



APPEAL OF BUILDING DESIGN STANDARDS

Planning and Community Development
550 Landa Street, New Braunfels TX 78130
Phone: (830) 221-4050
Email: planning@nbtexas.org

PLANNING

Fee: \$515

(\$500 application fee + \$15 technology fee (3%))

1. Property Owner(s):

Name: Comal County

Mailing Address: 150 N. Sequin, New Braunfels, TX 78130

Email: rabthh@co.comal.tx.us

Telephone: 830.608.2090

Mobile: _____

2. Agent: (If the applicant is not the owner, a letter of authorization must be furnished from the owner(s) at the time the application is submitted.)

Name: Robert Cline

Mailing Address: HDR, Inc., 1001 Fannin, Suite 525, Houston, TX 77002

Email: robert.cline@hdrinc.com

Telephone: _____ Mobile: _____

3. Property Address/Location: 199 Main Plaza, New Braunfels, TX 78130

4. Detailed description of design standard(s) not in compliance with Sec. 5.22 Non-Residential and Multifamily Design Standards (use additional sheet if necessary): Refer to the attached sheets

5. Reason for request (use additional sheet if necessary): Refer to the attached sheets

6. Attachments: The following items must be submitted with the application:

☒ Completed application.

☒ Details of construction materials.

☒ Façade elevation drawing.

☒ Site plan.

☒ \$515 fee (\$500 application fee + \$15 technology fee (3%)).

The undersigned hereby requests City Council to consider an appeal to the Building Design Standards for the location(s) stated above.

Robert Cline, Agent

Print Name of Owner/Agent

Signature of Owner/Agent

Feb. 15, 2019

Date

FOR OFFICE USE ONLY:

Received by: KC Date Received: FEB. 21, 2019 Receipt No.: 223616

Council Meeting Date: MARCH 11, 2019 Case No.: CS-19-003

Planning Division, Planning and Community Development Department

RE: CP2018-1548
(199 Main Plaza)
Comal County Landa Annex

2. Clarification is required regarding the exterior material described as "Insul. Comp. Back Up Panel, MP 2 07 42 15":

The existing Landa Building was constructed in the 1970s. In an attempt to satisfy the County's desire to continue with the brick on the new additions, numerous brick vendors were contacted, visited the site, and submitted samples of both different brick medleys and finishes that they could provide in an effort to match the brick. The brick façade has withstood the effects of the weather for almost 50 years. When placed side-by-side with the existing brick, none of the submitted samples were acceptable; placed side by side the new brick and the older, aged brick are just far enough off to look like a bad mistake.

It was proposed and accepted that we would use an alternate material for areas of the building that would provide a visual buffer between the existing brick and new brick. This would allow the existing and new bricks to be in proximity but not adjacent to one another. When separated in this manner, the visual effect of the differentiation will be mitigated and the separated portions of new brick will look like it is a good match. The alternate material chosen to provide separation between these brick portions of the building is metal panels in a bronze color complementary to the existing and new brick. Metal in similar tones is used throughout the downtown historic core as decorative accents. The Historic Commission has unanimously approved the project as designed.

The current building vertical walls as designed are 63% primary materials (brick and glass) and 37% secondary materials (metal panels). Your consideration for the use of this material to this extent will be appreciated.