

## Legislation Text

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**File #:** 18-628, **Version:** 1

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Presenter

*Christopher J. Looney, Planning and Community Development Director  
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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  
1972 Round Table  
New Braunfels, TX 78130  
(830) 708-1734  
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**Property Owner:** Samuel & Marguerite Kobrinsky and Doug Lee  
235 Monterey Street, Suite A  
Salinas, CA 93901  
(831) 373-8550

**Staff Contact:** Holly Mullins, Sr. Planner  
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**This item was postponed from the September 24 and October 8, 2018 meetings at the request of the applicant.**

The subject property comprises 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. 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 New Braunfels. 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 various design, sign and landscaping standards. 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's current request is 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 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's drainage infrastructure

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

East: C-3/ Office-warehouse development

West: Heather Glen Planned Development's drainage infrastructure

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

<b>City Plan/Council Priority:</b> Envision New Braunfels Comprehensive Plan	<b>Action 2.8:</b> <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:**

The applicant's request for façade alternatives at Kayden Park 2 in 2017 was approved as redevelopment of that property began prior to amendments to enhance the building façade standards, and the applicant was improving the appearance of existing structures that were built in 2000. Kayden Park 3 is a new development on a separate but adjacent property, and the design standards were adopted by City Council to improve the visual appeal and structural integrity of

commercial buildings within New Braunfels. The applicant's request would, though, result in consistent construction and aesthetic 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:

- 1) 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
- 2) 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. Existing Centers
6. Future Land Use Plan
7. Section 5.22-4 Exterior Building Materials