

TO: City of New Braunfels Planning Staff
555 N Landa Street
New Braunfels, TX 78130

DATE: 12.23.2025

FROM: TJ Grossi (Schumann Consulting)
977 N Live Oak
New Braunfels, TX 78130

SUBJECT: Saengerhalle Assisted Living SUP

Dear Planning Commission and City Staff,

We respectfully submit this letter in support of a Type 1 Special Use Permit request to allow a single-story, residential-style assisted living facility on the property located at 695 Saengerhalle Rd in the City of New Braunfels, Texas. The subject property is currently zoned APD.

The proposed development is designed to be compatible with the surrounding area in both scale and character. The single-story structure will reflect a residential architectural style and is intended to blend seamlessly with nearby properties while providing a low-impact use consistent with the intent of the APD zoning district.

The assisted living facility will serve a growing community need by providing quality housing and care for seniors in a safe, well-managed, and neighborhood friendly environment. The use is expected to generate minimal traffic, noise, and other external impacts and will comply with all applicable development standards, buffering, and operational requirements established by the City.

The property is currently under contract for sale. The potential buyer is looking to acquire and operate this facility if the rezoning (SUP) would allow this use. His desire for this property was that it is adjacent to residential properties and wanting an assisted living facility to be a part of the neighborhood and not in a commercial setting.

Please do not hesitate to contact us should you have any questions or require additional information.

Respectfully,
TJ Grossi
Schumann Consulting, on behalf of the Property Owner