

Legislation Text

File #: 18-668, **Version:** 1

Presenter

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SUBJECT:

Discuss and consider an appeal of the Non-Residential and Multifamily Design Standards minimum exterior finish requirements for a proposed commercial building to be constructed at 2732 Big Oak.

BACKGROUND / RATIONALE:

Case No.: CS-18-031

Council District: 3

Owner/Applicant: Los Ninos Properties LP (Horacio Lucero)
2732 Big Oak
New Braunfels, TX 78132

Staff Contact: Matt Greene, Planner
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The subject property is situated at the southwest corner of the intersection of State Highway 46 West and Big Oak. It is zoned C-1A (Neighborhood Business District) and is presently occupied by a single-story office building. The existing building was constructed in 2004 and the exterior facade is 100% stucco (not counting doors and windows).

The applicant is proposing to construct a second office building on the property that is intended to match the existing building and its façade. Although stucco is an allowed exterior primary material, Section 5.22-4(b) of the Zoning Ordinance requires the lower four feet of the vertical walls to be finished in one or more of the following materials: brick, stone, cast stone, rock, marble, granite, split-face block, poured-in-place concrete or tilt-wall concrete. The applicant is seeking City Council authorization for the building façade to be 100% stucco and not require the lower four feet finish materials.

Lot Size: 33,899 square feet

Surrounding Zoning & Land Use:

North - Across SH 46, C-3 / Retail and fast food

South - "Gardens of Hunter's Creek" PD / Single family dwelling

East - Across Big Oak, "Gardens of Hunter's Creek" PD / Single family dwellings

West - C-1 / Convenience store with fuel sales

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> The proposed building would not comply with the building materials requirement for the lower four feet of the vertical walls to be finished with one or more of the required materials. The proposed building would not be consistent with new non-residential and multifamily buildings developed throughout the City.
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FISCAL IMPACT:

N/A

COMMITTEE RECOMMENDATION:

N/A

STAFF RECOMMENDATION:

The subject site is in a very visible location along a Transitional Mixed Use Corridor as identified in the Comprehensive Plan. Rather than approving a deviation from the City's development and design standards, City staff recommends that the new building be constructed to comply with the current regulations. If the applicant prefers the building façade materials of the two buildings be identical, staff suggests the existing building could be brought up to code to match the new building.

Attachments:

1. Aerial Maps
2. Application
3. Proposed Site Plan
4. Proposed Building Elevation Plans
5. Photographs of Subject Property
6. Section 5.22-4 Exterior Building Materials