favor: XI object: X

(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: MD & DS

see HAA letter

Case: #SUP21-037 (MG)

MAR 01 2021

Name: Michael Phelan

I favor: _____

Address: 1686 Browne Vineyard CrosslyProperty number on map: OUTSIDE 200' NOTIFICATION AREAI object: X

Comments: (Use additional sheets if necessary)

(State reason for objection)

Signature: Michael Phelan

security, traffic
property values, noise
see 404 letter

Case: #SUP21-037 (MG)

Name:

NANCY Armstrong

Address:

1712 Greene Vineyard Crossing

Property number on map:

OUTSIDE 200' NOTIFICATION AREA

Comments: (Use additional sheets if necessary)

Signature:

Nancy Armstrong

I favor:

MAR 01 2021

I object:

✓

(State reason for objection)

See HOS letter

YOUR OPINION MATTERS - DETACH AND RETURN

178


Case: #SUP21-037 (MG)

Name: Jeff Atkins


Address: 17116 Gruene Vineyard King

Property number on map: OUTSIDE 200' NOTIFICATION AREA

Comments: (Use additional sheets if necessary)

Signature: 

I favor: _____

I object: 

(State reason for objection)

See Hox letter

MAR 01 2021

Case: #SUP21-037 (MG)

MAR 01 2021

Name:

Kelli Dillon

Address:

1724 Grovenet Vineyard Xing

Property number on map: OUTSIDE 200' NOTIFICATION AREA

I favor:

☒

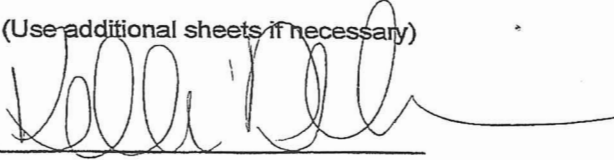
I object:

(State reason for objection)

Comments: (Use additional sheets if necessary)

See HOA Letter

Signature:



Case: #SUP21-037 (MG)

MAR 01 2021

Name: Tyrrre Heggerson

I favor: _____

Address: 1740 Ordene Vineyard.Property number on map: **OUTSIDE 200' NOTIFICATION AREA**I object: ☒

Comments: (Use additional sheets if necessary)

(State reason for objection)

Traffic, safety

Sep Host letter

Signature: [Signature]

Case: #SUP21-037 (MG)

MAR 01 2021

Name: Pamela McElvath

I favor: _____

Address: 1871 Crystal Springs BlvdProperty number on map: OUTSIDE 200' NOTIFICATION AREA I object: X

(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: Pamela McElvath

Case: #SUP21-037 (MG)

Name: Bryan Carr

MAR 01 2021

Address: 11770 FM 2145 New market TX 77871

I favor: _____

Property number on map: OUTSIDE 200' NOTIFICATION AREAI object: ☒

Comments: (Use additional sheets if necessary)

(State reason for objection)

Signature: Bryan Carr

MAR 01 2021

183

Case: #SUP21-037 (MG)

Name: M Sizemore

I favor: _____

Address: Box 475, 11674 GruncProperty number on map: OUTSIDE 200' NOTIFICATION AREAI object: X

Comments: (Use additional sheets if necessary)

crossing

(State reason for objection)

See HOA letterSignature: 

Case: #SUP21-037 (MG)

MAR 01 2021

Name: ^{Cathleen} CATHY McHENRY

Address: 1214 GREENE VINE CT

Property number on map: OUTSIDE 200' NOTIFICATION AREA

I favor: _____

I object: ☒ cgm

(State reason for objection)

Comments: (Use additional sheets if necessary)

traffic, noise

congestion

See HOT letter

Signature: Cathleen McHenry

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

Name: Deborah Richman

I favor: _____

Address: 1470 Janets WayProperty number on map: Lot 1A Block 4I object: ☒

201306014992 OUTSIDE 200' NOTIFICATION AREA (State reason for objection)

Comments: (Use additional sheets if necessary)

Has there been a traffic study? Traffic congestion

Signature: Deborah Richman

From: [Bettie Armstrong](#)
To: [Matt Greene](#)
Subject: Rezoning - 10 Acres out of the A.P. Fuquay Survey No 35, Abstract No. 155
Date: Monday, March 1, 2021 5:04:28 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Greene:

I am very familiar with the intersection of this 10 Acres and it appears the rezoning request is being made in order to construct 240 Apartments. I managed an Apartment Community of 32 Acres and 400 units in another city. We found there is an average of more than 2 cars for at least 1/2 to 3/4 of the units constructed. This area does not need nor in my opinion can it handle that many more cars. Common Street is heavily traveled now. There are Senior Living Centers just down the street from this area and also Churches with a school. I know we need apartments but please not at this location which is already a congested area. Thank you for your kind attention to this request.

Bettie Armstrong
2352 Village Path
New Braunfels, TX
830-832-1541

OUTSIDE 200' NOTIFICATION AREA

Sent from my iPad

YOUR OPINION MATTERS - DETACH AND RETURN**Case: #SUP21-037 (MG)**Name: Rachel Behnke

I favor: _____

Address: 2240 Cotton Blvd, New Braunfels TX 78130Property number on map: **OUTSIDE 200' NOTIFICATION AREA** I object: X

(State reason for objection)

Comments: (Use additional sheets if necessary)

y property, within the Cotton Crossing subdivision, does not appear on the map but I believe we will be impacted in multiple ways. We have high traffic at already uses Hanz Dr as a cut-through. Having a multi-family unit will increase that. Common Road is not set up to handle this increase of vehicles. ost importantly, this plot of land is far too close to a multitude of single-family homes. Having 24 units per acre would equal 240 units, which is far too any.

Signature: Rachel Behnke

This property should only be considered for commercial purposes, not high-density housing or entertainment. Thank you.

YOUR OPINION MATTERS - DETACH AND RETURN

188

MAR 02 2021

Case: #SUP21-037 (MG)

Name: Philip & Tracy Barquer

Address: 1732 Gruene Vineyard Crossing

Property number on map: 26

OUTSIDE 200' NOTIFICATION AREA

Comments: (Use additional sheets if necessary)

I favor: _____

I object: X

(State reason for objection)

Signature: Philip Barquer

Dear Mr. Greene,

I am a resident at 1732 Gruene Vineyard Crossing,

I oppose the rezoning as requested by Noland and Vera Koepp to be discussed at the Public Hearing on March 2, 2021.

The environmental impact will cause traffic, significantly increase the population and be a detriment to the infrastructure of Gruene.

Most concerning is the adverse impact to the Gruene Historic District. The Planning commission should do a thorough analysis of the impact to the Historical District prior to any approval of a Type 2 special use permit to allow multifamily High Density residential Use.

Thank you for your consideration.

Philip and Tracy Barquer

Phil@hralternatives.com

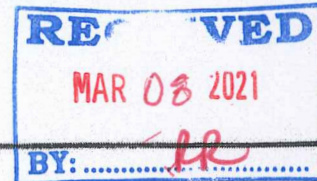
Case: #SUP21-037 (MG)

Name: Karen R. Hardy

I favor: _____

Address: 2030 Cotton BlvdProperty number on map: 362358I object: ☒**OUTSIDE 200' NOTIFICATION AREA** (State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: Karen R. Hardy

March 2, 2002

City of New Braunfels

RE: 10 acres out of the A.P. Fuquay survey No. 35, Abst. No. 155 Coma; County Texas, located at the North West intersection of Old 306 and East Commons.

Mr. Greene,

I object to this project due to the traffic concerns on Commons. I already have difficulty turning on to Commons due to the high traffic we have currentiy. I wait for an opening then gun it to get across. If two people live in each unit you will have an additional 480 cars added to the already congested street. It will also make turning left off Old 306 onto Commons difficult due the to backup traffic trying to get through the light at 306.

Thank you for your consideration.

Karen Rolane Hardy

Karen Rolane Hardy

2030 Cotton Blvd, New Braunfels, 78130

830-660-5785

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

Name: Porfirio and Jennifer DubónAddress: 1021 Gruene Springs, New Braunfels, TX 78130

Property number on map: _____

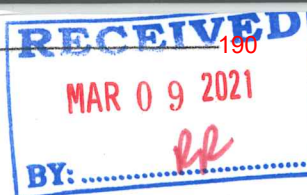
I favor: _____

I object: X

(State reason for objection)

Comments: (Use additional sheets if necessary) The proposed rezoning would be a disaster. The intersection is already chaotic and dangerous; in addition, another set of high-density complex will be detrimental to real estate prices in the area.

Signature: _____

Porfirio A. Dubón

YOUR OPINION MATTERS - DETACH AND RETURN



Case: #SUP21-037 (MG)

Name: Rosa Groenewald

I favor: _____

Address: 2254 Groene Lake Dr

Property number on map: 20060648726

I object: ✓

(State reason for objection)

Comments: (Use additional sheets if necessary)

E Common Street & FN 306 have become so congested already
Adding multifamily high density to that area (4 acres) will make

Signature: Rosa Groenewald

matters much worse?
decrease our property values

YOUR OPINION MATTERS - DETACH AND RETURN

192

Case: #SUP21-037 (MG)

Name: Elba Groeneveld

Address: 2269 Greene Lake Dr

Property number on map: 150208010900

I favor: _____

I object: ☒ _____

(State reason for objection)



Comments: (Use additional sheets if necessary)

The intersection of E. Common St & Old FM 300 is a problem already; rezoning to high density will add to the issue and decrease your property values

Signature: _____

Elba Groeneveld

From: [Oretha Campbell](#)
To: [Matt Greene](#)
Subject: Re: Proposed Property Rezoning
Date: Sunday, March 21, 2021 6:37:04 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I object !!!!

I do not want big apartments that close to me !!!!!

oretha campbell
1627 hanz drive
new braunfels tx 78130

On Monday, March 1, 2021, 03:56:11 PM CST, Cotton Crossing Owners Association, Inc.
<ghendricks001@att.net> wrote:

Proposed property rezoning located on Common Street , vacant lot left side
as one drives towards Texas 306 across from large vacant field on the right.
The attached Notice of Public Hearing provides additional information
concerning this property.

4/6/2021

Agenda Item No. G)

PRESENTER:

Applicant/Owner: Leonard & Kay Kobeski,

SUBJECT:

SUP21-088 Public hearing and recommendation to City Council regarding a proposed rezoning to amend an existing Special Use Permit to allow an addition to a non-conforming single-family residence in the "M-1" Light Industrial District, addressed at 394 North Market Avenue.

DEPARTMENT: Planning and Development Services**COUNCIL DISTRICTS IMPACTED:** Council District 5**BACKGROUND INFORMATION:**

Applicant/Owner: Leonard & Kay Kobeski
394 N. Market Avenue
New Braunfels, TX 78130
(832) 372-2733 kobeski@att.net

Staff Contact: Holly Mullins
(830) 221-4054 hmullins@nbtexas.org

The subject property is located at the intersection of North Market Avenue and East Zink Street, in a predominantly residential block that is currently zoned M-1 (Light Industrial District). Residential is not allowed by right in industrial zoning districts, therefore in 2020, the applicants requested an SUP to make the existing home a conforming use, allowing them to obtain building permits for a planned addition to the house. That SUP was approved by City Council on January 11, 2021.

ISSUE:

The existing residence was constructed in 1896. While the use is now conforming, the structure remains legally non-conforming because it does not meet current building setbacks for a corner lot. The house encroaches 9 feet into the 25-foot front setback along Market Avenue, and almost 20 feet into the 25-foot street side setback along Zink Street. Non-conforming structures are allowed to remain but may not be enlarged without approval of a variance or SUP.

This SUP is being requested to authorize additions to the non-conforming structure. As proposed, a new sun porch at the rear of the house will continue the existing 5'-3" street side setback. The new two-story garage will meet the required 25-foot street side and 20-foot rear setbacks; however, a second floor deck is proposed to be 10 feet from the property line along Zink Street, an encroachment of 15 feet into the building setback.

Right-of-way from the property line to the edge of Zink Street pavement is shown to be 12'-9", which is not included in the setback measurement but does increase the separation between the structures and the roadway.

Surrounding Zoning and Land Use:

North - Across Zink Street, C-2/ Single-family residence
South - M-1 / Single-family residence
East - M-1/ Commercial
West - Across Market Ave, C-2/ Single-family residence with short-term rental

FISCAL IMPACT:

N/A

RECOMMENDATION:

Approval. Most of the residential structures in this area were constructed between 1890 and 1950, prior to implementation of zoning and setback standards, therefore building setbacks vary. Allowing improvements to a nonconforming structure in an established neighborhood is consistent with strategies of Envision New Braunfels to encourage fiscally responsible land use that takes advantage of existing infrastructure and discourages sprawl. The setback encroachment along Zink Street does not appear to pose a public safety or traffic visibility issue.

Notification:

Public hearing notices were sent to owners of 17 properties within 200 feet of the request. To date, the City has received no responses.

Resource Links:

Chapter 144, Sec. 2-3 (Non-conforming Uses) of the City's Code of Ordinances:

[Sec. 144-2.3. - Nonconforming uses and structures. | Code of Ordinances | New Braunfels, TX | Municode Library <https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOOR_CH144ZO_ARTIIIZOPRAD_S144-2.3NOUSST>](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOOR_CH144ZO_ARTIIIZOPRAD_S144-2.3NOUSST)

Chapter 144, Sec. 3.6 (SUP) of the City's Code of Ordinances:

https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOOR_CH144ZO_ARTIIIZOPRAD_S144-3.6SUP

Attachments:

1. Aerial Map
2. Land Use Maps (Zoning, Existing, Future Land Use)
3. Application
4. Notification Map
5. Photographs

Aerial Exhibit

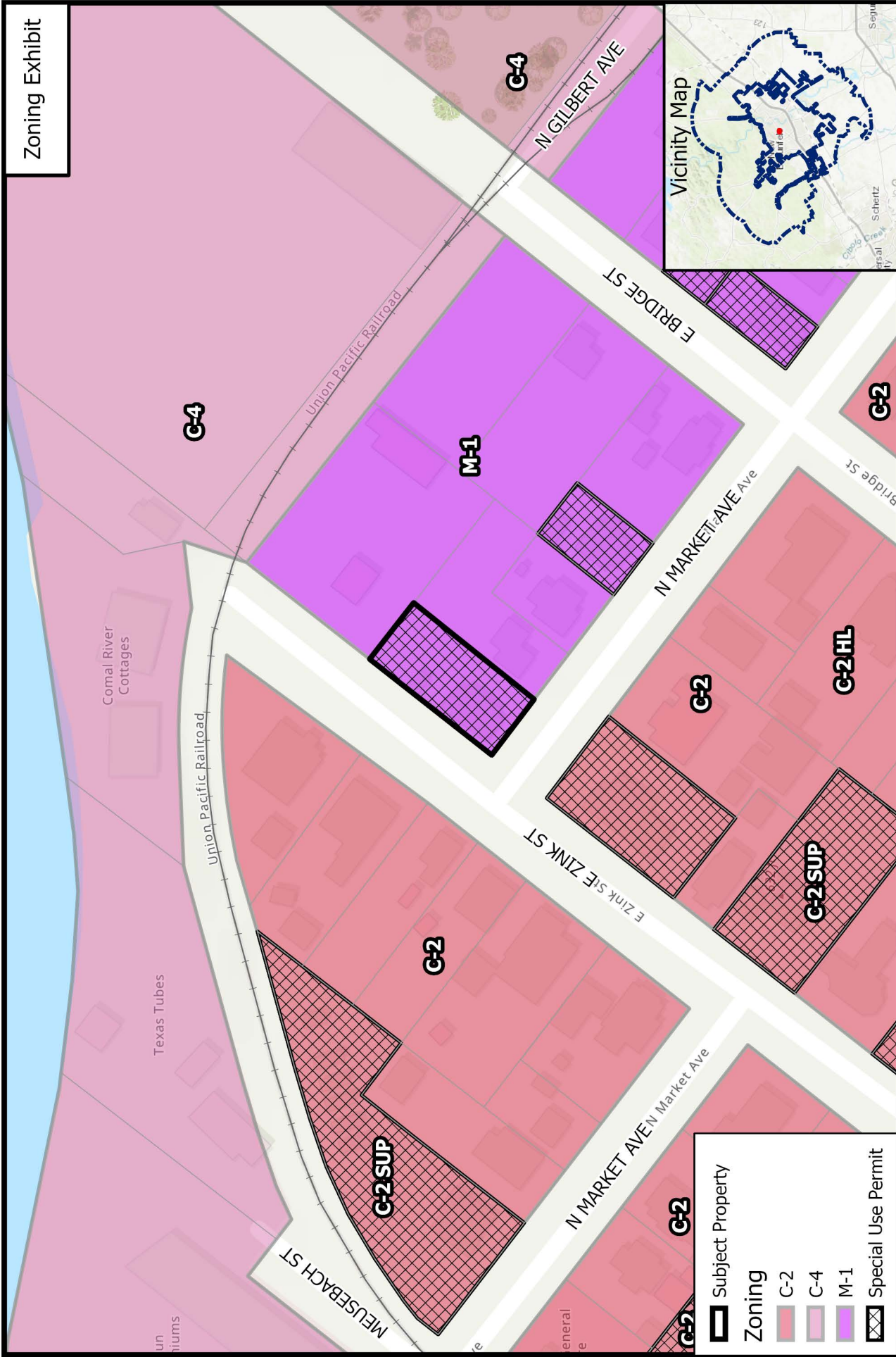


SUP21-088

Amendment to existing SUP



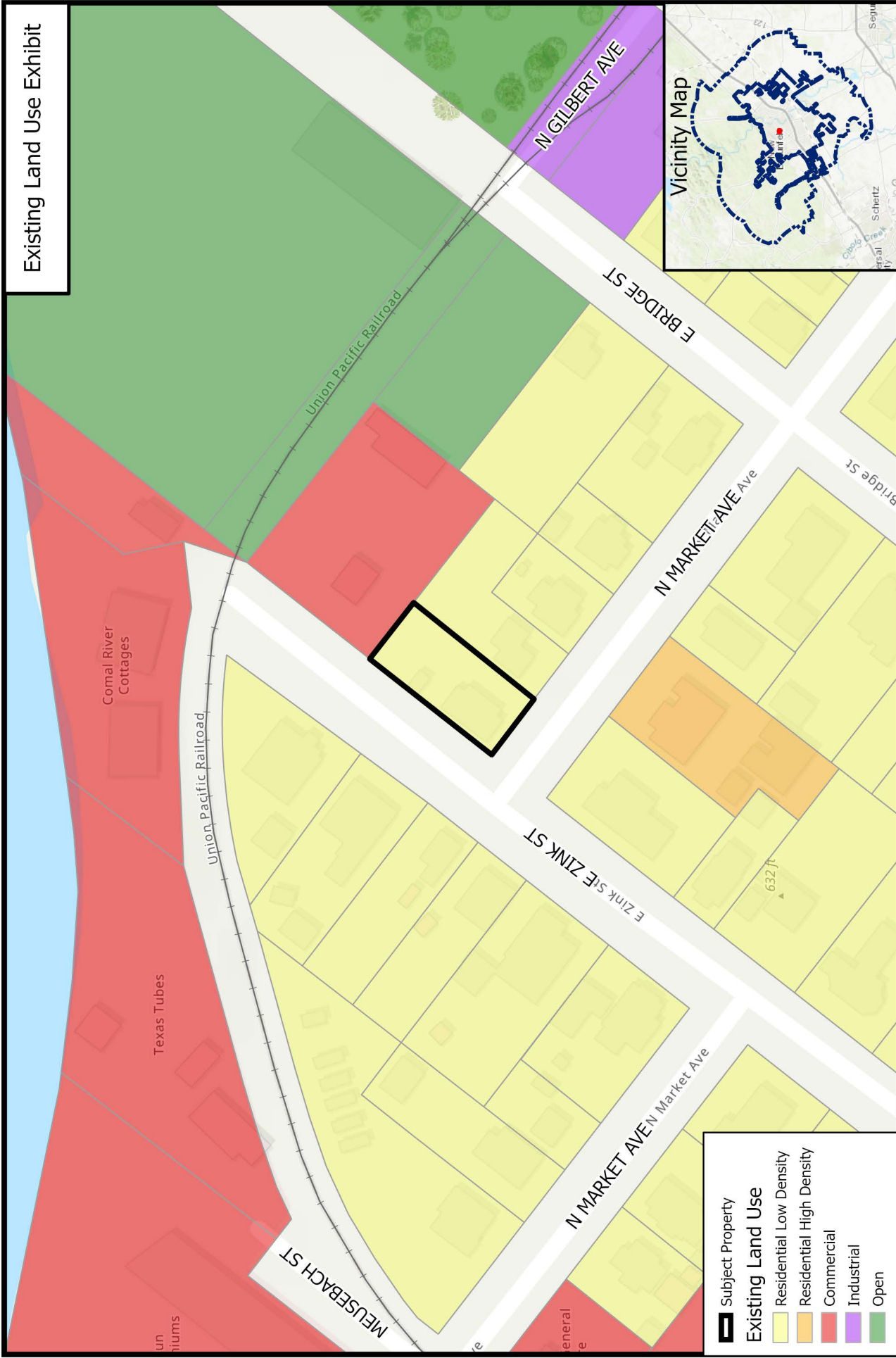
DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels, its officials or employees for any discrepancies, errors, or variances which may exist.



SUP21-088 Amendment to existing SUP



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels, its officials or employees for any discrepancies, errors, or variances which may exist.



Subject Property

Existing Land Use

- Residential Low Density
- Residential High Density
- Commercial
- Industrial
- Open

SUP21-088 **Amendment to existing SUP**



EXISTING CENTERS

Centers are the middle, core or heart of an area. It is a point of activity and vitality. Centers come in many sizes and have different purposes or activities within. They may have endangered species habitat or aquifer recharge areas that require additional standards and consideration relating to future growth. It is envisioned that all centers be walkable, connected, and have a mix of uses. These centers must provide adequate infrastructure to support the commercial development present especially mobility and access for pedestrians, bicycles, vehicles and transit. Given the mixed-use nature of these centers, parking should be shared and not detract from the aesthetic of the area.

● EMPLOYMENT CENTER

Employment Centers are mixed-use areas centered around office or industrial uses that can support significant employment.

● MARKET CENTER

Market Centers are mixed-use areas anchored by a retail destination where surrounding residents go to get daily goods and services.

● MEDICAL CENTER

Medical Centers are mixed-use areas centered around a medical destination such as a hospital or clinic.

● CIVIC CENTER

Civic Centers are mixed-use areas centered around a civic destination such as City Hall, a library or a recreation center.

● OUTDOOR RECREATION CENTER

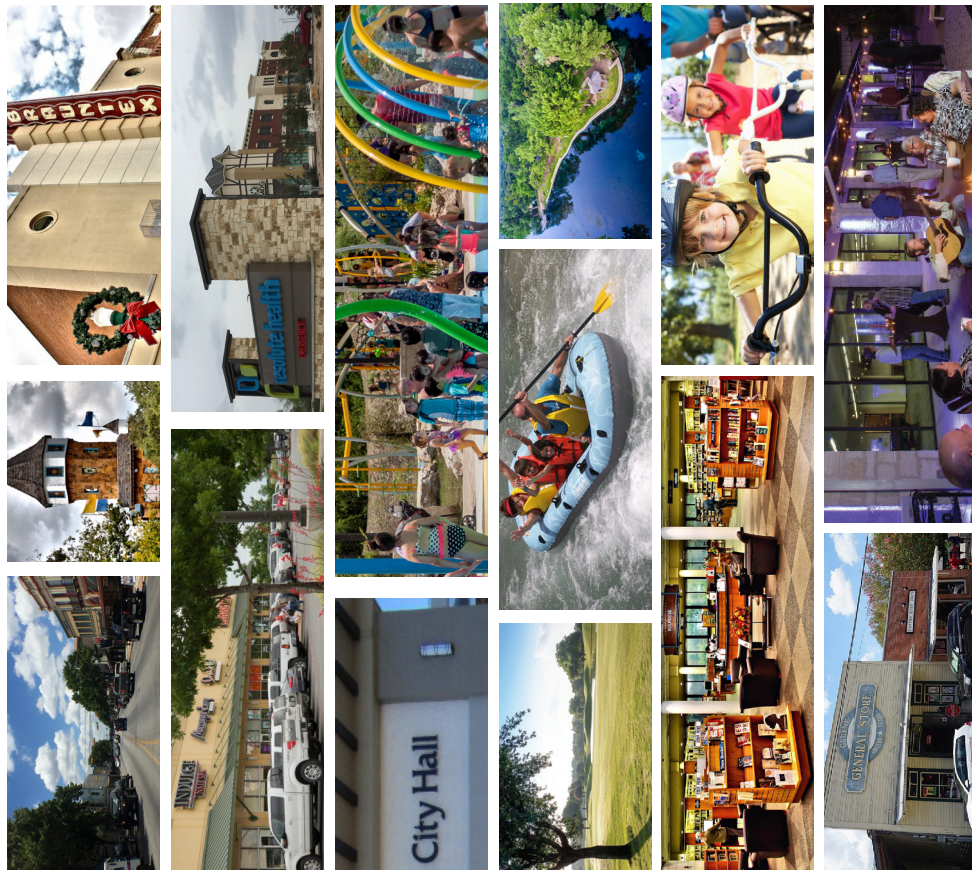
Outdoor Recreation Centers center around a public or private outdoor destination such as Landa Lake.

● EDUCATION CENTER

Education Centers are mixed-use areas centered around an educational destination such as a K-12 school or university/college.

● TOURIST/ENTERTAINMENT CENTER

Tourist/Entertainment Centers are mixed-use areas around an entertainment venue such as Gruene Hall or a tourist destination such as the Tube Chute.





FUTURE LAND USE PLAN

A future land use plan is how land is envisioned to be. It establishes priorities for more detailed plans (sub area plans) and for detailed topical plans (such as parks and open spaces, trails and roads). It cannot be interpreted without the goals and actions of Envision New Braunfels.

TRANSITIONAL MIXED-USE CORRIDOR

Transitional Mixed-Use Corridors express an aspiration to retrofit existing auto-dominated retail corridors with a mix of uses and a variety of travel modes over time.

OUTDOOR RECREATION CENTER

Outdoor Recreation Centers are centered around a public or private outdoor destination like Fischer Park.

EMPLOYMENT CENTER

Employment Centers are mixed-use areas centered around office or industrial uses that can support significant employment.

MARKET CENTER

Market Centers are mixed-use areas anchored by a retail destination where surrounding residents go to get daily goods and services.

CIVIC CENTER

Civic Centers are mixed-use areas centered around a civic destination such as City Hall, a library or a recreation center.

SUB AREA 1

Sub Area 1 includes the Downtown, Gruene and the Mid-Century or older neighborhoods that surround them. It is home to the natural springs and headwaters of flowing rivers that have attracted New Braunfelsers to the town for centuries.

SUB AREA 2

Sub Area 2 refers to the neighborhoods and residential enclaves that have grown alongside the Hill Country landscape.

SUB AREA 3

Sub Area 3 includes a planned community offering a diversity of housing, distinct community centers and preserved Hill Country landscape features.

SUB AREA 4

At the heart of Sub Area 4 is Fischer Park. Proximity to IH-35, downtown and neighboring communities like McQueeney makes this area highly desirable and accessible.

SUB AREA 5

Sub Area 5 bridges together many communities east of IH-35. It includes the scenic landscape along both banks of the Guadalupe River between Highway 46 and FM 725.

SUB AREA 6

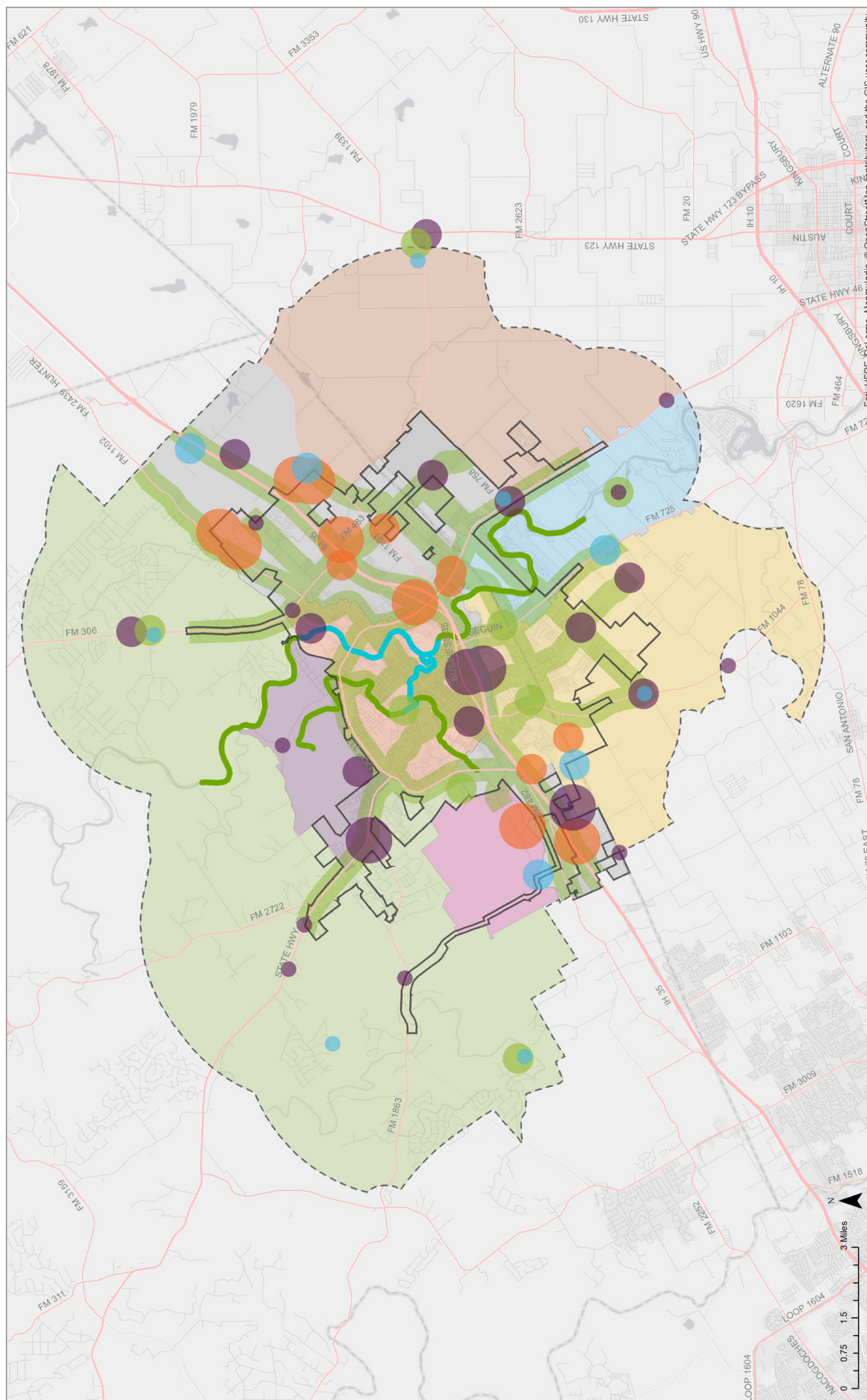
Sub Area 6 expresses an aspiration for conservation communities focused around maintaining and enhancing ecological integrity while allowing some level of development to occur.

SUB AREA 7

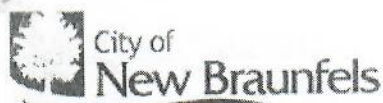
Sub Area 7 includes parts of the city currently being mined for natural resources. These sites may become parks and open space, mixed-use communities or new commercial or entertainment areas in the future.

SUB AREA 8

This fast-growing Sub Area includes many neighborhoods offering affordable places for young families to live.



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. Preferred future growth scenario combines Scenarios A and C per recommendations of the Envision New Braunfels Steering Committee (February 2018). Exact boundaries of sub areas, centers, and corridors may be [zoomed and viewed online](#).



Planning & Community Development Department
Planning Division
550 Landa St. New Braunfels, TX 78130
(830) 221-4050 www.nbtexas.org

CC/Cash/Check No. 7498
Case No. SUP21-088
Amount Recd. \$ 1,798.00
Receipt No. 29781



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.**

Leonard and Kay Kobeski

Name: _____

Mailing Address: 394 N. Market Ave. New Braunfels, Texas

Telephone: 832 656-6436 Fax: _____ Mobile: _____

Email: kobeski@att.net

2. **Property Address/Location:** 394 N. Market Ave.

3. **Legal Description:** A 0.221 of an acre tract of land, being out of lots 240 & 241, N.C.B. 2014, City of New Braunfels, Comal County, Texas.

Name of Subdivision: _____

Lot(s): 240 & 241 Block(s): _____ Acreage: 0.221 of an acre

4. **Existing Use of Property:** _____

5. **Current Zoning:** M1 district

6. **Proposed Special Use Permit*: Type 1 _____ OR Type 2 _____** yes

*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)**

Proposed addition to an existing single family residence circa 1896. The existing residence has nonconforming setbacks adjacent to both N. Market Ave. and E. Zink Street. We are requesting that the **Sun Porch Addition (A) & Second floor deck addition (B)** deviate from the 25' building setback along E. Zink St., as indicated on the Site & Roof Plan. The first and second floors of the primary addition will conform to the 25' front building setback along E. Zink St., the 20' back building setback and the 5' side building setback. Also, reference supplemental exhibits A1 & A2 for details showing front, back and side building setbacks.

Drawings submitted:

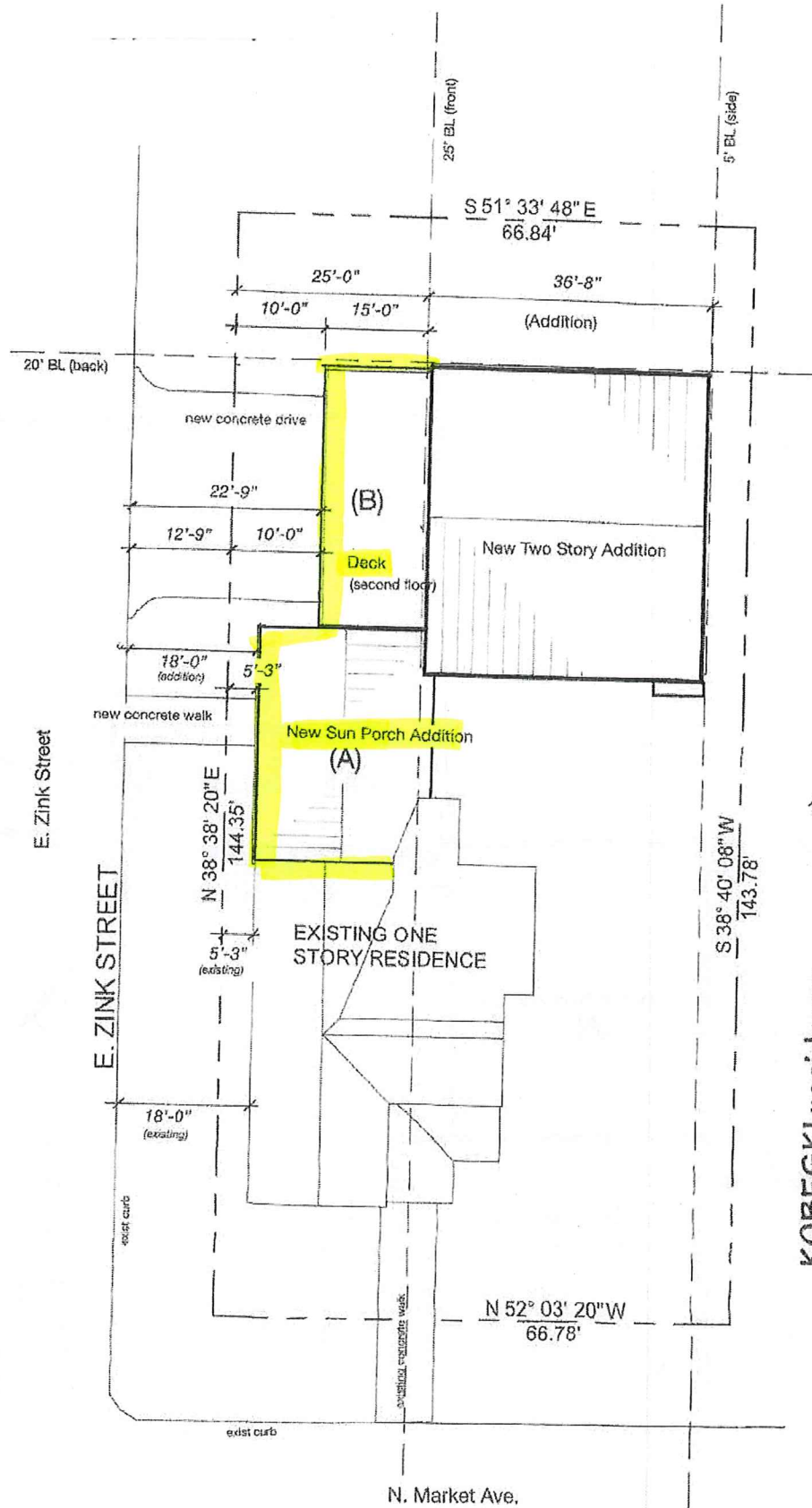
Property survey (dated 02-13-14)

S1 Site & Roof Plan (as required)

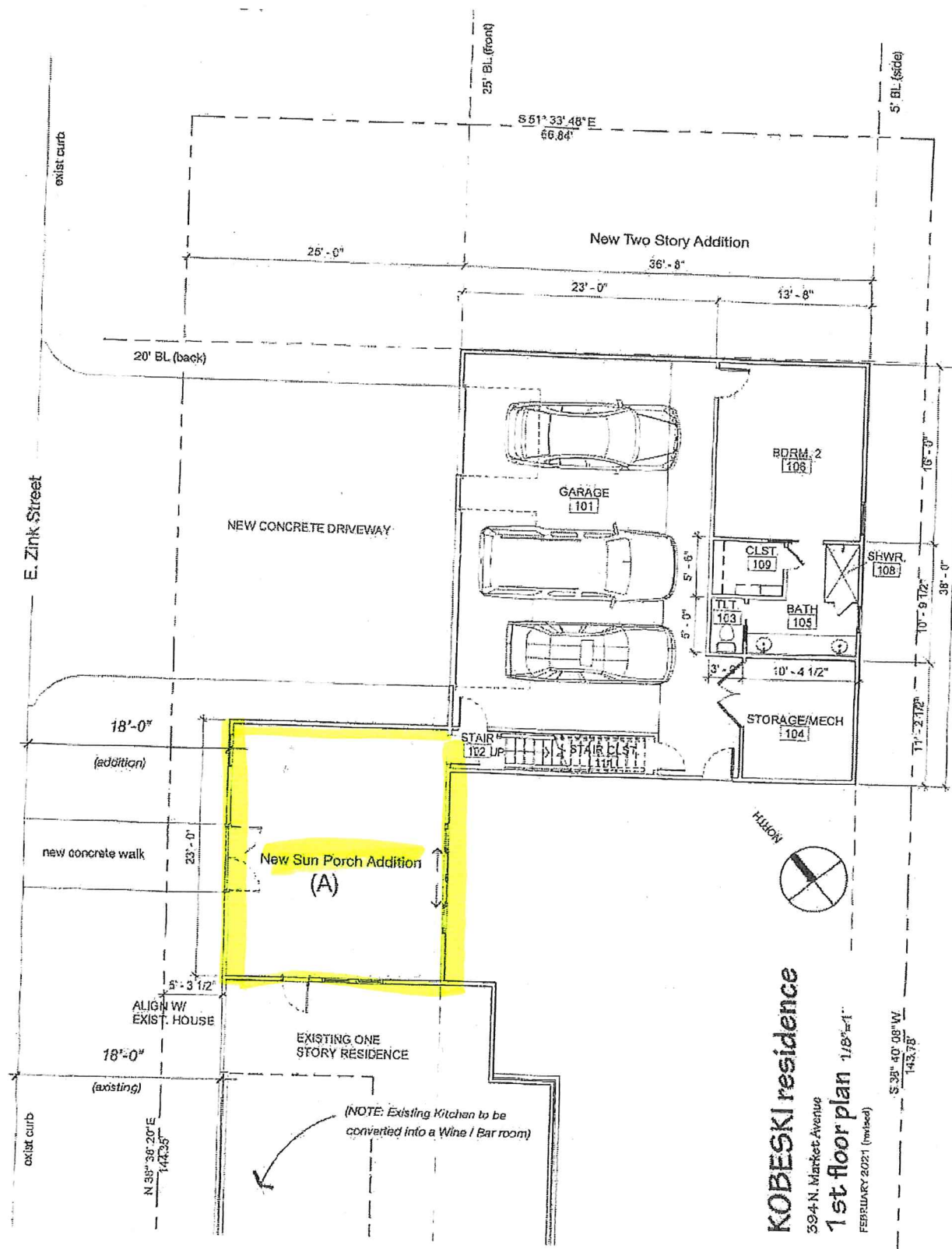
A1 1st Floor Plan (supplemental exhibit)

A2 2nd Floor Plan (supplemental exhibit)

15

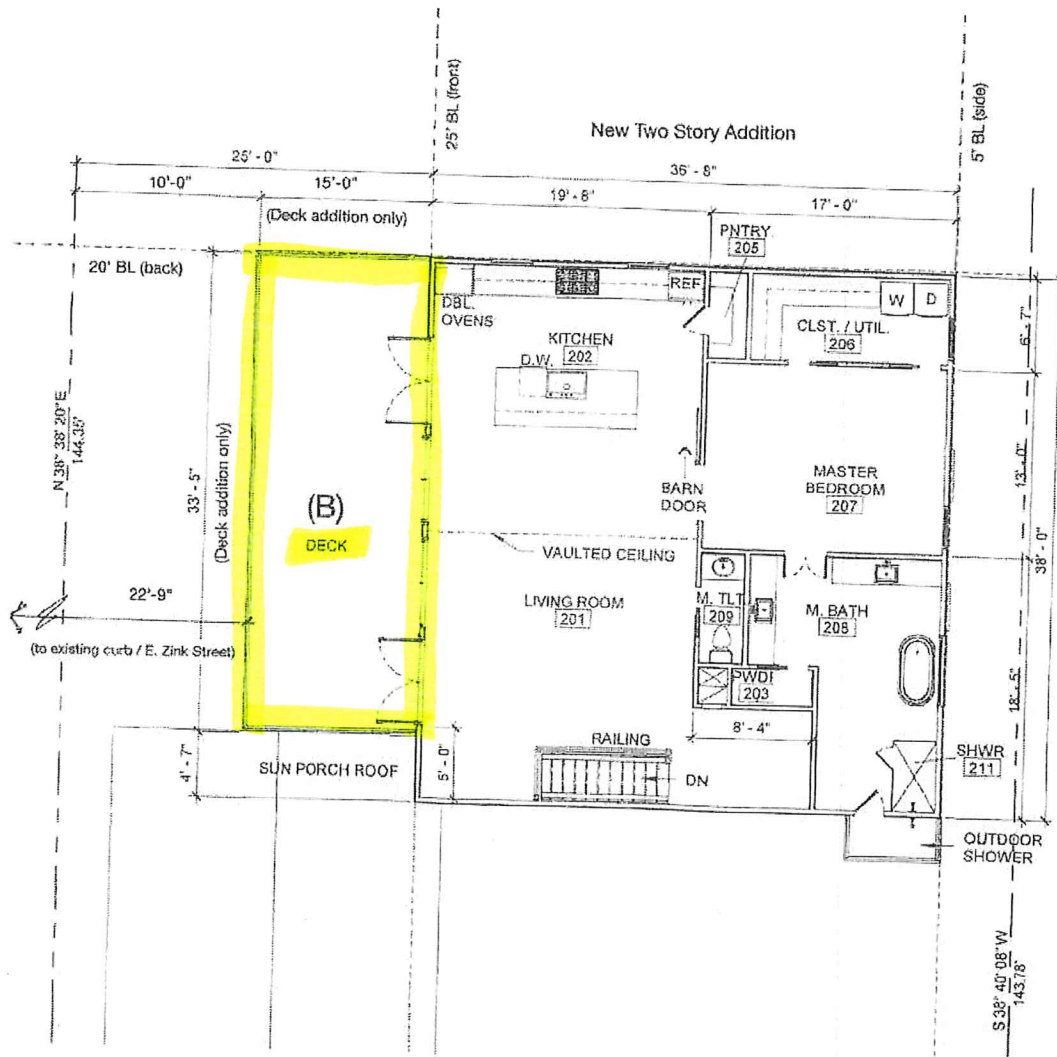


△



A2

Zink St.



KOBESKI residence

394 N. Market Avenue

2nd floor plan 1/8"=1'

FEBRUARY 2021 (revised)

PLANNING COMMISSION – APRIL 6, 2021 – 6:00PM

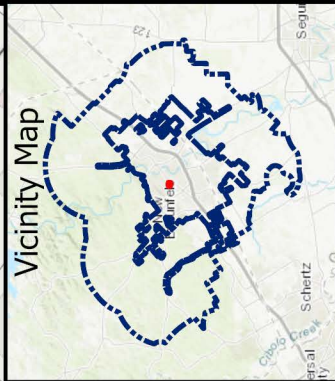
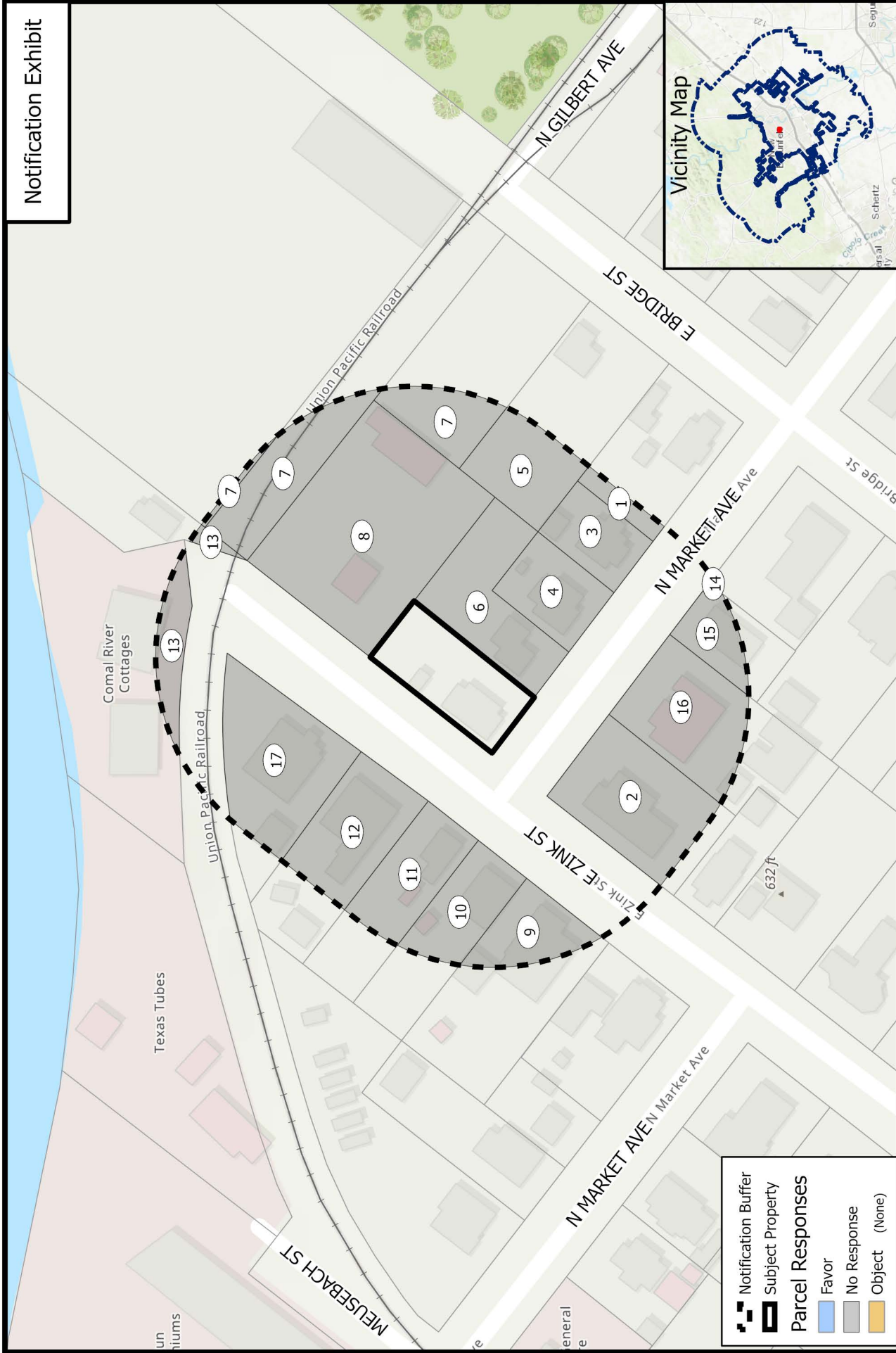
Zoom Meeting

Applicant/Owner: Leonard & Kay Kobeski**Address/Location:** 394 N Market Ave**PROPOSED SPECIAL USE PERMIT – CASE #SUP21-088**

The circled numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as “Subject Property”.

- | | |
|------------------------------|---------------------------------|
| 1. LEATHERWOOD PAUL W | 10. BOWMAN CRAIG A & KRISTY D |
| 2. BUNNY & EDS ZINK HAUS LLC | 11. NORMAS LAGNIAPPE LLC |
| 3. RIZZATTO JAMES | 12. HURTA JASON E |
| 4. MORALES ELEANOR A | 13. OAKWOOD PROPERTIES |
| 5. RODRIGUEZ SANTIAGO | 14. SIPPEL NOREEN |
| 6. CAMPOS ATANACIO | 15. TIMMERMANN PAMELA HIGHTOWER |
| 7. ADM MILLING CO | 16. PROPERTY OWNER |
| 8. HERBELIN CARL B | 17. GLADDEN MICHAEL W |
| 9. GOMEZ IGNACIO G & LOUISA | |

SEE MAP



Notification Buffer

Subject Property

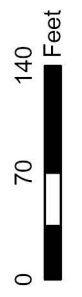
Parcel Responses

- Favor
- No Response
- Object (None)

Notification Exhibit



SUP21-088
Amendment to existing SUP



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels, its officials or employees for any discrepancies, errors, or variances which may exist.

4/6/2021

Agenda Item No. H)

PRESENTER:

Applicant: Carson Keller, Matkin-Hoover Engineering

Owner: Lori Oden

SUBJECT:

REP21-101 Public hearing and consideration of the proposed replat of Lot 51 Block M, Copper Ridge The Addition North Subdivision, establishing Lot 51R.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: Outside City Limits

BACKGROUND INFORMATION:

Case #: REP21-101

Owner: Lori Oden
16928 Hidden Oaks Woods
San Antonio, TX 78248
Ron_oden@att.net

Engineer: Matkin-Hoover Engineering
8 Spencer Road Suite 100
Boerne, TX 78006
(830) 249-0600 ckeller@matkinhoover.com

Case Manager: Holly Mullins
(830) 221-4054 hmullins@nbtexas.org

ISSUE:

Copper Ridge Subdivision is located on SH 46 West, approximately 1.5 miles outside the city limits in the ETJ. The North Addition of the subdivision was platted in 2018.

The purpose of this replat is to add approximately 4 acres of unplatted land to Lot 51, creating a single 5.376-acre residential lot.

Drainage:

The Public Works Department reviewed project drainage with the Letter of Certification process as required by Section 118-51e of the Platting Ordinance and in accordance with the requirements of Chapter 143 Municipal Drainage Utility Systems, and the Drainage and Erosion Control and Design Manual.

A small portion of this property is located within the 1% annual chance flood zone, along the Dry Comal Creek.

Utilities:

Electric service is provided by New Braunfels Utilities (NBU). Proposed Lot 51R will be served by private on-site septic and private water well, as allowed by Comal County for lots at least 5.01 acres in size.

Transportation Plan:

The plat is in compliance with the City's Regional Transportation Plan as there are no proposed new streets within or adjacent to the subject property.

Hike and Bike:

The City's Hike and Bike Trail Plan indicates an off-street trail along Dry Comal Creek, which is adjacent to the subject property. However, this portion of the proposed trail is not accessible from any public land or right-of-way. If the City is unable to accept and maintain a trail, the developer is not required to construct it.

Sidewalks:

Copper Ridge has rural residential street sections and minimum one-acre lots with at least 100 feet of street frontage; therefore, sidewalks are not required.

Roadway Impact Fees:

This subdivision is located outside of the Roadway Impact Fee Study Area and fees are not applicable.

Parkland Dedication and Development:

Parkland and amenities provided by the Copper Ridge development have been reviewed by Parks and Recreation Department staff and determined to meet the ordinance requirements. No additional park fees are applicable.

FISCAL IMPACT:

N/A

RECOMMENDATION:

To meet the requirements of the City's Subdivision Platting Ordinance and other adopted codes, the applicant's replat must comply with the conditions notes below. Staff recommends approval of the proposed replat subject to the following Conditions of Approval:

1. Start the "Being" statement in the title on a separate line for clarity. (NBCO 118-34)
2. Remove the "Being" statement from the Owners signature block leaving just the name of the plat. (NBCO 118-30)
3. Add "and Comal County" after City of New Braunfels under Easement Notes. (NBCO 118-48)
4. Update the buildable lot count to "1" in Note 9 and correct the second sentence to read: This "plat". (NBCO 118-60 et seq)
5. Draw a box around the existing lot configuration, label it "Area Being Replatted", and make it smaller for clarity of purpose. (NBCO 118-34)
6. Enlarge the Detail Drawing so the easement is legible. (NBCO 118-24)
7. Add VWDE to the legend. (NBCO 118-24)
8. Remove Note 11 as it does not apply to the replat. (NBCO 118-24)
9. Add note stating the Bearing Reference. (NBCO 118-24 and TAC 663-19.c)
10. State whether the distances are in grid or surface with the scale factor. (NBCO 118-24; 118-21.c and TAC 663-20)
11. Note: Single-phase primary UD extension to back of Lot 51R is being planned for. Easement has been

dedicated by property owner but not yet surveyed or filed for record by NBU. No changes needed to plat at this time. (NBCO 118-48)

12. Note: A digital plat must be submitted when recording, formatted as:

NAD 1983 State Plane Texas South Central FIPS 4204 (US Survey feet).

Grid scale.

All x-referenced files must not be in blocks.

Dwg format 2018 version or earlier.

Approval Compliance:

To obtain approval of the plat, the applicant must submit to the City a revised plat and a written response that satisfies each condition of approval prior to expiration of the plat (Sec. 118-32(b)). In accordance with Chapter 212, Texas Local Government Code, the City will determine the plat approved if the response adequately addresses each Condition of Approval.

Notification:

Public hearing notification was sent to 12 owners of property within 200 feet of the request. To date, no responses have been received.

Attachments:

1. Aerial Map
2. Replat
3. Notification Map



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Aerial Exhibit

 Subject Property

REP21-101 Replat



APPROVED THIS THE _____ DAY OF _____, 20____ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF NEW BRAUNFELS.

CHAIRMAN _____

APPROVED FOR ACCEPTANCE

PLANNING DIRECTOR _____

CITY ENGINEER _____

NEW BRAUNFELS UTILITIES _____

STATE OF TEXAS
COUNTY OF COMAL

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE FINAL PLAT OF LOT 51R, BLOCK M, COPPER RIDGE THE ADDITION NORTH BEING 5.376 ACRES AND BEING A REPLAT OF LOT 51, COPPER RIDGE THE ADDITION NORTH PHASE AS RECORDED IN DOCUMENT NUMBER 201806028385 AND 4.31 ACRES OUT OF THE J. HEIDRICH SURVEY NO. 772, ABSTRACT NO. 984, AS RECORDED IN DOCUMENT NUMBER 2019060003174 SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

LORI ANN ODEN
16928 HIDDEN OAK WOODS
SAN ANTONIO, TX 78248

STATE OF TEXAS
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____ BY _____.

NOTARY PUBLIC
STATE OF TEXAS
MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF COMAL

KNOWN ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, KYLE PRESSLER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

KYLE PRESSLER
REGISTERED PROFESSIONAL SURVEYOR
NO. 6528 STATE OF TEXAS

STATE OF TEXAS, COUNTY OF COMAL

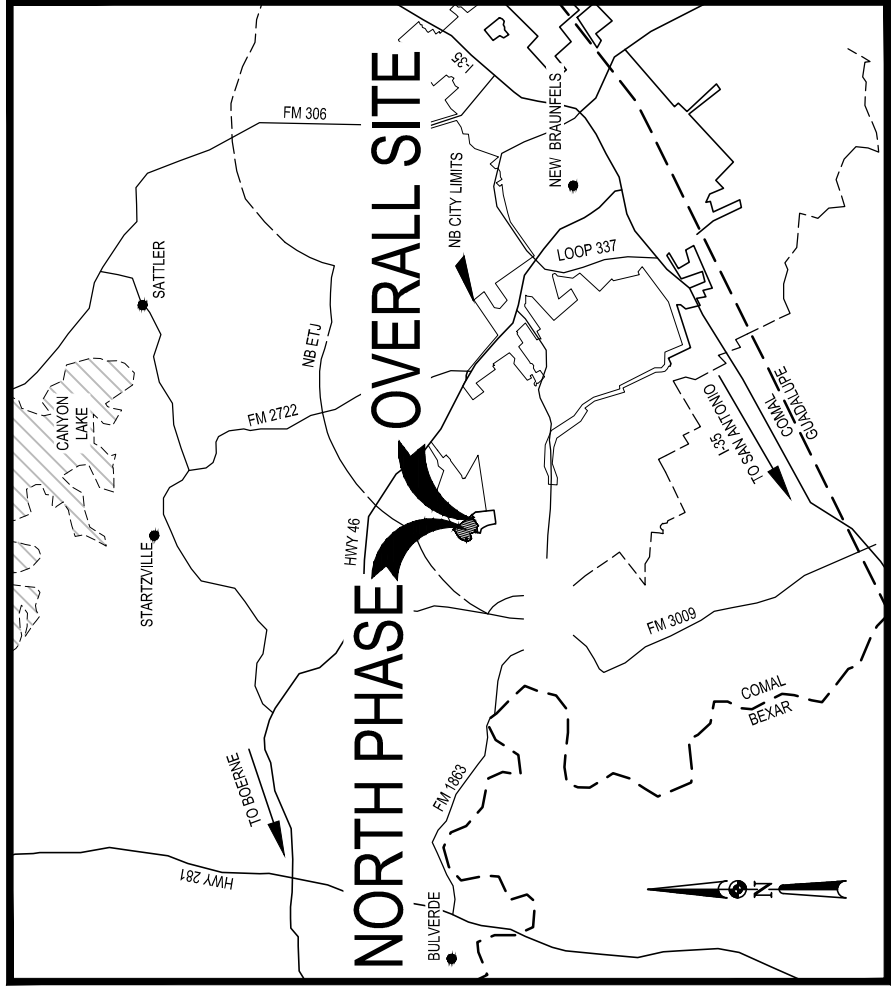
I, _____, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOC # _____ OF COMAL COUNTY ON THE _____ DAY OF _____, 20____ AT _____ M. WITNESS MY HAND OFFICIAL SEAL, THIS THE _____ DAY OF _____, 20____.

COUNTY CLERK, COMAL COUNTY, TEXAS

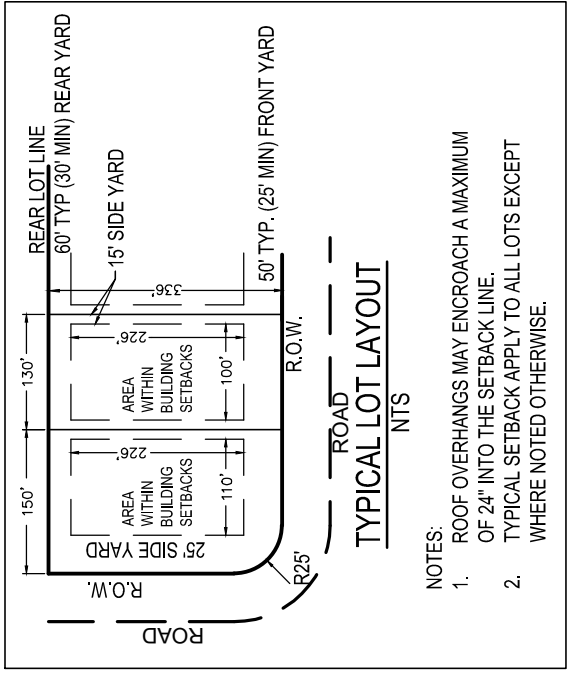
DEPUTY _____

FINAL PLAT OF LOT 51R, BLOCK M, COPPER RIDGE THE ADDITION NORTH BEING 5.376 ACRES AND BEING A REPLAT OF LOT 51, COPPER RIDGE THE ADDITION NORTH PHASE AS RECORDED IN DOCUMENT NUMBER 201806028385 AND 4.31 ACRES OUT OF THE J. HEIDRICH SURVEY NO. 772, ABSTRACT NO. 984, AS RECORDED IN DOCUMENT NUMBER 2019060003174.

PURPOSE FOR REPLAT:
THE PURPOSE OF THIS REPLAT IS TO COMBINE LOT 51 OF COPPER RIDGE THE ADDITION NORTH AND A 4.31 ACRE TRACT INTO LOT 51R.



LOCATION MAP



- NOTES:
1. ROOF OVERHANGS MAY ENCR OACH A MAXIMUM OF 24" INTO THE SETBACK LINE.
 2. TYPICAL SETBACK APPLY TO ALL LOTS EXCEPT WHERE NOTED OTHERWISE.

EASEMENT NOTES:

ALL PROPERTIES DESIGNATED AS EASEMENTS SHALL BE FOR THE BENEFIT OF THE CITY OF NEW BRAUNFELS HAVING PUBLIC AND/OR PRIVATE COMPANIES PROVIDING A SERVICE TO THE COPPER RIDGE SUBDIVISION AND MAY BE UTILIZED FOR THE FOLLOWING PURPOSES:

DRAINAGE:

FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM; THE RIGHT TO CREATE AND/OR DREDGE A STREAM COURSE, REFILL, OR DIG OUT SUCH STREAM COURSE; ESTABLISH OR CHANGE STREAM EMBANKMENTS WITHIN THE EASEMENT, INSTALL STORM SEWER SYSTEMS, CULVERTS, WATER GAPS, AND PROTECTING RAILS, THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE DRAINAGE SYSTEM. MAINTENANCE OF DRAINAGE EASEMENTS WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

WITH RESPECT TO THE DRAINAGE SYSTEM IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER, WASH, OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF NEW BRAUNFELS (AND THE COUNTY) SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

UTILITY:

1. MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE, OF EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT. MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW BRAUNFELS UTILITIES, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF THE CITY OF NEW BRAUNFELS OR ANY OTHER GOVERNING BODY. THE PROPERTY OWNER MUST OBTAIN, IN ADVANCE, WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT, OR ANY PART OF IT.
2. UTILITIES WILL POSSESS A 5 FOOT WIDE SERVICE EASEMENT TO THE BUILDING STRUCTURE ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF BUILDING STRUCTURE AND SERVICE.
3. UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
4. DO NOT COMBINE ANY NEW UTILITY EASEMENTS (UE) WITH DRAINAGE EASEMENTS (DE) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (UE) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.

NOTES:

1. SOME PORTION OF LOTS ON THIS PLAT ARE SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD ZONE "X" AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR COMAL COUNTY, TEXAS ON PANEL NUMBER 48091C0410F, DATED EFFECTIVE SEPTEMBER 2, 2009 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
2. THE TRACT LIES OVER THE EDWARDS AQUIFER RECHARGE ZONE(EARZ), A WPAP HAS BEEN SUBMITTED AND APPROVED BY TCEQ ON OCTOBER 25, 2016.
3. THE SUBDIVISION IS LOCATED IN THE NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT.
4. UTILITY SERVICES:
 - 4.1. WATER - INDIVIDUAL PRIVATE WATER WELL
 - 4.2. ELECTRIC - NEW BRAUNFELS UTILITIES
 - 4.3. COMMUNICATIONS - GVTC
5. COMAL COUNTY ENGINEERING OFFICE HAS AUTHORIZED THE USE OF ON-SITE SEPTIC SYSTEMS FOR WASTEWATER DISPOSAL FOR COPPER RIDGE. THE ADDITION SUBDIVISION, PLEASE NOTE EACH LOT WILL BE SUBJECT TO SPECIAL REQUIREMENTS PER 307AC§285 AND SHALL REQUIRE INDIVIDUAL SEPTIC PERMIT APPROVAL FROM COMAL COUNTY. NO SEPTIC TANKS SHALL BE PERMITTED WITHIN UTILITY EASEMENTS.
6. THE 150' SANITARY CONTROL EASEMENT SHOWN AROUND NATURAL GEOLOGIC SENSITIVE FEATURES IS SHOWN FOR THE LAYOUT OF MOST COMMON ON-SITE SEWAGE FACILITIES. AN ALTERNATIVE SEPARATION DISTANCE CAN BE PROPOSED BASED ON THE METHOD OF THE DISPOSAL SYSTEM IN COMPLIANCE WITH TITLE 30, PART 1 OF THE TEXAS ADMINISTRATIVE CODE (TAC), CHAPTER 285, SUBCHAPTER E, 285.405-285.42 AND TABLE 10 IN 285.90.
7. NO PUBLIC SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED FOR THIS SUBDIVISION.
8. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS, AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
9. THIS SUBDIVISION IS SUBJECT TO THE CITY OF NEW BRAUNFELS PARK LAND DEDICATION ORDINANCE. THIS PLAN IS APPROVED FOR ONE DWELLING UNIT PER BUILDABLE LOT WITH A MAXIMUM OF 81 BUILDABLE LOTS. AT SUCH TIME THAT ADDITIONAL DWELLING UNITS ARE CONSTRUCTED, THE OWNER OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH NEW DWELLING UNIT.
10. THE MAXIMUM IMPERVIOUS COVER PER RESIDENTIAL LOT IS 10,500 SQUARE FEET. IF EACH LOT IN THIS SUBDIVISION INSTALLS THE MAXIMUM IMPERVIOUS COVER, THE RESULTANT IMPERVIOUS COVER FOR THE ENTIRE SUBDIVISION IS 19.5%.
11. THE CUSTOMER IS RESPONSIBLE FOR DESIGN, CONSTRUCTION, OPERATION AND MAINTENANCE BEYOND THE POINT OF DELIVERY AND HAS SOLE CONTROL AND SUPERVISION OVER THE CUSTOMERS INSTALLATION INCLUDING REVIEW, PERMITTING AND COMPLIANCE WITH ALL CITY PLUMBING CODES OR OTHER APPLICABLE CODES.
12. VERTICAL CONTROL POINT NOTE: BENCHMARK #1 (BM #1) FOR VERTICAL CALIBRATION ONLY IS LOCATED AT N138819532.482 E2200879.09. THE BENCHMARK IS DESCRIBED AS A 1/2" IRON ROD WITH A BLUE CAP AT AN ELEVATION OF 1118.805'.

OWNER:

LORI ANN ODEN
16928 HIDDEN OAK WOODS
SAN ANTONIO, TX 78248

SURVEYOR:

MATKIN HOOVER ENGINEERING & SURVEYING
C/O KYLE PRESSLER, R.P.L.S
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006
OFF: (830) 249-0600
KYLE.PRESSLER@MATKINHOOVER.COM

AGENT/ENGINEER:

MATKIN HOOVER
ENGINEERING & SURVEYING
C/O GARRETT D. KELLER, P.E.
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006
OFF: (830) 249-0600
GKELLER@MATKINHOOVER.COM

SUBMITTAL DATE: NOVEMBER 24, 2020

MHE JOB NO. - 07-4034

MATKIN HOOVER
ENGINEERING
& SURVEYING

8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
CONTACT: TW@MATKINHOOVER.COM
OFFICE: 712.268.2244
TEXAS REGISTERED ENGINEERING FIRM # 066452
TEXAS REGISTERED SURVEYING FIRM # 1019447
GEOGRAPHIC INFORMATION SYSTEMS CONSULTANTS
GEOGRAPHIC INFORMATION SYSTEMS CONSULTANTS

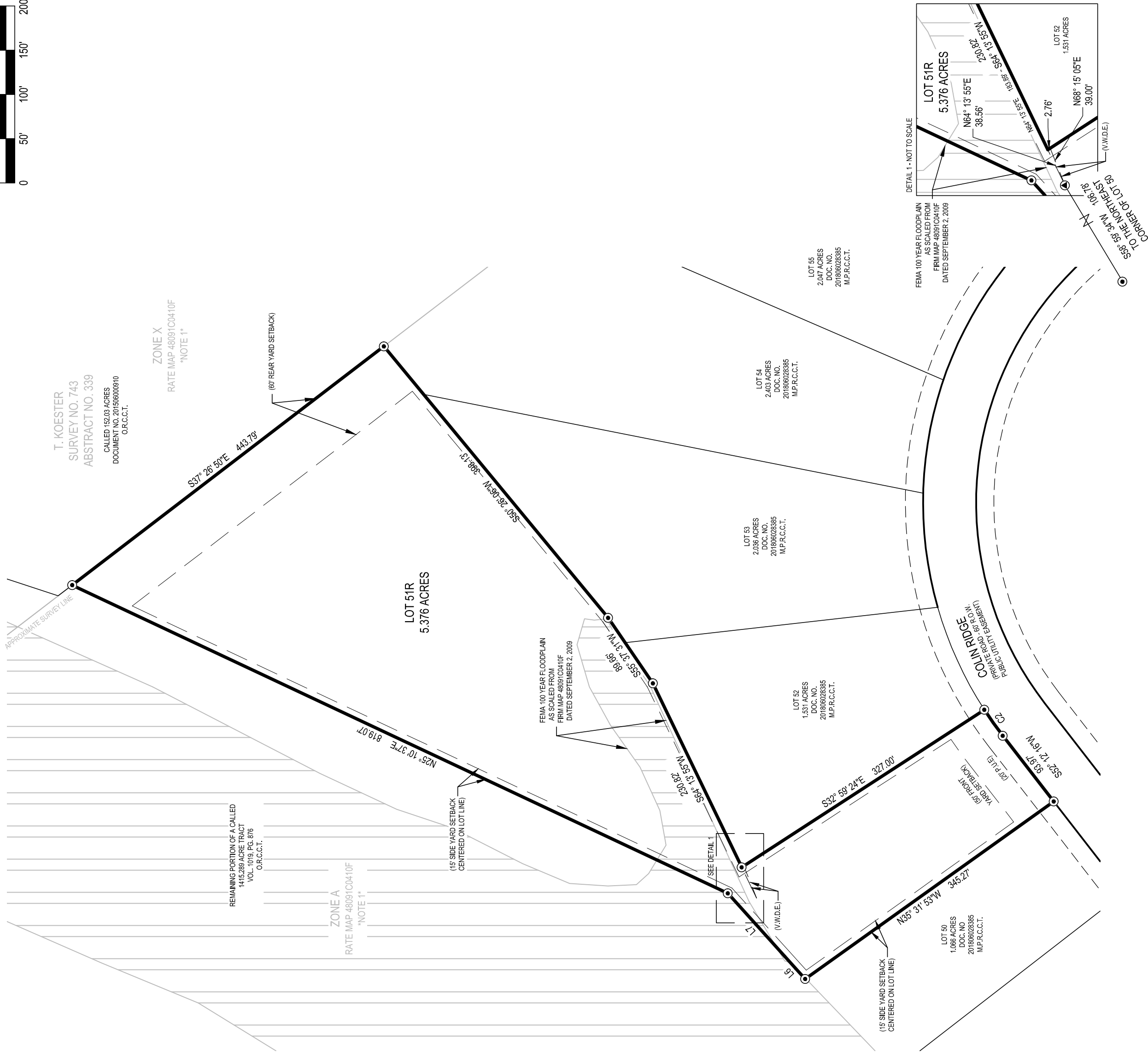
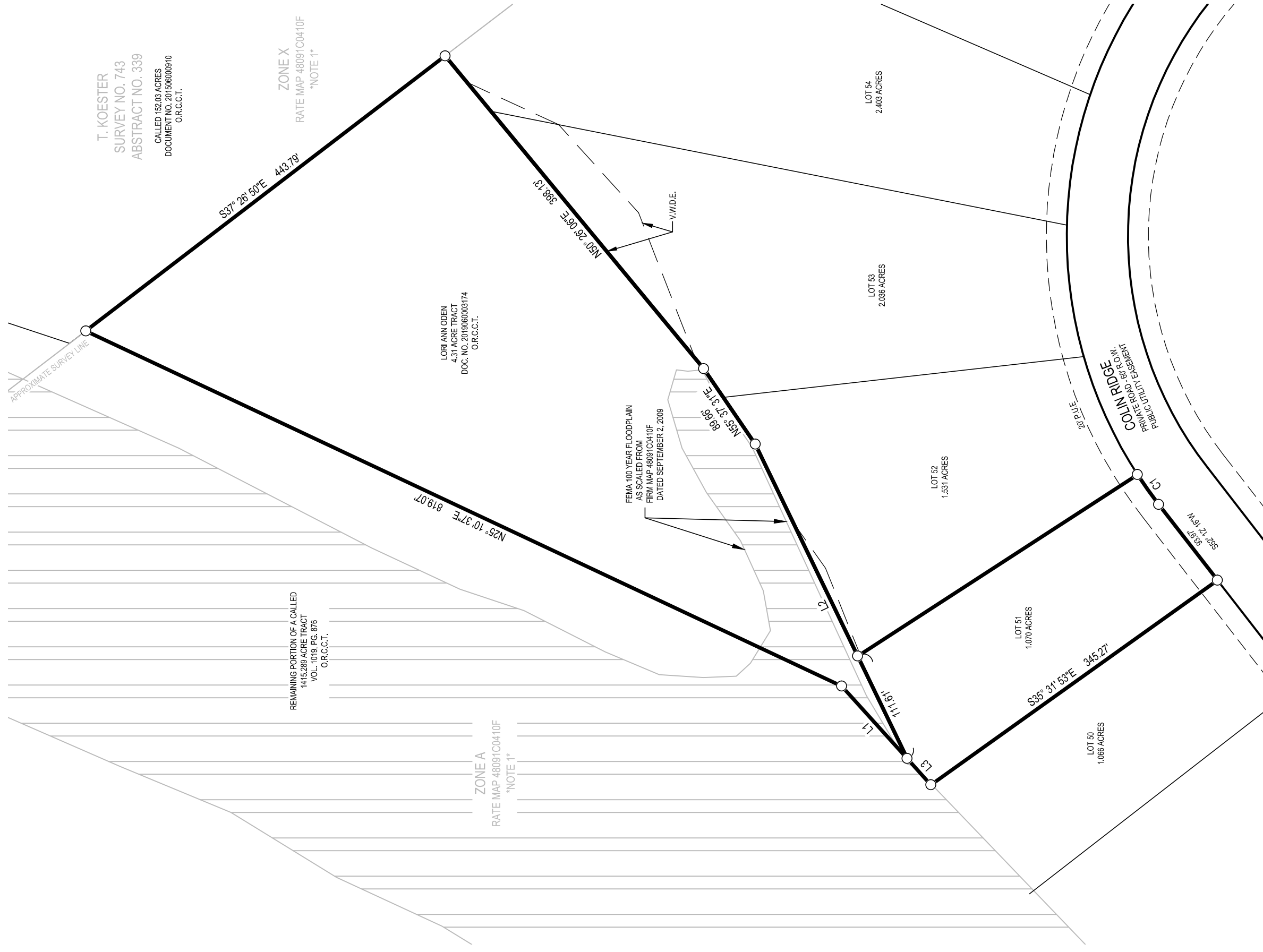
SHEET 1 OF 2

LEGEND

- ()
-
-
-
- DOCUMENT NUMBER 20180928385, DEED AND PLAT RECORDS OF KENDALL COUNTY, TEXAS.
- SET 1/2" IRON ROD WITH A RED ENG. & SURVEY" PLASTIC CAP
- CALCULATED POINT
- FOUND 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP

AS RECORDED

PROPOSED



LINE TABLE			
LINE	BEARING	DISTANCE	
L1	N47°54'22"E	65.70'	
L2	N64°13'55"E	342.42'	
L3	S47°54'22"W	34.65'	
L6	S47°54'22"W	44.67'	
L7	N47°54'22"E	65.70'	

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD BEARING
C1	430.00'	36.06'	S54°36'26"W
C2	430.00'	36.06'	S54°36'26"W

OWNER:
LORI ANN ODEN
16928 HIDDEN OAK WOODS
SAN ANTONIO, TX 78248

SURVEYOR:
MATKIN-HOOVER ENGINEERING & SURVEYING
C/O KYLE PRESSLER, R.P.L.S
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006
OFF: (830) 249-4600
KYLE.PRESSLER@MATKIN-HOOVER.COM

AGENT/ENGINEER:
MATKIN-HOOVER
ENGINEERING & SURVEYING
C/O GARRETT D. KELLER, P.E.
3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFF: (512) 866-2244
GKELLER@MATKIN-HOOVER.COM

SUBMITTAL DATE: NOVEMBER 24, 2020

MATKIN-HOOVER
ENGINEERING & SURVEYING
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
CONTACT: 817.666.2244

REGISTERED ENGINEERING FIRM #084512
REGISTERED SURVEYING FIRM #1019447
GEORGETOWN, TEXAS 78628
OFFICE: 712.666.2244

MHE JOB NO. - 07-4034

PLANNING COMMISSION – APRIL 6, 2021 – 6:00PM

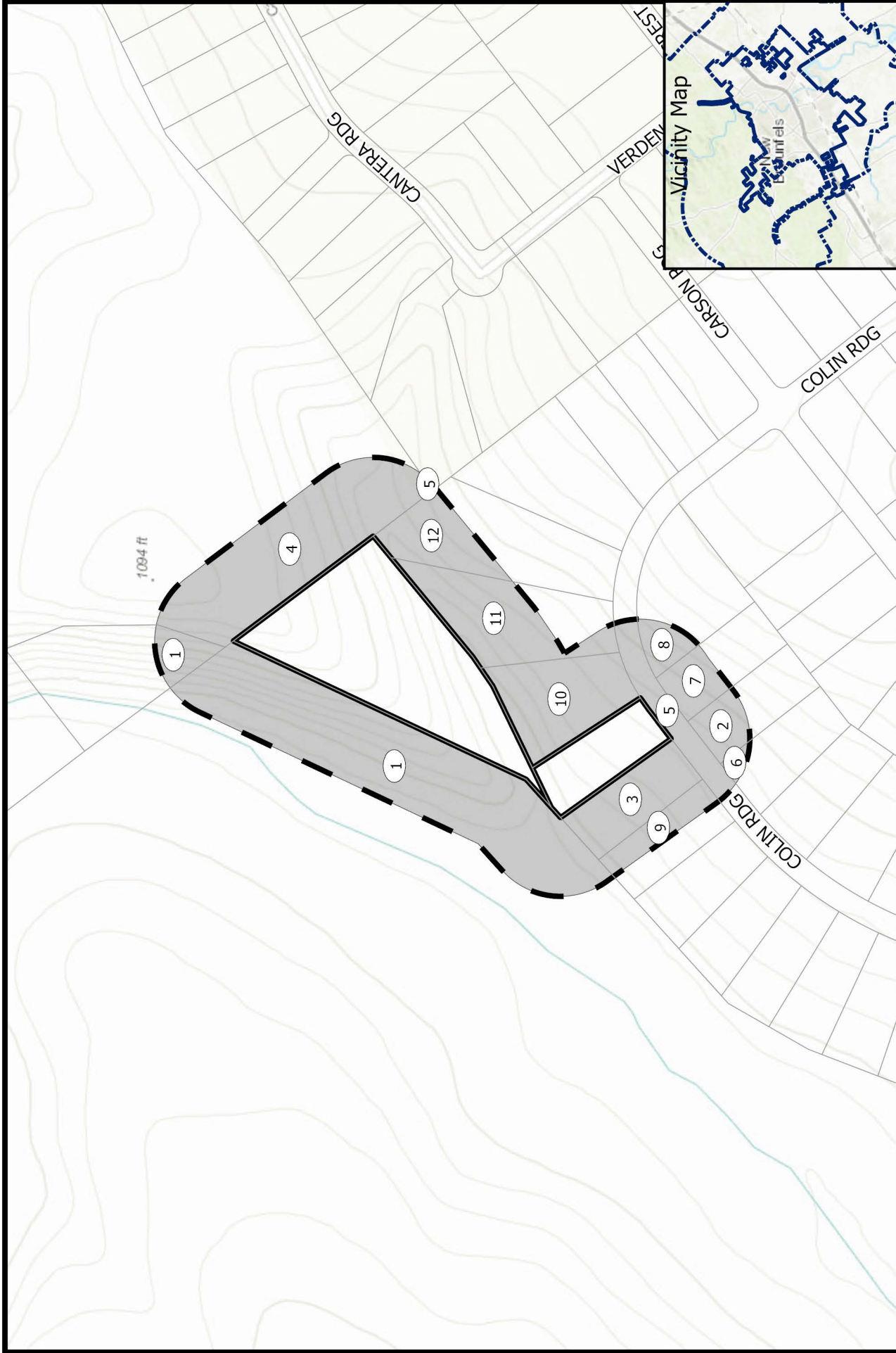
Zoom Meeting

Applicant/Owner: Carson Keller, agent**Address/Location:** Lot 51 Blk M Copper Ridge The Addition North, 5934 Colin Ridge**PROPOSED REPLAT – CASE #REP21-101**

The circled numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as “Subject Property”.

- | | |
|--------------------------------|---------------------------------|
| 1. OHLRICH FAMILY PARTNERS LTD | 7. ANIS MUHAMMAD & LORENA |
| 2. SULLIVAN BRIEN & THERESA | 8. VINSON JOHNNY D & KIMBERLY S |
| 3. DELAGARZA PEDRO IV | 9. JOBES COLBY N & STACY D |
| 4. BRAUNTEX MATERIALS INC | 10. ODEN LORI |
| 5. COPPER RIDGE POA | 11. WENGER WILLIAM & JANE |
| 6. VOIGT YESENIA A & DALE S | 12. ED2 INVESTMENTS LLC |

SEE MAP



REP21-101 **Replat**

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels, its officials or employees for any discrepancies, errors, or variances which may exist.

Source: City of New Braunfels Planning
Date: 3/16/2021



4/6/2021

Agenda Item No. I)

PRESENTER:

Applicant: Bettersworth & Associates (Ken Reininger, R.P.L.S.)

Owner: FFS Investments No. 13, Ltd. (Mike Casey)

SUBJECT:

WVR21-098, WVR21-099 and WVR21-100 Discuss and consider waiver requests Section 118-44(b) to allow block length to exceed 1,200 feet; Section 118-46(s)(11) to allow lots with less than 100' of street frontage for the one-family large lot residential Local street section; and, Section 18-46(j) to not require temporary turnarounds in the proposed Barbarosa Pass, Unit 2 Subdivision.

DEPARTMENT: Planning and Development Services**COUNCIL DISTRICTS IMPACTED:** N/A**BACKGROUND INFORMATION:**

Applicant: Bettersworth & Associates (Ken Reininger, R.P.L.S.)
111 East Mountain Street
Seguin, TX, 78155
(830) 379-5552 ken@bettersworthassoc.com

Owner: FFS Investments No. 13, Ltd. (Mike Casey)
407 Julie rivers Drive, Suite 100
Sugar Land, TX 77478
(281) 702-2610 mcasey@forestltd.com

Staff Contact: Matt Greene
(830) 221-4053 mgreent@nbtexas.org

The subject property consists of 90.431 acres located on the south side of FM 758 and approximately 475 east of Huber Road in the City's ETJ in Guadalupe County. The applicant is proposing to subdivide the property into 63 residential lots, each being a minimum of 1-acre in size.

Block Length:

The applicant is requesting a waiver to block length for two different street sections within the proposed subdivision.

A block is "a unit of land bounded by streets, other transportation or utility rights-of-way, parks, streams, waterways, or any other barrier to the continuity of development." The length of a block is measured along the

axis of the block. The proposed layout of blocks for this subdivision resulted in two blocks exceeding the maximum block length of 1,200 feet.

Block 1:

The applicant is requesting a block length waiver for Block 1 located on the southside of Lands End. This block consists of 7 residential lots and 1 drainage/detention lot and all residential lots on this block have a street frontage between 166 feet and 210 feet and are all over 1-acre in area. The proposed block length is 1,368.47 feet, exceeding the maximum block length of 1,200 feet by 168.47 feet. The applicant states the land behind the 7 residential lots within the subdivision boundary is planned for a detention pond and the adjacent property to the south is platted lot and providing a break in the block length would result in a dead-end street.

Block 2:

The applicant is also requesting a block length waiver to Block 2 on the west side of Coastal Trail. This block consists of 12 residential lots which all have a minimum street frontage of 158 feet and are all over 1-acre in area. The proposed block length is 1,856.63 feet, exceeding the maximum block length of 1,200 feet by 656.63 feet. The applicant states the subdivision is bound to the west by platted lots and a street stub to break up the block length would result in a dead-end street.

Lot width for one-family large lot residential Local street section:

The applicant is requesting a waiver to the minimum street frontage requirement of 100 feet for lots adjacent to a one-family large lot residential Local street section.

Streets qualifying as a one-family large lot residential Local street must have lots with a minimum of 100 feet of lot frontage and meet the following minimum requirements:

- A. Right-of-way width (min.): 60 feet.
- B. Pavement width (min.): 24 feet.
- C. Centerline radius (min.): 125 feet
- D. Tangent between reverse curves (min): 50 feet.
- E. Minimum grade: ½ percent.
- F. Maximum grade: 12 percent.
- G. Design speed: 20 miles per hour.
- H. Sidewalks: not required.
- I. Parking allowed: No.
- J. Average daily traffic: Less than 1,000.

The applicant is requesting a waiver for proposed Lots 5, 6 and 7, Block 2 to have less than 100 feet of frontage. These lots are located on the knuckle at the intersection of Coastal Trail and Prairie Breeze. Lot 5 has 81.81 feet of frontage; Lot 6 has 61.20 feet of frontage; and Lot 7 has 83.82 feet of frontage. The applicant states the reduced lot frontage is a result of the curvature of the road for the knuckle at the intersection of the two streets.

Temporary turnaround:

The applicant is requesting a waiver to not require temporary turnarounds at the terminus of two street stubs.

Wheat Patch:

The applicant is requesting a waiver to not provide a temporary turnaround at the east end of Wheat Patch. The street stub is approximately 306 linear feet in length, abutting a single residential lot and 40-foot wide drainage easement on both sides of the street. The applicant states the developer does not own the adjacent tract, making it difficult to acquire a temporary turnaround and that there are no residential lots fronting the street stub; Lot 9, Block 4 and Lot 1, Block 5 have access to Harvest Way.

Lands End:

The applicant is requesting a waiver to not provide a temporary turnaround at the east end of Lands End. The street stub is approximately 307 linear feet in length, abutting a single residential lot and 40-foot wide drainage easement to the north and two residential lots and a drainage easement to the south. The applicant states the developer does not own the adjacent tract, making it difficult to acquire a temporary turnaround. Lot 5, Block 5 has frontage on Harvest Way and does not require access from Lands End; Lot 6, Block 1 has approximately 75 feet of frontage on Lands End that is not part of the street stub; and the only access to Lot 7, Block 1 is from the street stub.

ISSUE:

Waiver criteria are provided below in Commission Findings. In considering these waiver requests, the Planning Commission may vote on each request individually.

Commission Findings:

The adopted Subdivision Platting Ordinance indicates the Planning Commission shall not approve/recommend approval of a waiver unless it makes findings based upon the evidence presented to it in each specific case that:

1. Granting the waiver will not be detrimental to the public safety, health or welfare, and will not be injurious to other property or to the owners of other property, and the waiver will not prevent the orderly subdivision of other property in the vicinity.
2. Because of the particular physical surroundings, shape and/or topographical conditions of the specific property involved, a particular hardship to the property owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; or an alternate design will generally achieve the same result or intent as the standards and regulations prescribed herein; and
3. The waiver will not in any manner vary the provisions of the Zoning Ordinance or other ordinance(s) of the City.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Block Length:

Staff acknowledges the limitations of the property to provide breaks in block length with additional street stubs as the adjacent properties are already platted and does not oppose approval of the waiver request for the two block lengths in this large lot one-family large lot residential subdivision.

Lot width for one-family large lot residential Local street section:

Staff does not oppose the waiver to the lot width for the three irregular shaped lots located on the street knuckle, as radial lots typically have reduced street frontages and the remainder of the street design requirements will be met.

Temporary turnarounds:

Staff does oppose the waiver request to not provide a temporary turnarounds at the street stubs on Wheat Patch and Lands End as the City very recently adopted an amendment to the Subdivision Platting Ordinance regarding the temporary turnaround requirement, which is less restrictive than the previous requirement, after extensive staff evaluation and consideration.

Resource Links:

Chapter 118-44(b) Blocks, of the City's Code of Ordinances:

https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOOR_CH118SUPL_ARTIVDEST_S118-44BL

Chapter 118-46(s)(11) Streets, Local Street, One-Family Large Lot Residential, of the City's Code of Ordinances:

https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOOR_CH118SUPL_ARTIVDEST_S118-46ST

Chapter 118-46(j) Streets, Temporary Turnarounds, of the City's Code of Ordinances

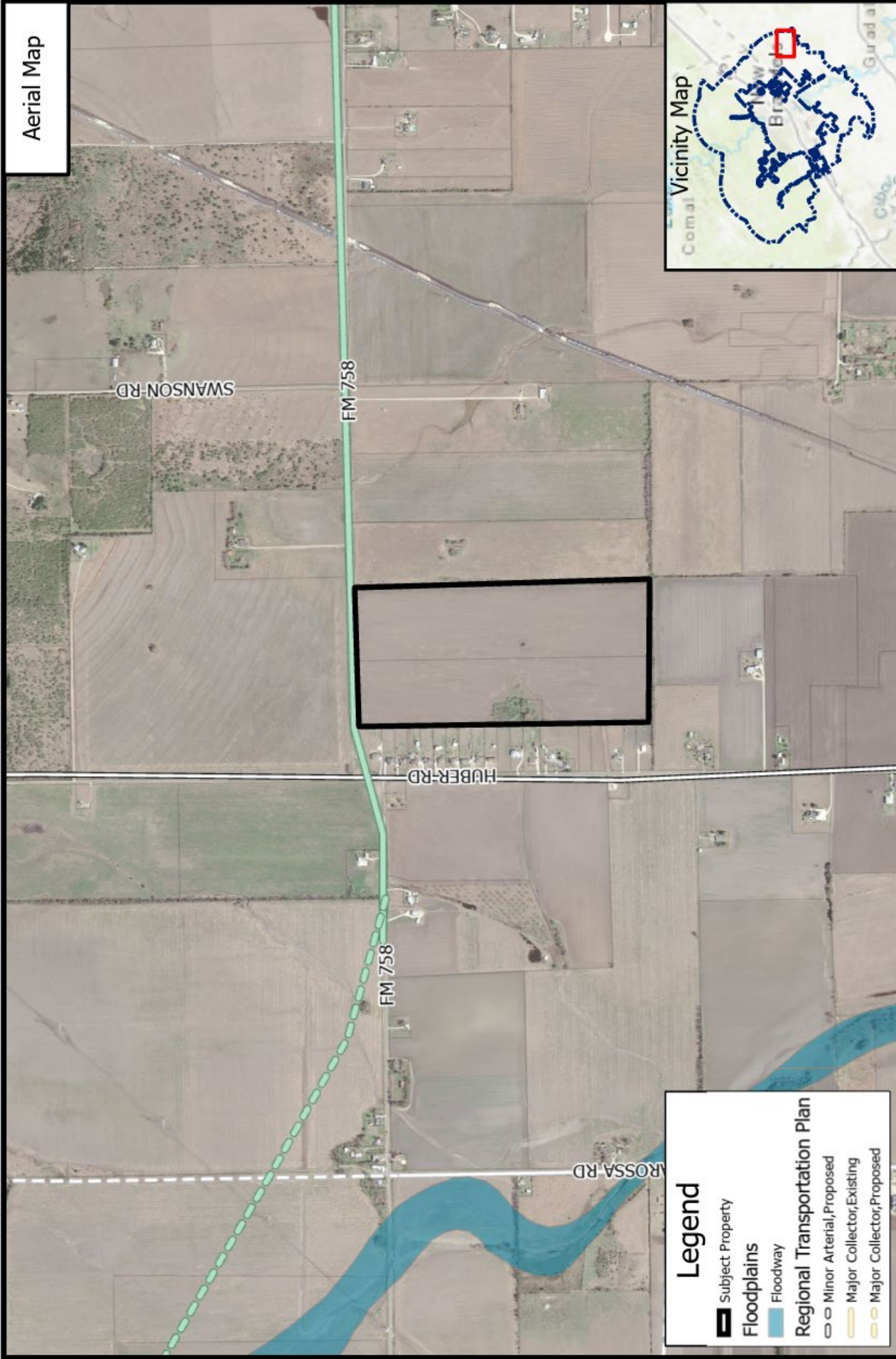
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOOR_CH118SUPL_ARTIVDEST_S118-46ST

Attachments:

1. Aerial Map
2. Applicant's Plat Waiver Justification Letters
3. Waiver Exhibit



Aerial Map



Legend

- Subject Property
- Floodplains
- Floodway
- Regional Transportation Plan
- Minor Arterial, Proposed
- Major Collector, Existing
- Major Collector, Proposed

WVR21-098, WVR21-099 & WVR21-100
Barbarosa Pass, Unit 2 Plat Waiver Requests



BETTERSWORTH & ASSOC., INC.

111 E. MOUNTAIN STREET
SEGUIN, TEXAS 78155
1 (830) 379-5552
FAX 1 (830) 379-5553

March 25, 2021

Mr. Matt Green

New Braunfels Planning and Zoning Department

424 S. Castell Street

New Braunfels, Texas 78130

Dear Mr. Green:

We would like to request a waiver for the subdivision plat for Barbarossa Pass Unit 2. We would like to request the waiver to the plat to allow block length exceeding 1200 feet along Coastal Trail and Lands End. On Coastal Trail there is no way to extend a street from Coastal Trail west to Huber Road. The land between Coastal Trail and Huber Road has already been platted. The current subdivision plat has the block length for Coastal Trail to be 1856.63 feet long. Please recall that this is a rural subdivision, all lots being larger than 1 acre and having approximately 158 feet of road frontage. There are 12 lots fronting on the west side of Coastal Trail. On Lands End again we like to request a waiver to block length of 1200 feet. That block is 1368.47 feet long. Again these 7 lots all exceed the minimum of 1 acre for rural subdivision. The land behind the lots on the south side of Lands End is currently planned for a detention pond. It would be very difficult to built a connecting street from Lands End across the detention pond connecting to an already platted subdivision.

I would appreciate any consideration that you would be willing to give us.

Thanks,

Ken L. Reininger

BETTERSWORTH & ASSOC., INC.

111 E. MOUNTAIN STREET
SEGUIN, TEXAS 78155
1 (830) 379-5552
FAX 1 (830) 379-5553

March 25, 2021

Mr. Matt Green

New Braunfels Planning and Zoning Department

424 S. Castell Street

New Braunfels, Texas 78130

Dear Mr. Green:

We would like to request a waiver for the subdivision plat for Barbarossa Pass Unit 2. We would like to request the waiver to the plat to allow lot frontage of these 3 lots of less than 100 feet for a rural subdivision. Generally, the frontages on a cul-d-sac are shorter due to the configuration. There are only 3 lots, on this cul-d-sac, out of the 63 lots with less than 100 feet.

I would appreciate any consideration that you would be willing to give us.

Thanks,

Ken L. Reiningger

BETTERSWORTH & ASSOC., INC.

111 E. MOUNTAIN STREET
SEGUIN, TEXAS 78155
1 (830) 379-5552
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March 25, 2021

Mr. Matt Green

New Braunfels Planning and Zoning Department

424 S. Castell Street

New Braunfels, Texas 78130

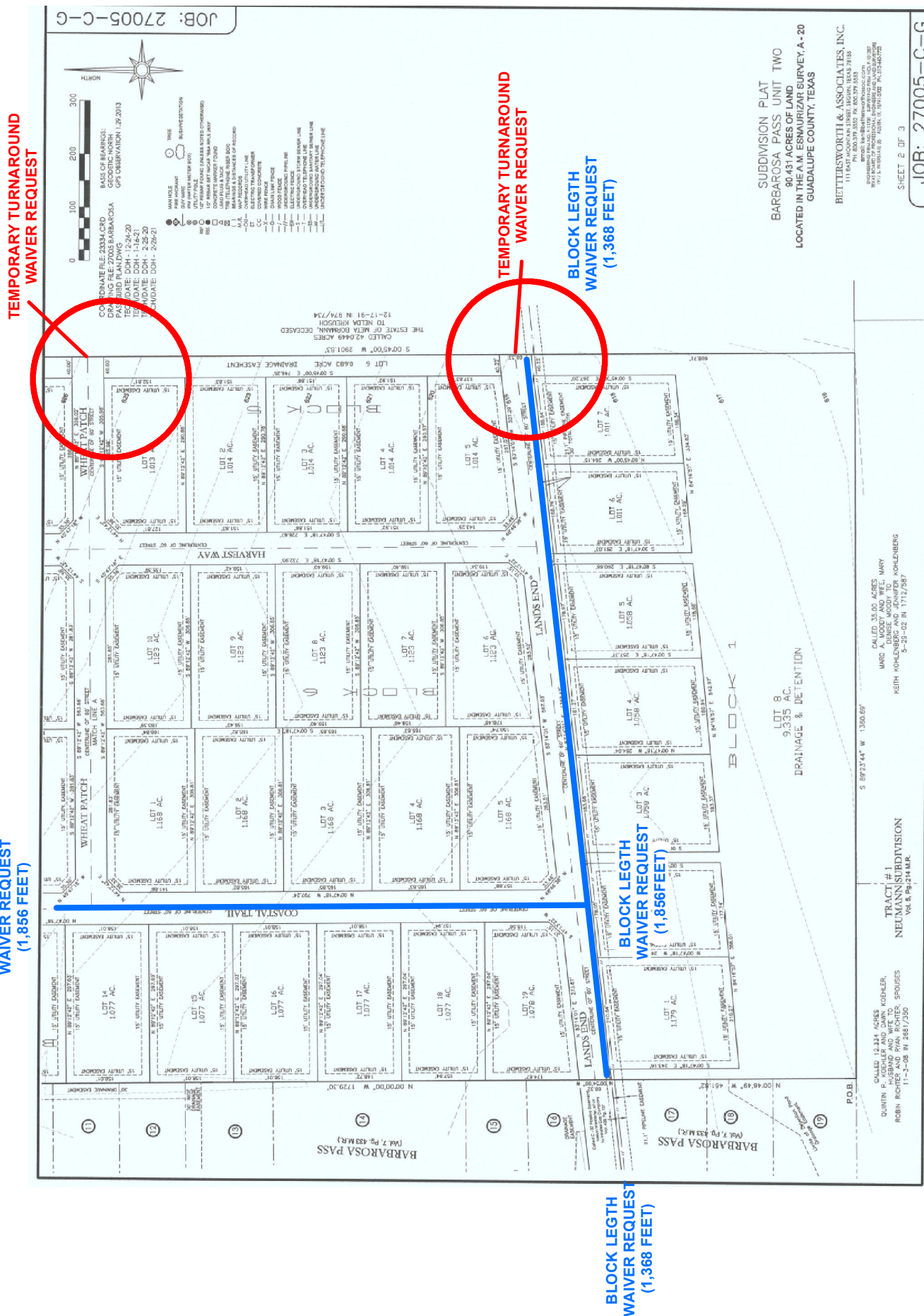
Dear Mr. Green:

We would like to request a waiver for the subdivision plat for Barbarossa Pass Unit 2. We would like to request the waiver to the plat to not construct temporary turnarounds at the east end of Wheat Patch and Lands End. These stub-outs are only about 300 feet long and have only 2 lots for their only access. In addition the stub-out would be crossing a drainage easement.

I would appreciate any consideration that you would be willing to give us.

Thanks,

Ken L. Reininger



WVR-098, WVR21-099 & WVR21-100
Barbarosa Pass, Unit 2 Plat Waiver Requests

