

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

March 30, 2025

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

Via Electronic Delivery

Re: George House Tract – Special Use Permit I application for the approximately 35.25-acre piece of property located at 2250 Hunter Road in the City of New Braunfels, Comal County, Texas (the “Property”)

Dear Mr. Looney:

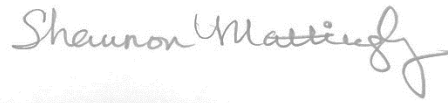
As representatives of the owner of the Property, we respectfully submit the enclosed Special Use Permit I application package. The project is titled George Gouse Tract and is approximately 35.25 acres of land, located at 2250 Hunter Road. The Property is in the full purpose jurisdiction of the City of New Braunfels.

The Property is currently zoned R-1A 6.6 and M-1A and is currently undeveloped. The purpose of the Special Use Permit is to allow for a low-density condominium project. This project will provide additional living options for New Braunfels residents. The proposed development will comply with site development and design standards established in the Code of Ordinances “R-3L” multifamily low-density district with modifications. Additional, SUP conditions proposed are as follows:

- Remove all uses except for multifamily (condominium)
- Maximum height of 30 ft (code is 35 feet)
- Maximum density of 8 units per acre (12 dwelling units per acre is allowed in R-3L)
- Reduce the distance between structures to 10 feet instead of 12 feet
- Remove Lot Coverage. The combined area of all yards shall not be less than 50 percent of the total lot or tract, provided however, that in the event the enclosed or covered parking is provided, the minimum total yard area requirement shall be 40 percent of the total lot or tract

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,

A handwritten signature in dark ink, reading "Shannon Mattingly". The signature is fluid and cursive, with the first name "Shannon" and last name "Mattingly" clearly legible.

Shannon Mattingly