



Oakwood Church

2154 Loop 337 N New Braunfels, TX 78130

830-625-0267

December 27, 2024

Mary Lovell
Senior Planner
Planning and Development Services
550 Landa St
New Braunfels, TX 78130

RE: 24.2 Acres - LOT 1R, BLOCK 1, OAKWOOD BAPTIST CHURCH SUBDIVISION, 2154 LOOP 337
NEW BRAUNFELS, TX 78130

Dear Ms. Lovell:

Oakwood Church has submitted building plans and a permit application for a campus expansion project to include a new 1,800 seat worship center, 11 additional classrooms and associated parking and drive improvements. As part of the building permit review process, it was determined that portions of the existing buildings along with the proposed worship center building will exceed the maximum building height restrictions within the current zoning districts assigned to the property.

The Oakwood Church campus is comprised of two (2) parcels of land totaling approximately thirty-six (36) acres. Approximately twenty-four (24) acres of the campus is located within the city limits, with the balance of the property located within the Veramendi Master Plan. The portion of the property located within the city currently has split zoning with two hundred feet (200') along Loop 337 being zoned C1 and the remaining portion of the property zoned APD.

After consultation with city staff and the design team, the parties determined the best path forward was to rezone the property to a zoning district that supported both the current and planned use of the property and accommodated the proposed building height. Oakwood is proposing a zoning change from C1 / APD to C1-B for the property. We have included the zoning application and other required items with this submittal.

Sincerely,
Oakwood Church

Drake Thompson, P.E.
Oakwood Building Committee