

Legislation Text

File #: 17-524, **Version:** 1

Presenter

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SUBJECT:

Discuss and consider an appeal of the Non-Residential and Multifamily Design Standards for property addressed at 1287 Gruene Road.

BACKGROUND / RATIONALE:

Case No.: CS-17-015

Council District: 4

Owner: Gruene Texas Partnership 90
1601 Hunter Road
New Braunfels, TX 78130

Applicant: Paul Mueller, authorized agent
1404 N. Camp St.
Seguin, TX 78155
(830) 303-6256

Staff Contact: Matthew Simmont
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Background:

The subject property comprises 2.121 acres just west of the intersection of Hunter Road and Gruene Road, with approximately 100 feet of frontage on Gruene Road. Existing improvements on the property include the historic Gruene water tower and the Gristmill Restaurant. Zoned "C-2" Commercial District, the tract is approximately 350 feet deep and 370 feet wide at its maximum (see Attachment 1).

The subject property is adjacent to Gruene Hall, located at 1281 Gruene Road, which is under the same ownership.

Proposal:

The applicant intends to construct a new free-standing restroom facility on the subject property that would serve customers and events held at Gruene Hall. The building would be located immediately adjacent to the Gruene Hall property and new fencing would be constructed to delineate access to the restroom building (Attachment 3).

New Braunfels' Zoning Ordinance requires 80% of a commercial building facade, excluding doors and windows, to be clad in "primary materials" (see Attachment 8). The lower 4 feet of all walls are to be clad in brick, stone, cast stone, rock, marble, granite, split-face concrete block, pour-in-place concrete or tilt-wall concrete (Chapter 144, Section 5.22).

The proposed building does not conform to these requirements. The exterior of the proposed building is to be clad in reclaimed board and batten siding that is intended to be identical to the finish of the two other freestanding restrooms on the property near the Gristmill restaurant.

The applicant has indicated in their application that the proposed building will utilize materials that are complementary to and harmonious with the surrounding structures.

Lot Size:
2.121 acres

Surrounding Zoning & Land Use:

North	C-2	Commercial	Gruene Haus - retail Cantino Del Rio - restaurant
South	C-3	Commercial	Gruene Mansion Inn - bed & breakfast
East	C-2	Commercial	Gruene Hall
West	C-2	Undeveloped	Guadalupe River

Comprehensive Plan/Future Land Use Designation:
Commercial

Improvement(s):
Gristmill, Gruene water tower, restroom buildings, decking and additional improvements.

ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:

X	No	City Plan/Council Priority: Comprehensive Plan	Pros: Goal 12: <i>Protect and enhance the visual environment of the City.</i> The proposed building will be consistent with surrounding structures and architectural styling of this unique area within the City. Cons: None
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FISCAL IMPACT:
N/A

COMMITTEE RECOMMENDATION:
N/A

STAFF RECOMMENDATION:
Staff recommends approval of the applicant's request. The proposed structure is to be located within

an area of the City that is characterized by unique and historic architectural styling that the proposed restroom building would be consistent with. The proposed new building retains the authentic look by following the design methodology and materials of other nearby structures. The exterior wood material will be used in the board and batten style with exposed rafter tails and a reclaimed tin roofing material. The result will be a non-prefabricated building that is complimentary to Gruene Hall and surrounding properties.

Attachments:

1. Aerial
2. Application
3. Site Plan
4. Proposed Building Plans
5. Photographs of Proposed Finish Materials
6. Zoning Map
7. Existing Land Use Map
8. Section 5.22