

November 24, 2021

City Council & Planning Commission
City of New Braunfels
550 Landa Street
New Braunfels, TX 78130

Via Electronic Submittal

Re: 2793 Goodwin Lane – Special Use Permit (SUP) application for the approximately 27.41-acre property located at 2793 Goodwin Lane, in New Braunfels, Hays County, Texas (the “Property”)

Dear Planning Commission and City Council:

As representatives of the owner of the Property, we respectfully submit the enclosed SUP application package. The project is titled 2793 Goodwin Lane and is approximately 27.41 acres of land, on the northwest side of Goodwin Lane, between Orion Drive and Northway Drive. The Property is in the full purpose jurisdiction of the City of New Braunfels.

The Property is currently zoned Light Industrial District (M1-A) and Agricultural/Predevelopment District (APD). The proposed SUP is to allow for multifamily use with a *Neighborhood Business* (C-1A) zoning district. The Property is currently developed with a single-family structure and the remainder of the Property is undeveloped. The purpose of the rezoning is to allow for a multifamily development with approximately 320 units. The proposed development will have a density not to exceed 12 units per acre.

The Property is currently designated as Transitional Mixed-Use Corridor in the Future Land Use Plan (FLUP). This project would be compatible with the FLUP as the proposed use will add to the mix of uses desired within the exiting auto-dominated retail corridor. Therefore, a FLUP amendment would not be required.

The City of New Braunfels Zoning Ordinance establishes criteria for approving a SUP application. See below for the criteria and how the proposed SUP achieves these goals (Chapter 144 Zoning Ordinance § Sec. 3.6.3).

- A) Comprehensive plan consistency: The proposed SUP and subsequent development is supported by the Comprehensive Plan: Envision New Braunfels, and it is consistent with the goals, strategies, and actions contained in the plan by offering another housing type for residents.

1. Plan for healthy jobs/ housing balance.

The proposed development provides housing in the Transitional Mixed-Use Corridor where access to healthy jobs is also located. (Action 3.1)

2. Encourage vertical growth and development of key areas to take advantage of infrastructure capacity, maintain the core, and to discourage sprawl.

The proposed development would encourage density along the Transitional Mixed-Use Corridor allowing residents convenient access to infrastructure, jobs and contributing to economic prosperity. (Policy 2.33)

3. Incentivize home development that is affordable and close to schools, jobs, and transportation.

The proposed development is near Oak Creek Elementary School, close to numerous employment options along the Interstate 35 corridor and is located near access to local roadways. (Action 3.15)

- B) Zoning district consistency: The proposed SUP and associated use is consistent with the general purpose and intent of the proposed C-1A zoning district.
- C) Supplemental standards: The proposed use meets the supplemental standards specifically applicable to the use as described in the Zoning Ordinance.
- D) Character and integrity: The proposed use is compatible with promoted uses along the Transitional Mixed-Use Corridor and does not alter the character or integrity of surrounding residential land uses. Our proposal includes a maximum of 12 units per acre. The proposed development includes elements to support the character and integrity of the surrounding properties, including amenities and various open spaces.
- E) The proposed development is a multifamily residential use that is compatible with the surrounding uses and encourages more active neighborhoods. Therefore, it is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity.

Please feel free to reach out with any questions with regard the SUP. Thank you for your consideration.

Sincerely,



Josh Neill
Keystone National Group, LLC
Vice President