



KILLEN, GRIFFIN  
& FARRIMOND  
ATTORNEYS AT LAW

ASHLEY FARRIMOND  
(726) 777-4170  
ashley@kgftx.com

June 23, 2022

City of New Braunfels  
Planning & Development Services  
550 Landa Street  
New Braunfels, Texas 78130

RE: Special Use Permit Request for a 29.32-acre Property Located at 4165 & 4261 IH 35 N, New Braunfels, Texas for Auto Sales and Services.

To Whom It May Concern:

Ronald C. Hoover (“Owner”) owns an approximately 29.32-acre tract located at 4165 & 4261 IH 35 N (“Property”) in the City of New Braunfels (“City”). New Braunfels Realco LLC (“New Braunfels Realco”) is under contract to purchase the Property for the relocation of an existing Hyundai dealership and potential development and construction of a future auto sales and services project. The purpose of this letter is to provide the Special Use Permit site plan (*see Exhibit “1”*) and outline additional building constraints to be included with the Special Use Permit.

The building constraints to be include with the Special Use Permit are as follows (and as further described on the attached site plan):

- The Property shall be required to have a fifty-foot (50’) landscape buffer adjacent to any pre-existing single-family residential property;
- The Property shall be required to have a twenty-foot (20’) landscape buffer adjacent to any pre-existing multi-family residential property;
- Within one-hundred and forty-feet (140’) of the rear boundary of the Property there shall be no parking or buildings (as further shown on the site plan);
- There shall be a minimum of a three-hundred foot (300’) rear building setback (as further shown on the site plan);
- There shall be no outdoor speakers allowed on the Property;
- Any development on the Property will comply with City lighting requirements;
  - Any lighting beyond the furthest setback building shall be LED directional lighting and must be reduced to fifty percent (50%) brightness of business hour lighting.

If you have any questions regarding this matter, please do not hesitate to email me at [ashley@kgftx.com](mailto:ashley@kgftx.com), or call me at (210) 960-2750.

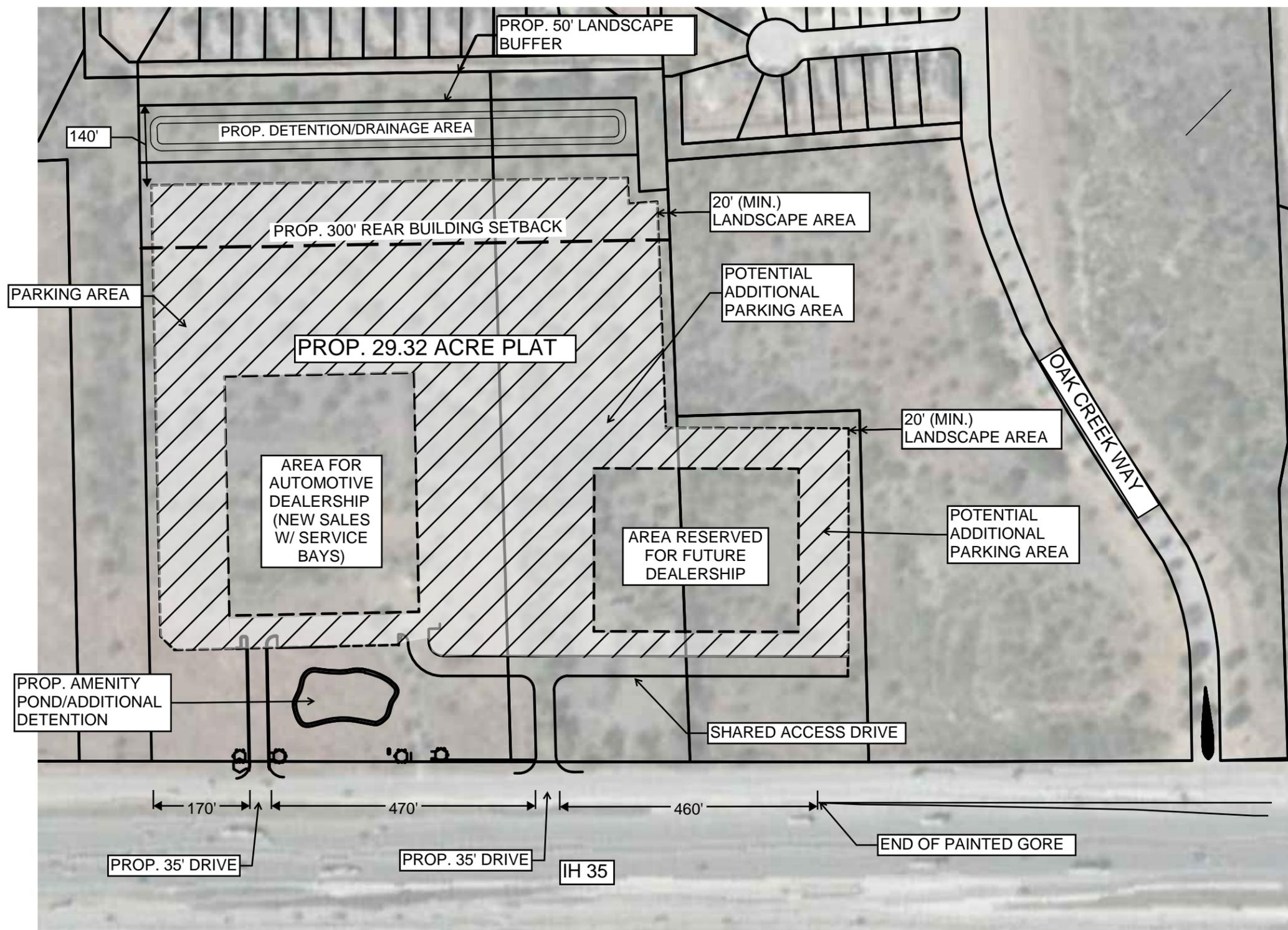
Sincerely,

KILLEN, GRIFFIN & FARRIMOND, PLLC

BY:   
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Ashley Farrimond

# Exhibit 1



- NOTES:**
1. ALL SITE AREAS AND BUILDING FOOTPRINTS ARE APPROXIMATE UNLESS SPECIFICALLY DEFINED.
  2. SITE ACCESS LOCATIONS ARE APPROXIMATE PENDING TXDOT APPROVAL

**Kimley»Horn**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 601 NW LOOP #10 SUITE 350 SAN ANTONIO, TX 78216  
 PHONE: 210-544-3186 FAX: 210-544-3699  
 WWW.KIMLEY-HORN.COM TBE FIRM NO. 928

STEELE AUTO GROUP

TRAFFIC SITE EXHIBIT

HYUNDAI NEW BRAUNFELS

JOB NO.: 068730500  
 SCALE: 1" = 200'  
 DATE: 04/27/2022