

August 30, 2021

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

*Via Electronic Submittal*

Re: Application for rezoning; approximately 17.805 acres located at the southeast corner of Morningside Drive and Ron Road; CCAD 80496 & 80468 (the "Property").

Dear Planning Commission and City Council:

As representatives of the potential owner of the above stated Property we respectfully submit the attached application for a Special Use Permit (SUP). The Property is located at the southeast corner of Morningside Drive and Ron Road (see Location Map attached) and is currently zoned Agricultural/Predevelopment District (APD). The SUP request is in compliance with the standards of the "R-3L" Multifamily Low Density district and the proposed development standards. The purpose of the SUP is to allow for a detached built for rent residential development that also maintains a single-family residential neighborhood feel with amenities. The proposed development will have a similar density to the surrounding single-family developments not to exceed 5.5 units per acre.

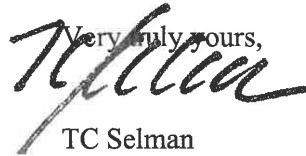
The Property is currently designated as Residential Low Density in the Future Land Use Plan (FLUP). This project would be compatible with the FLUP as the proposed use will be similar to a single-family use. Therefore, a FLUP amendment would not be required.

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 rezoning 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. Incentivize home development that is affordable and close to schools, jobs, and transportation. The proposed development is near Morningside Elementary School, close to numerous employment options along the Interstate 35 corridor, and its perfectly situated at Ron Rd and Morningside Dr for convenient access to local roadways. (Action 3.15)
  - 2. Ensure parks and green spaces are within a one mile walk and maintain neighborhood parks: The project will provide an accessible green space to nearby residents as well as contribute to the diversity of park types within New Braunfels (Action 4.2, 4.2). Approximately 4.6 acres of common open space with amenities will be provided. The on-site amenities include a centrally located pocket park, interconnected trails throughout the site, a children's playscape and a clubhouse with swimming pool for resident use. Additionally, each unit will have a private fenced yard.
- B) Zoning district consistency: The proposed use is consistent with the general purpose and intent of R-3L zone.

- 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 similar and compatible with the surrounding residential uses, provides for proper setbacks and screening surrounding the lot with use of fencing and walls. Our proposal includes a maximum of 5.5 units per acre, which is similar to the surrounding neighborhoods which range from 3.6 to 3.8 units per acre. The proposed development includes elements to support the character and integrity of the surrounding properties. Some minor code modifications and proposed improvements, above and beyond what is required by code will be provided with the SUP. See the code modification and superiority charts below for more information.
- E) The proposed development is a residential use that is compatible with the surrounding uses. 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 rezoning and/or SUP. Thank you for your consideration.

Very truly yours,  
  
TC Selman