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August 22, 2024

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

Via Electronic Delivery

Re: F.M. 725 Retail – Special Use Permit I application for the approximately 12.8-acre piece of property located at 2072 F.M. 725 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 I application package. The project is titled F.M. 725 Retail and is approximately 12.8 acres of land, located 2072 F.M. 725. The Property is in the full purpose jurisdiction of the City of New Braunfels.

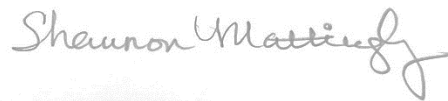
The Property is currently zoned “APD Agriculture Predevelopment District” and “R-1 Single Family Residential District” and currently undeveloped. The purpose of the Special Use Permit is to allow a retail center with pad sites. This request will serve existing residential uses, as well as provide additional 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 we are requesting a base zoning of “C1-B” general business district with modifications. Additional, SUP conditions proposed are as follows:

- Remove the following uses from the allowed uses; All-terrain vehicle (ATV) dealer/sales, amphitheater, Assembly/exhibition hall or uses, Auction sales, Auto Body Repair, Auto muffler shop, Auto or trailer sales rooms or yards, Auto or truck sales rooms or yards, Auto paint shop, auto repair , Barns or farm equipment storage, Broadcast station, Bus barns or lots, Carpenter, Cabinet, or Pattern shops, Cemetery and or mausoleum, Civic conference center and facilities, Convenience store with fuel sales, Country club, Custom workshops, Day camp, Driving range, Electrical substation, Farms, Filling station, Funeral home/mortuary, Golf Course, Heavy load vehicle sales/repair, Hotel/motel, Laundromat, Laundry/washateria, Lawnmower sales and repair, Limousine/taxi service, Mini-warehouse/self-storage units, Motorcycle dealer, Moving storage company, Personal watercraft

- sales, plumbing shop, RV park, RV/travel trailer sales, sign manufacturing/painting plant, Storage, Tire sales, Vehicle storage facility, waterfront amusement facility
- Maximum height of 32 ft (code is 75 feet)
  - Residential setback of 25 ft including landscape buffer and residential wall requirement (code is 20 feet)
  - No parking immediately adjacent to the residential. It will be on the otherside of the wall and landscape buffer.
  - 6-foot masonry wall adjacent the residential property with an additional landscape buffer
  - Lighting will be shielded and meet all city codes.

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