

Legislation Text

File #: 18-523, Version: 1

Presenter

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SUBJECT:

Discuss and consider an appeal of the Non-Residential and Multifamily Design Standards, Articulation and Exterior Building Material requirements for a proposed office/warehouse development in the "C-1B" General Business District at 1913 Post Road.

BACKGROUND / RATIONALE:

Case No.: CS-18-025

Council District: 5

Applicant/Agent: Stuart Hansmann
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New Braunfels, TX 78130
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Property Owner: Samuel & Marguerite Kobrinsky and Doug Lee
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Salinas, CA 93901
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Staff Contact: Holly Mullins, Sr. Planner
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The subject property is approximately six acres of undeveloped land at 1913 Post Road, near its intersection with the southbound IH-35N frontage road within the Oak Creek Sub Area as identified in the Comprehensive Plan. Kayden Park 2, an office/warehouse development, is located on the adjacent property at 1965 Post Road. The owner of Kayden Park 2 is purchasing the subject property and is proposing a similar development to be known as Kayden Park 3.

Kayden Park 2 originally consisted of two metal buildings constructed in 2000; this was prior to adoption of any commercial building design or residential buffer requirements. In 2017, City Council approved a requested rezoning for a Special Use Permit (SUP) to allow deviations from the then-adopted building materials requirements, residential tree buffer, and sign ordinance standards for the construction of additional buildings and signage on the Kayden Park 2 property. The applicant's rationale for their request was to maintain consistency with the existing buildings, while honoring the

intent of the ordinance. As a result of the SUP, a 4-foot tall clay tile brick wainscot was added to the bottom of the facades of two existing buildings, vertical pillars were clad in the same clay tile brick, and one new building along Post Road was allowed to be clad primarily in metal with the same 4-foot wainscoting for a consistent appearance along Post Road.

Proposal:

The applicant is requesting the subject appeal of the building design standards to allow the facades of three new buildings in Kayden Park 3 to be consistent with Kayden Park 2. The applicant's proposal is for the bottom 4 feet of buildings as indicated on the site plan (Attachment 3) to be clad in the same clay tile brick, with the remainder of the building facades to be metal rather than the required "primary materials". Note that Buildings 800, 1000 and 1200 are not adjacent to or fronting a public street or residential property and therefore are not subject to the building design standards. The surrounding PD-zoned property is occupied by drainage infrastructure.

The applicant submitted building plans for a building permit for Kayden Park 3 that meet the exterior material requirements pending the outcome of this appeal.

General Information:

Lot Size: 5.963 acres

Surrounding Zoning and Land Use:

North: Heather Glen Planned Development; future drainage infrastructure

South: Across Post Road, C-3, M-1A/ Commercial, Light Industrial

East: C-3/ Office-warehouse development

West: Heather Glen Planned Development; future drainage infrastructure

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

	City Plan/Council Priority: Envision New Braunfels Comprehensive Plan	Action 2.8: <i>Establish or expand architectural standards for quality of design across the city.</i> City Council recently updated and enhanced the commercial building façade requirements.
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FISCAL IMPACT:

N/A

COMMITTEE RECOMMENDATION:

N/A

STAFF RECOMMENDATION:

Staff recommended approval of the request for façade alternatives at Kayden Park 2 as development of that property began prior to amendments to the building façade standards, and the applicant was enhancing the appearance of existing structures. While Kayden Park 3 is a new development on a separate property, and the design standards were adopted by City Council to improve the visual appeal and structural integrity of commercial buildings within New Braunfels, staff also recognizes that the applicant's request would result in a consistent appearance along Post Road.

Options City Council may consider include:

- Approval as requested;
- Denial;
- Partial approval; or
- Approval of alternatives including any stipulations on materials.

Staff recommends that if City Council approves the applicant's request that the development be consistent with the adjacent Kayden Park 2 development with brick on the bottom 4 feet of the facades of the subject structures, as depicted on their site plan. And that any metal material also be consistent with the existing structures in Kayden Park 2.

Attachments:

1. Aerial Map
2. Application
3. Proposed Site Plan
4. Photographs of Kayden Park 2
5. Section 5.22-4 Exterior Building Materials