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June 27, 2023

Laure Middleton
Planner
City of New Braunfels
550 Landa Street
New Braunfels, Texas 78130

Re: Application for Base Rezoning and Special Use Permit for Approximately 0.383 Acres
Located 605 South Santa Clara Avenue, in the City of New Braunfels, Texas; CCAD
Property ID No. 2235; *Our file no. 1563.001.*

Dear Ms. Middleton,

Please find enclosed a Special Use Permit ("SUP") application for approximately 0.383 acres located at 605 S. Santa Clara Ave. ("Property"), within the City of New Braunfels, Texas ("City"). We are requesting that the City approve a Special Use Permit for the Property to allow for the proposed multifamily development ("Project") as detailed in the attached application and site plan.

The Property is currently zoned SND-1 (Special Neighborhood District). The current zoning does not allow for multifamily use as proposed with the Project. The requested SUP serves to change the base zoning from SND-1 to R-3L (multifamily low density) to permit the proposed use on the Property. The City's Code of Ordinances states that density shall be limited to twelve (12) units per acre and that the setback between multifamily dwellings and one- or two- family uses shall be at least twenty (20) feet plus one foot for each foot of building height over twenty (20) feet. *See Section 144 -3.4-4(b)(1).* In addition to the base rezoning, we respectfully request relief from the density requirement to allow for the development of eight (8) units and from the residential setback requirement.

Based on our review of the City's Code of Ordinances, relief from zoning regulations may be granted to allow for compatible and orderly development. The proposed use is compatible and does not detract from the residential character and integrity of adjacent development and neighborhoods. As the SUP request proceeds to Planning Commission for their recommendation and then to City Council for their approval, in accordance with the City Code of Ordinances, we respectfully request to include relief from Sec. 144-3.4-4(b)(1)(vi) and 144-3.4-4(b)(1)(ix) as part of the consideration for the proposed SUP.

Our office as Agent, along with Matthew Goles as Applicant/Owner, greatly look forward to working with the City and are happy to discuss in greater detail the requested SUP and proposed Project. Please do not hesitate to contact me at james@kgftx.com or (210) 960-2750.

Best Regards,
KILLEN, GRIFFIN & FARRIMOND, PLLC

By: 
James B. Griffin