MOELLER & ASSOCIATES
Engineering Solutions

January 21, 2021

Planning Department
City of New Braunfels
550 Landa Street
New Braunfels, TX 78130

Special Use Permit Type 2 (Orion Dr Property) – Project Summary Letter

The intent of this letter is to provide clarification for the Special Use Permit Application submitted for the property located off Orion Dr northwest of Goodwin Ln.

The project site was approved a Special Use Permit (SUP-19-0121) by City Council on January 13, 2020. This application has been submitted to propose a revision to Section 3 #11, regarding the fence requirement along perimeter of the property. This section under the approved Ordinance is below:

11. A 6-foot tall masonry fence must be constructed around the perimeter of the property on three sides prior to the placement of any vertical structures. The side adjacent to the railroad track will not require a masonry fence.

The Orion Subdivision (The Dwelling Project) has planned to satisfy this requirement; however we would like to discuss the possibility of requesting a gap in the masonry wall requirement as outlined by the blue line in diagram below (also attached as Exhibit A). This request is to ensure visibility of the amenity center. The amenity center is designed to include landscape programming that will contribute to the beautification of Orion Drive. These enhancements include pond and fountain, fishing pier, gardens, and an amenity building structure that is in character with the local vernacular, and are represented in Exhibit B.

These enhancements provide a superior view from Orion Drive than does a 6' masonry fence in terms of aesthetics. The gap we are requesting will only occur along the amenity center where we could introduce a metal picket fence with wood posts if needed along the amenity center frontage as indicated in Exhibit C. We welcome your feedback and interest in the improvements to Orion Drive.

Please accept this summary for the referenced project. If you need additional information or have any questions, please do not hesitate to contact myself or Jeff Moeller, P.E.

Sincerely,

James Ingalls, P.E.

DEVELOPMENT STANDARDS

NOTES:

1. MAXIMUM 280 HOMESITES
2. THE DEVELOPER WILL WIDEN OF ORION DR TO A MINIMUM 24FT PAVEMENT WIDTH FROM GOODWIN LN TO SECOND DEVELOPMENT ENTRY.
3. INTERNAL DRIVES ARE PRIVATE AND MAINTAINED BY DEVELOPMENT
4. AMENITY CENTER AND CLUBHOUSE CONSTRUCTED IN FIRST DEVELOPMENT PHASE
5. SINGLE OWNER – YES! COMMUNITIES
6. NO RV'S OR BOATS ALLOWED TO BE PARKED AT THE HOMESITE OR ON THE STREET
7. DESIGNATED PARKING AREA FOR RV, VEHICLE, AND BOAT STORAGE
8. NO ON-STREET PARKING ALLOWED
9. CONCRETE SIDEWALKS AND HOMESITE DRIVES THROUGHOUT NEIGHBORHOOD
10. ALL INTERNAL DRIVES, UTILITIES, AND DRAINAGE IMPROVEMENTS WILL BE CONSTRUCTED AT ONE TIME IN THE INITIAL PHASE. HOMES WILL BE PHASED IN SIMILAR TO A STANDARD RESIDENTIAL DEVELOPMENT CONSTRUCTION TIMIMG.

FM 1102

KOEPP NOLAND & VERA LTD PARTNERSHIP
+/- 60.425 ACRES

KOEPP NOLAND & VERA
LTD PARTNERSHIP
+/- 1.769 ACRES

KOEPP NOLAND & VERA LTD PARTNERSHIP
+/- 53.966 ACRES

RV/BOAT STORAGE
SITE IF USED
(HOMESITES WOULD
BE REMOVED)

REMAINDER OF
50.6 AC TRACT

UNION PACIFIC RAILROAD

HOLLMIG MARY ANN
+/- 47.708 ACRES

ASTER ST

E B INDUSTRIES
+/- 85.9 ACRES

ORION DR

KOONTZ MCCOMBS 1 LTD
NEW BRAUNFELS DISTRIBUTION CENTER
LOT 7 +/- 11.9 ACRES

KESTER LAVAINE A & BARBARA A
+/- 8.004 ACRES

LEHMAN, LARRY & MARY ANN
+/-10 AC

WHIPKEY ROBERT D & PAULA J
+/- 5.996 ACRES

AMENITY CENTER

BERG ELIZABETH
+/- 2.0 ACRES

UTILITY & DRAINAGE
EASEMENTS TO SITE
(THIS AREA WILL NOT
BE UTILIZED FOR
VEHICULAR ACCESS)

KOONTZ MCCOMBS 1 LTD
NEW BRAUNFELS DISTRIBUTION CENTER
LOT 5 +/- 8.47 ACRES

1159' TO GOODWIN DR.

GOODWIN DR

0 100' 200'
SCALE - 1" = 100'

LEGEND

- GREENSPACE/DRAINAGE AREAS
- REQUIRED 6' TALL MASONRY FENCE/BARRIER
- GAP IN MASONRY FENCE/BARRIER @ AMENITY CENTER
- AMENITY CENTER

EXHIBIT A

811 Know what's below. Call before you dig.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JAMES I. INGALLS, PE. 107416 ON July 22, 2019. IT IS TO BE USED FOR BIDDING AND PERMITTING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

ISSUES AND REVISIONS

NO	DATE	ISSUES AND REVISIONS

MOELLER & ASSOCIATES Engineering Solutions
2021 W.SH46, STE 105, NEW BRAUNFELS, TX. 78132
PH: 830-358-7127 www.mna-tx.com
TBPE FIRM F-13351

SITE PLAN
SPECIAL USE PERMIT
TYPE 2

ORION SUBDIVISION
NEW BRAUNFELS, TEXAS

SHEET 1 OF 1

© COPYRIGHT 2018



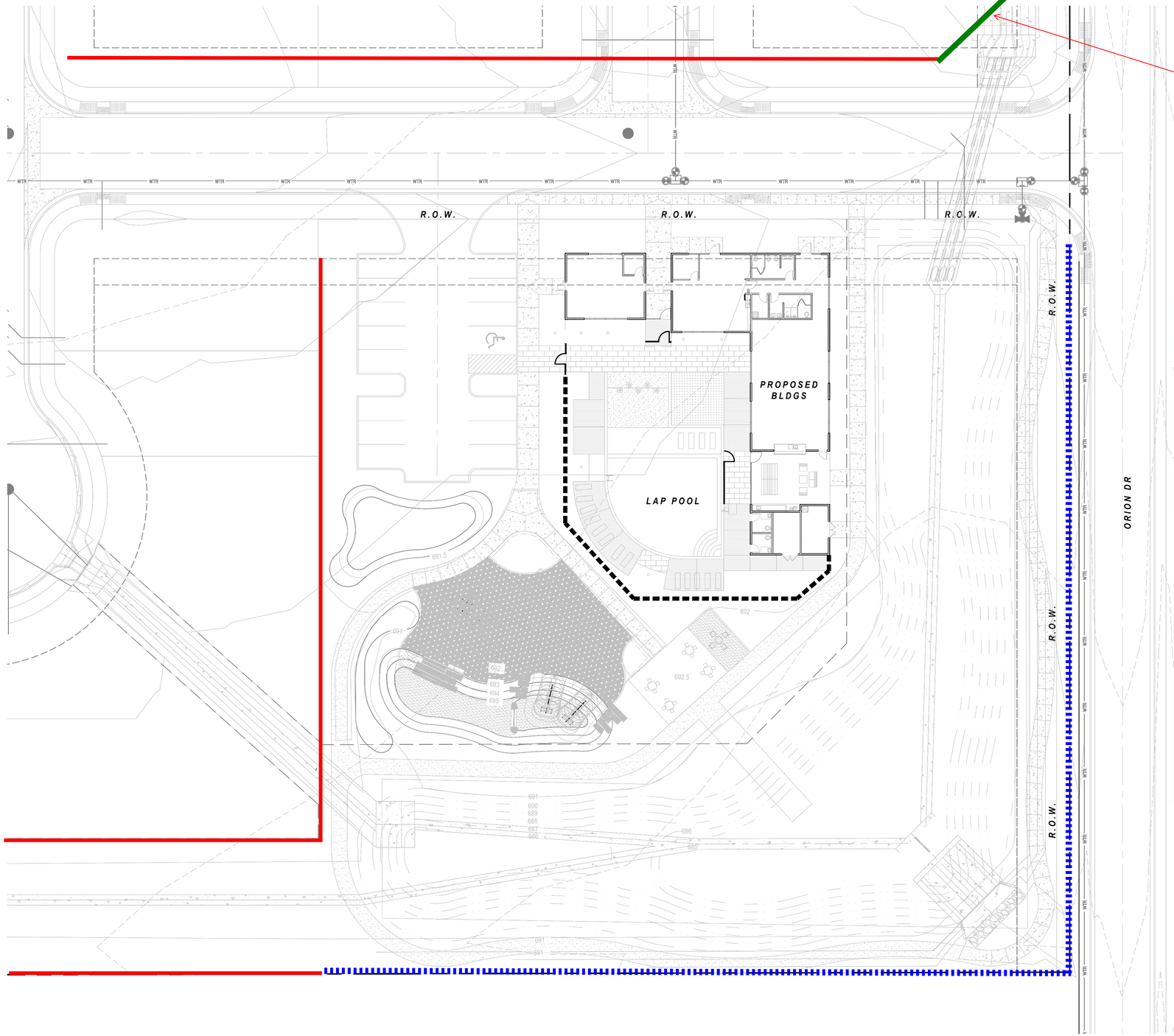
EXHIBIT B, PG. 1



EXHIBIT B, PG. 2



EXHIBIT B, PG. 3



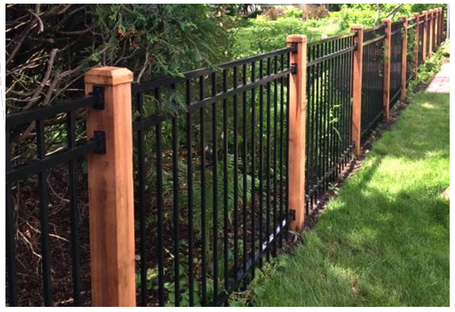
Boardform Sign Panel with Metal community Letters



Required 6' tall masonry fence
Type: Fencecrete | Pattern: vertical wood



Remove Fence or Provide Metal picket Fence with wood column



1 FENCING PLAN
PLAN

0 5' 10' 20' 40'
SCALE: 1"=20'

EXHIBIT C

MP STUDIO
201 GROVETON | SATX 78210
210.314.5582 | MPSTUD.IO

75% CD REVIEW SET

FOR REVIEW ONLY
Not for regulatory approval, permitting or construction

PROJECT

DWELLING

AMENITY CENTER

PROJECT ADDRESS
ORION DRIVE & GOODWIN LANE
NEW BRAUNFELS,TX 78130

OWNER | CLIENT
YES COMMUNITIES
5050 S SYRACUSE ST, SUITE 1200
DENVER, CO 80237

OWNER'S REPRESENTATIVE
MIKE ASKINS
720.440.5588
MASKINS@YESCOMMUNITIES.COM

SUBCONSULTANT

REVISIONS

ISSUE SETS

NO.	DATE	DESCRIPTION
1	09.25.20	50% CD SET

SHEET INFORMATION

PROJECT NO.
20025

DATE ISSUED
NOVEMBER 18, 2020

SHEET NAME
FENCING PLAN

SHEET NUMBER
LF 1.1