

Shannon Mattingly  
smattingly@drennergroupp.com  
(830) 643-9453

December 31, 2024

Christopher Looney, AICP  
Planning and Development Services, City of New Braunfels  
550 Landa Street  
New Braunfels, TX 78130

Via Electronic Delivery

Re: Updated: Kowald Commercial Development – Special Use Permit Type I application for the approximately 16.68 acre piece of property located on Kowald Lane in the City of New Braunfels, Comal County, Texas (the “Property”)

Dear Mr. Looney:

As representatives of the owner of the Property, we respectfully submit the enclosed Special Use Permit Type I application package. The project is titled Kowald Lane Commercial Development and is approximately 16.68 acres of land, located on South Kowald Lane. The Property is in the full purpose jurisdiction of the City of New Braunfels.

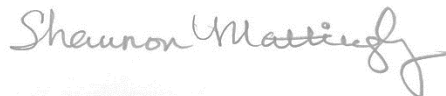
The Property is currently zoned “R-2 single-family and two-family residential district” and currently undeveloped. The purpose of the Special Use Permit is to allow for commercial development. This request will serve existing residential uses, as well as provide additional commercial choices in this area of New Braunfels. The proposed development will comply with site development and design standards established in the Code of Ordinances and will meet the base zoning requirements for “MU-B” high intensity mixed use district with modifications. Additional, SUP conditions proposed are as follows:

Remove the following uses from the allowed uses; Bed and breakfast inn (see section 144-5.6), Boardinghouse/lodging house, Community home (see definition), Dormitory (in which individual rooms are for rental), Airport, Amphitheater, Assembly/exhibition hall or areas. Athletic fields, auto muffler shop (see section 144-5.11), Bingo facility, broadcast station (with tower) (see section 144-5.6). Bus barns or lots, Bus passenger stations, Car wash (self-service; automated), Car wash, full service (detail shop), Cemetery and/or mausoleum, Country club (private), Dance hall/dancing facility (see section 144-5.13), Day camp, Driving range, Golf course (public or private), Limousine/taxi service, multifamily (apartments), outside storage (as primary use, Rodeo grounds. RV park, shooting gallery—Indoor (see section 144-5.13),

- Residential setback of 25 ft (code is 20 ft) with one of the following required:
  1. A landscape buffer and a six-foot tall (minimum) to eight-foot tall (maximum) solid screen residential buffer wall constructed of any of the following materials: brick, stone, cast stone, rock, marble, granite, split-face concrete block, poured-in place concrete, or precast concrete.
  2. The construction of a detention or drainage facility designed and maintained as a landscaped feature. Detention facilities may encroach into the required 25-foot setback but must be at least 50 feet in width, screened, and provide for a landscape buffer.
- Outside Storage (primary use) has been removed from the allowed uses, but Outside Storage (accessory use) is hereby permitted and must be incidental and subordinate to the principal use, located on the same lot as the principal use, and shall be screened from adjoining properties and any public right-of-way. No Outside Storage (accessory use) shall be permitted within 50 feet from an adjacent residential land use.
- Auto facilities shall not have repair facilities or activities maintained or carried on outside of the building. No wrecked, junked, or otherwise unsightly vehicles are permitted to be stored or parked on the premises except while awaiting repair.
- Lighting facilities shall be arranged so that the source of light is concealed from view from adjacent residential property and does not interfere with traffic. Lighting shall be shielded and meet all city codes.
- Off-site parking is not permitted.
- All trash container areas visible from a public or private street, or from adjacent property, shall be screened by solid material pursuant to the New Braunfels Code of Ordinances.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very Truly Yours,



Shannon Mattingly