



PLANNING

APPLICATION FOR  
ZONE CHANGE

550 LANDA STREET  
NEW BRAUNFELS TX 78130

E-MAIL: [planning@nbtexas.org](mailto:planning@nbtexas.org)

PHONE: (830) 221-4050

Case Number: P2-16-065

1. Applicant - If owner(s), so state; If agent or other type of relationship, a letter of authorization must be furnished from owner(s) at the time submitted.

Name: SOLMS LANDING DEVELOPMENT, LLC

Mailing Address: 648 S. CASTELL AVE, NEW BRAUNFELS, TX 78130

Telephone: (830) 387 - 4032

Fax: \_\_\_\_\_

Mobile: \_\_\_\_\_

Email: INFO@SOLMSLANDING.COM

2. Property Address/Location: APPROX. 0.5 MILES SOUTH FROM THE IH-35 AND FM 306 INTERSECTION

3. Legal Description:

Name of Subdivision: SOLMS LANDING

Lot(s): N/A

Block(s): N/A

Acreage: 97.97 ACRES

4. Existing Use of Property: AGRICULTURAL

5. Proposed Use of Property (attach additional or supporting information if necessary): \_\_\_\_\_

COMMERCIAL AND MULTI-FAMILY DEVELOPMENT, PDD

6. Zoning Change Request: Current Zoning: APD Proposed Zoning: PDD

For "PDD Planned Development District", check if: Concept Plan ☒ OR Detail Plan ☐

7. Reason for request (please explain in detail and attach additional pages if needed): \_\_\_\_\_

PLEASE SEE ATTACHED PLANNED DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS

8. ATTACHMENTS:

- \_\_\_\_ Metes and bounds description and survey if property is not platted.  
\_\_\_\_ TIA worksheet and Traffic Impact Analysis if required.  
\_\_\_\_ Location in 100-year floodplain: Please provide a map of the floodplain overlaying the property proposed for zoning or, at a minimum, a copy of the proper FEMA flood map, with panel number. (Current floodplain maps are those most recently adopted by the City Council.)  
\_\_\_\_ Map of property in relation to City limits/major roadways or surrounding area.  
\_\_\_\_ If requesting a Planned Development (PD), applicant must provide development standards on the detail plan and/or provide the standards in a separate document as described in the Zoning Ordinance, Section 3.5. Provide 14 copies of the standards and Concept plan (1":200') for distribution with 4 copies of the survey (1":200') (if preparing revisions to existing Planned Development (PD) please provide one legible 11x17).  
\_\_\_\_ Copy of deed showing current ownership.

The undersigned hereby requests rezoning of the above described property as indicated.

[Signature]  
Signature of Owner(s)/Agent

Date

12-16-16

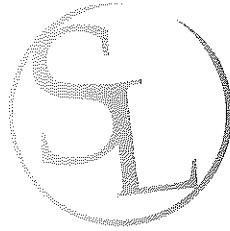
James E. Mcken - Principal  
Print Name & Title

For Office Use Only

Fee Received By: \_\_\_\_\_ Amount: \_\_\_\_\_ Receipt No.: \_\_\_\_\_

Date Received: \_\_\_\_\_ Zoning signs issued: \_\_\_\_\_ Date: \_\_\_\_\_ No.: \_\_\_\_\_

Cash/Check Number: \_\_\_\_\_ Case Number: P2-16-065



## SOLMS LANDING

NEW BRAUNFELS, TX

### THE VISION FOR SOLMS LANDING

Solms Landing, named after the founder of New Braunfels, Prince Carl of Solms-Braunfels, will integrate the cultural history of New Braunfels into a modern mixed use development. Once fully developed, Solms Landing will be a \$200 Million development featuring a variety of high end shopping, national and local restaurants, luxury apartments and residences and over 10 acres of greenspace and parks.

Spanning 98 acres the development will bring together a variety of local and national cuisines, a boutique hotel, upscale shopping, and a variety of high end living options. Centered on a proposed 3 acre park, the development will provide guests and residents walkability to a variety of dining, shopping and entertainment options.

The Solms Landing plan envisions a vibrant urban district that builds on the area's history and character and compliments the adjacent Creekside Shopping Center, Resolute Hospital Facility and numerous established businesses in the adjacent area. Walkability to and from the "Landing" and the surrounding shopping areas is a key element in the masterplan.

Residents of Solms Landing will have the ability to choose between ownership and leasing. Through a variety of living options such as high end condos, Loft style apartments and multifamily above retail, Solms Landing will provide a solution to residents searching for an urban style living option within the Texas Hill Country.

Solms Landing aims to maintain the cultural appeal of New Braunfels that has made the city a top destination for growing families and retirees alike. The project will establish architectural standards to ensure a uniform design throughout the development as well as integrate over 1.5 miles of biking and walking trails that integrate the history and heritage of New Braunfels from its beginning.

In addition to the living and dining options, Solms Landing will bring several different office concepts to life. Solms Landing envisions over 100,000 square feet of Class A office space through executive office space, flex office space, and office condos. Solms Landing office space will have the ability to grow alongside the city of New Braunfels with the goal of attracting not just local and regional companies but national and international companies as well.

### 3.4-11. "MU-B" high intensity mixed use district.

*Purpose.* The MU-B High Intensity Mixed Use District is intended to provide for a mixture of more intense retail, office, and industrial uses in close proximity to enable people to live, work and shop in a single location. Bed-and-breakfast establishments could also be located in this district. Pedestrian walkways and open areas are desired in order to promote a pedestrian-friendly environment.

#### (1) Uses permitted by right:

##### **Residential uses:**

Accessory building/structure  
Bed and breakfast inn (see Sec. 5.6)  
Boardinghouse/lodging house  
Community home (see definition)  
Dormitory (in which individual rooms are for rental)  
Hospice

Multifamily (apartments/condominiums – at least five units)

~~Rental or occupancy for less than one month~~

Residential use in buildings with the following non-residential uses

Townhouse (at least five lots)

Zero lot line / patio homes

##### **Non-residential uses:**

Accounting, auditing, bookkeeping, and tax preparations

Adult day care (no overnight stay)

Adult day care (with overnight stay)

~~Aircraft support and related services~~

~~Airport~~

~~All terrain vehicle (ATV) dealer / sales~~

Ambulance service (private)

Amphitheater

Amusement devices/arcade (4 or more devices)

Amusement services or venues (indoors)

Amusement services or venues (outdoors)

Animal grooming shop

Answering and message services

Antique shop

~~Appliance repair~~

~~Archery range~~

Armed services recruiting center

Art dealer / gallery

Artist or artisan's studio

Assembly/exhibition hall or areas

Assisted living facility / retirement home

Athletic fields

~~Auction sales (non-vehicle)~~

~~Auto body repair, garages (see Sec. 5.11)~~

~~Auto glass repair/tinting (see Sec. 5.11)~~

~~Auto interior shop / upholstery (see Sec. 5.11)~~

~~Auto leasing~~

~~Auto muffler shop (see Sec. 5.11)~~

~~Auto or trailer sales rooms or yards (Sec. 5.12)~~

~~Auto or truck sales rooms or yards – primarily new~~

~~Auto paint shop~~

~~Auto repair as an accessory use to retail sales~~

~~Auto repair garage (general) (see Sec. 5.11)~~

~~Auto supply store for new and factory rebuilt parts~~

~~Auto tire repair /sales (indoor)~~

~~Automobile driving school (including defensive driving)~~

Bakery (retail)

Bank, savings and loan, or credit union

Bar/Tavern

Barber/beauty college (cosmetology school)

Barber/beauty shop, haircutting (non-college)

~~Barns and farm equipment storage (related to agricultural uses)~~

Battery charging station

Bicycle sales and/or repair

Billiard / pool facility

~~Bingo facility~~

Bio-medical facilities

~~Blacksmith or wagon shops~~

Book binding

Book store

~~Bottling or distribution plants (milk)~~

~~Bottling works~~

Bowling alley/center (see Sec. 5.13)

~~Broadcast station (with tower) (see Sec. 5.6)~~

~~Bus barns or lots~~

Bus passenger stations

Cafeteria / café / delicatessen

Campers' supplies

~~Car wash (self service; automated)~~

~~Car wash, full service (detail shop)~~

~~Carpenter, cabinet, or pattern shops~~

~~Carpet cleaning establishments~~

Caterer

~~Cemetery and/or mausoleum~~

~~Check cashing service~~

~~Chemical laboratories (no noxious fumes/odors)~~

Child day care / children's nursery (business)

Church/place of religious assembly

Civic/conference center and facilities

~~Cleaning, pressing and dyeing (non-explosive fluids used)~~

Clinic (dental)

Clinic (emergency care)

Clinic (medical)

Club (private)

Coffee shop

~~Gold storage plant~~

Commercial amusement concessions and facilities

Communication equipment - installation or repair

Computer and electronic sales

Computer repair

Confectionery store (retail)

Consignment shop

~~Contractor's office/sales, with outside storage including vehicles~~

~~Contractor's temporary on-site construction office~~

Convenience store with or without fuel sales

Country club (private)

Credit agency

Curio shops

Custom work shops

Dance hall / dancing facility (see Sec. 5.13)

Day camp

Department store

Drapery shop / blind shop

Driving range

Drug sales/pharmacy

~~Electrical repair shop~~

~~Electrical substation~~

Electronic assembly/high tech manufacturing

~~Electroplating works~~

~~Engine repair, manufacturing/re-manufacturing~~

~~Exterminator service~~

Fair ground

Farmers market (produce market - wholesale)

~~Farms, general (crops)~~

~~Farms, general (livestock/ranch)~~

Feed and grain store

Filling station (tanks must be below the ground)

Fire Station

Florist

Food or grocery store with or without fuel sales

Food processing (no outside public consumption)

~~Forge (hand)~~

~~Forge (power)~~

Fraternal organization/civic club (private club)

~~Freight terminal, rail/truck (when any storage of freight is outside an enclosed building)~~

~~Freight terminal, truck (all storage of freight in an enclosed building)~~

Frozen food storage for individual or family use

~~Funeral home/mortuary~~

~~Furniture manufacture~~

Furniture sales (indoor)

~~Galvanizing works~~

~~Garden shops and greenhouses~~

Golf course (public or private)

Golf course (miniature)

Governmental building or use with no outside storage

~~Greenhouse (commercial)~~

Handicraft shop

Hardware store

Health club (physical fitness; indoors only)

Heating and air-conditioning sales / services

~~Heavy load (farm) vehicle sales/repair (Sec. 5.14)~~

~~Heliport~~

Home repair and yard equipment retail and rental outlets

Hospital, general (acute care/chronic care)

Hospital, rehabilitation

Hotel/motel

Hotels/motels - extended stay (residence hotels)

Ice delivery stations (for storage and sale of ice at retail only)

~~Ice plants~~

~~Industrial laundries~~

Kiosk (providing a retail service)

Laboratory equipment manufacturing

Laundromat and laundry pickup stations

~~Laundry, commercial (w/o self serve)~~

~~Laundry/dry cleaning (drop off/pick up)~~

~~Laundry/washateria (self serve)~~

~~Lawnmower sales and/or repair~~

Leather products manufacturing

~~Light manufacturing~~

Limousine / taxi service

~~Locksmith~~

~~Lumberyard (see Sec. 5.15)~~

~~Lumberyard or building material sales (Sec. 5.15)~~

~~Machine shop~~

~~Maintenance/janitorial service~~

Major appliance sales (indoor)

~~Manufactured home sales~~

~~Manufacturing and processes~~

Market (public, flea)

Martial arts school

Medical supplies and equipment

~~Metal fabrication shop~~

Micro brewery (onsite manufacturing and sales)

~~Mini-warehouse/self storage units (with or without outside boat and RV storage)~~

Motion picture studio, commercial film

Motion picture theater (indoors)

Motion picture theater (outdoors, drive-in)

~~Motorcycle dealer (primarily new / repair)~~

~~Moving storage company~~

~~Moving, transfer, or storage plant~~

Museum

Needlework shop

~~Non-bulk storage of fuel, petroleum products and liquefied petroleum~~

Nursing/convalescent home/sanitarium  
 Offices, brokerage services  
 Offices, business or professional  
 Offices, computer programming/ data processing  
 Offices, consulting  
 Offices, engineering, architecture, surveying or similar  
 Offices, health services  
 Offices, insurance agency  
 Offices, legal services - including court reporting  
 Offices, medical offices  
 Offices, real estate  
 Offices, security/commodity brokers, dealers, exchanges and financial services

~~Outside storage (as primary use)~~

Park and/or playground (private or public)  
 Parking lots (for passenger car only) (not as incidental to the main use)  
 Parking structure / public garage

~~Pawn shop~~~~Personal watercraft sales (primarily new / repair)~~

Pet shop / supplies (10,000 sq. ft. or less)  
 Pet store (more than 10,000 sq. ft.)  
 Photo engraving plant  
 Photographic printing/duplicating/copy shop  
 Photographic studio (no sale of cameras or supplies)  
 Photographic supply

~~Plant nursery~~~~Plant nursery (growing for commercial purposes with retail sales on-site)~~~~Plastic products molding/reshaping~~~~Plumbing shop~~~~Portable building sales~~~~Propane sales (retail)~~

Public recreation/services building for public park/playground areas  
 Publishing/printing company (e.g., newspaper)

~~Quick lube/oil change/minor inspection~~

Radio/television shop, electronics, computer repair

~~Rappelling facilities~~

Recreation buildings (public or private)

~~Recycling kiosk~~

Refreshment/beverage stand

Research lab (non-hazardous)

Restaurant with drive through

Restaurant/prepared food sales

Retail store and shopping center

Retirement home/home for the aged

Rodeo grounds

~~RV park~~~~RV/travel trailer sales~~

School, K-12 (public or private)

School, vocational (business/commercial trade)

Security monitoring company

Security systems installation company

~~Sheet metal shop~~

Shoe repair shops

~~Shooting gallery – indoor (see Sec. 5.13)~~

Shopping center

~~Sign manufacturing/painting plant~~

Specialty shops in support of project guests and tourists

~~Storage – exterior storage for boats and recreational vehicles~~~~Storage in bulk~~~~Studio for radio or television (with tower) (see Sec. 5.7)~~

Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.)

Tailor shop

Tattoo or body piercing studio

~~Taxidermist~~

Telemarketing agency

Telephone exchange (office and other structures)

Tennis court (commercial)

Theater (non-motion picture; live drama)

~~Tire sales (outdoors)~~~~Tool rental~~~~Transfer station (refuse/pick-up)~~

Travel agency

~~Truck or transit terminal (with outside storage)~~~~Truck Stop~~

University or college (public or private)

Upholstery shop (non-auto)

Used or second hand merchandise/furniture store

~~Vacuum cleaner sales and repair~~

Veterinary hospital with or without outside animal runs or kennels) with the exception that outdoor kennels may not be used between the hours of 9:00 p.m. and 7:00 a.m. and are prohibited adjacent to residential

Video rental / sales

~~Warehouse/office and storage/distribution center~~~~Waterfront amusement, berthing, sales, rentals~~~~Waterfront amusement facilities – boat fuel storage / dispensing facilities~~~~Waterfront amusement facilities – boat landing piers/launching ramps~~

Waterfront amusement facilities – swimming / wading pools / bathhouses

Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system

~~Welding shop~~

Wholesale sales offices and sample rooms

Woodworking shop (ornamental)