



Department of Planning and Development Services

NOTICE OF PUBLIC HEARING

View details here:

nbtexas.org/PublicNotice

The New Braunfels Planning Commission will hold a public hearing at the request of **David Morin, MNO Partners, agent for Noland and Vera Koepp, Ltd Partnership, owner**, to consider a recommendation to City Council on the following rezoning request:

Property: Approximately 10 acres out of the A.P. Fuquay survey No. 35, Abstract No. 155, Comal County, Texas, located at the northwest corner of the intersection of E. Common Street and Old FM 306

Request: A Type 2 Special Use Permit to allow multifamily high density residential use (up to 24 units per acre) in the "C-1A" Neighborhood Business District. Additional information can be found at the following website: nbtexas.org/PublicNotice

Because your property is located within 200 feet of the request, State law requires that we notify you of the public hearing. **However, the zoning of your property will not be changed.** The public hearing process allows an opportunity for you to provide comments on the request. This aids the Commission in making a recommendation to City Council.

Public hearings for this request are scheduled before the Planning Commission on **Tuesday, March 2, 2021**, at 6:00 p.m. virtually via **Zoom Meeting**. Information on how to join the meeting is included with this notice. The Planning Commission's recommendation will be considered by City Council in another public hearing, tentatively scheduled for **Monday, March 22, 2021**. Both meetings are open to the public. All interested persons are invited to join these meetings.

If you wish to submit written comments, please complete ALL of the information below and return to:

Mail: City of New Braunfels
Planning Commission
550 Landa Street
New Braunfels, TX 78130

Email: mgreene@nbtexas.org

If you have questions, please call Matt Greene at (830) 221-4053

Matt Greene

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP21-037 (MG)

Name: _____

I favor: _____

Address: _____

Property number on map: _____

I object: _____

(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: _____

PLEASE NOTE:

Typical procedure for discussion during public hearings is as follows:

1. Order of Speakers: First - Applicant or representative of applicant
 Second - Persons favoring the request
 Third - Persons opposing the request
2. The Commission Chair may set a time limit for speakers.
3. Speakers should be brief and to the point. Avoid repetition and redundancy.
4. The Commission, through the Chair, may suspend, interrupt, or alter the proceedings.

The Planning Commission makes a recommendation to the City Council.

It is the City Council that actually approves or denies a requested change in use or zoning.

Special Use Permits

When considering applications for a special use permit, the Planning Commission and the City Council evaluate the impact of the special use on, and the compatibility of the use with, surrounding properties and neighborhoods to ensure the appropriateness at the particular location. The Commission and the City Council shall specifically consider the extent to which:

- (a) *Comprehensive plan consistency.* The proposed use at the specified location is consistent with the goals, objectives and policies contained in the adopted Comprehensive Plan;
- (b) *Zoning district consistency.* The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
- (c) *Supplemental Standards.* The proposed use meets all supplemental standards specifically applicable to the use as set forth in this Chapter;
- (d) *Character and integrity.* The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods, as required by the particular circumstances.

According to Sec. 2.1-3 (b) of the Zoning Ordinance, if written protest against a proposed zoning change has been filed with the Planning Department, signed and acknowledged, by the owners of 20% or more of either the area of the land included in the proposed change or of property within 200 feet of it, the zoning change will require a three-fourths (3/4) vote of all the members of the City Council to become effective. In computing the percentage of land area, the area of streets and alleys shall be included.

Please contact Development Planning for more information
(830) 221-4050 or planning@nbtexas.org

Planning Commission meeting to be conducted online via Zoom Meeting

As a safety measure to combat the COVID-19 pandemic in the United States, the City of New Braunfels Planning Commission will hold its monthly meeting (to include public hearings) on Tuesday, March 2, 2021 at 6:00 p.m. online via Zoom Webinar.

The public is welcome and encouraged to join the meeting by phone, computer, or any other internet connected device.

Public attendees may participate or observe the meeting as detailed on this website: <https://www.nbtexas.org/2722/Online-Meeting-Guide>. A meeting ID and phone number will be posted the day of the meeting.

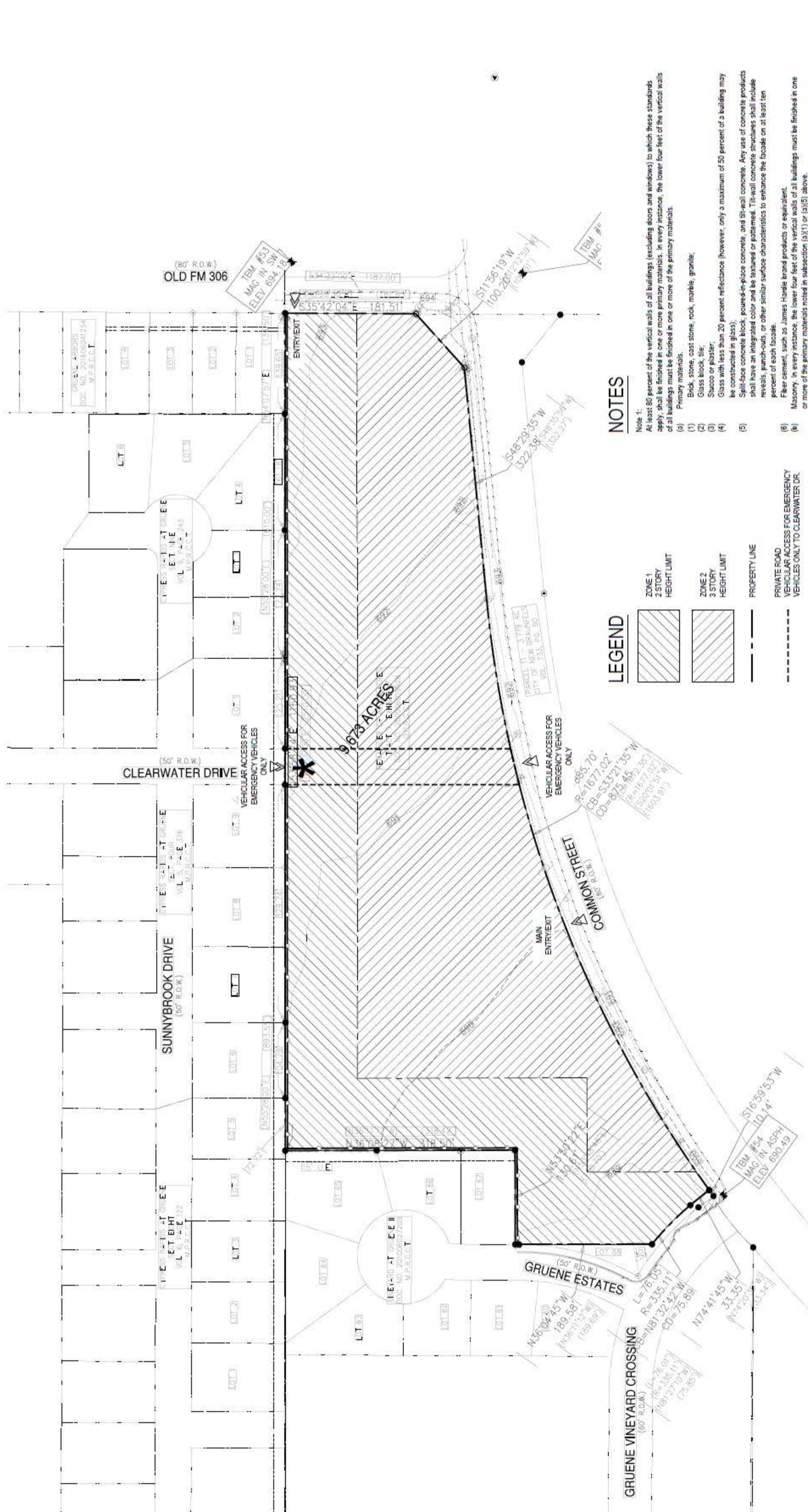
Please note the following if you would like to provide comments on individual agenda items during the meeting:

- This is a public meeting and normal meeting procedures and decorum are required.
- The City of New Braunfels will host the meeting and will share a prepared PowerPoint presentation on the host screen. As a meeting attendee you will be able to view the host screen.
- Anyone wanting to submit materials (e.g. letters, drawings, pictures) for consideration by the Planning Commission must do so via email to planning@nbtexas.org no later than 5:00 p.m. on Monday, March 1st. Include the last four digits of your phone number in the email for identification purposes.

Steps to speak during the meeting:

- During the public hearing and/or public comment time frame for the agenda item, if you would like to speak, please raise your hand in one of the two following methods to be recognized and given an opportunity to speak:
 - If you are communicating through a device (computer, laptop, tablet, etc.), click the “raise hand” icon at the bottom of the screen to request to speak.
 - IF your device does not have a microphone and you are calling from a telephone, dial *9 to request to speak.
- The host will identify participants in the order they are received. The host will identify you by name if you used the “raise hand” icon. If you are on the phone, the host will identify you by the last 4 digits of the phone number you are calling from.
- Participants will be muted, and the Host will unmute you when it is your turn to speak.
- Please state your full name and physical address for the official record and then proceed to make your statement or ask a question.
- Please introduce yourself each time you begin speaking unless you have been introduced by the chair or the host.
- Please restrict or minimize background noise while you are speaking to preserve the quality of the meeting.
- Please restrict or limit household internet activities while you are connected to the meeting to preserve the quality of the meeting.

If you have any questions or concerns please email planning@nbtexas.org or call the planning line at (830) 221-4050. Thank you.



PROPOSED SITE PLAN EXHIBIT

NOTES

- Note 1:**
At least 80 percent of the vertical walls of all buildings (excluding doors and windows) to which these standards apply, shall be finished in one or more primary materials. In every instance, the lower four feet of the vertical walls of all buildings must be finished in one or more of the primary materials.
- (a) Primary materials:
 (1) Brick, stone, cast stone, rock, marble, granite,
 (2) Glass block, tile,
 (3) Stucco or plaster,
 (4) Glass with less than 20 percent reflectance (however, only a maximum of 50 percent of a building may be constructed in glass),
 (5) Split-face concrete block, poured-in-place concrete, and tilt-wall concrete. Any use of concrete products shall have an integrated color and be textured or patterned. Tilt-wall concrete structures shall include reveals, punch-outs, or other similar surface characteristics to enhance the facade on at least ten percent of each facade.
- (b) Fiber cement, such as James Hardie brand products or equivalent.
 (c) Masonry. In every instance, the lower four feet of the vertical walls of all buildings must be finished in one or more of the primary materials noted in subsection (a)(1) or (a)(5) above.
 (d) Secondary materials. The remaining 20 percent of the exterior finish is discretionary and may include, but is not limited to, Exterior Insulation and Finish System (EIFS), wood, metal (including stamped, embossed, or coated panels) or other non-reflective materials.
- Note 2:**
Parking shall meet standard multifamily ratios as set forth by the city code of ordinances.

LEGEND

- ZONE 1
2 STORY
HEIGHT LIMIT
- ZONE 2
3 STORY
HEIGHT LIMIT
- PROPERTY LINE
- PRIVATE ROAD
ACCESS FOR EMERGENCY
VEHICLES ONLY TO CLEARWATER DR.
- 10' TALL CMU FENCE
- SITE ENTRY POINT
- PEDESTRIAN GATE ACCESS POINT



PLANNING COMMISSION – MARCH 2, 2021– 6:00PM

Zoom Meeting

Applicant/Owner: David Morin, MNO Partners, agent for Noland and Vera Koepp, Ltd Partnership, owner

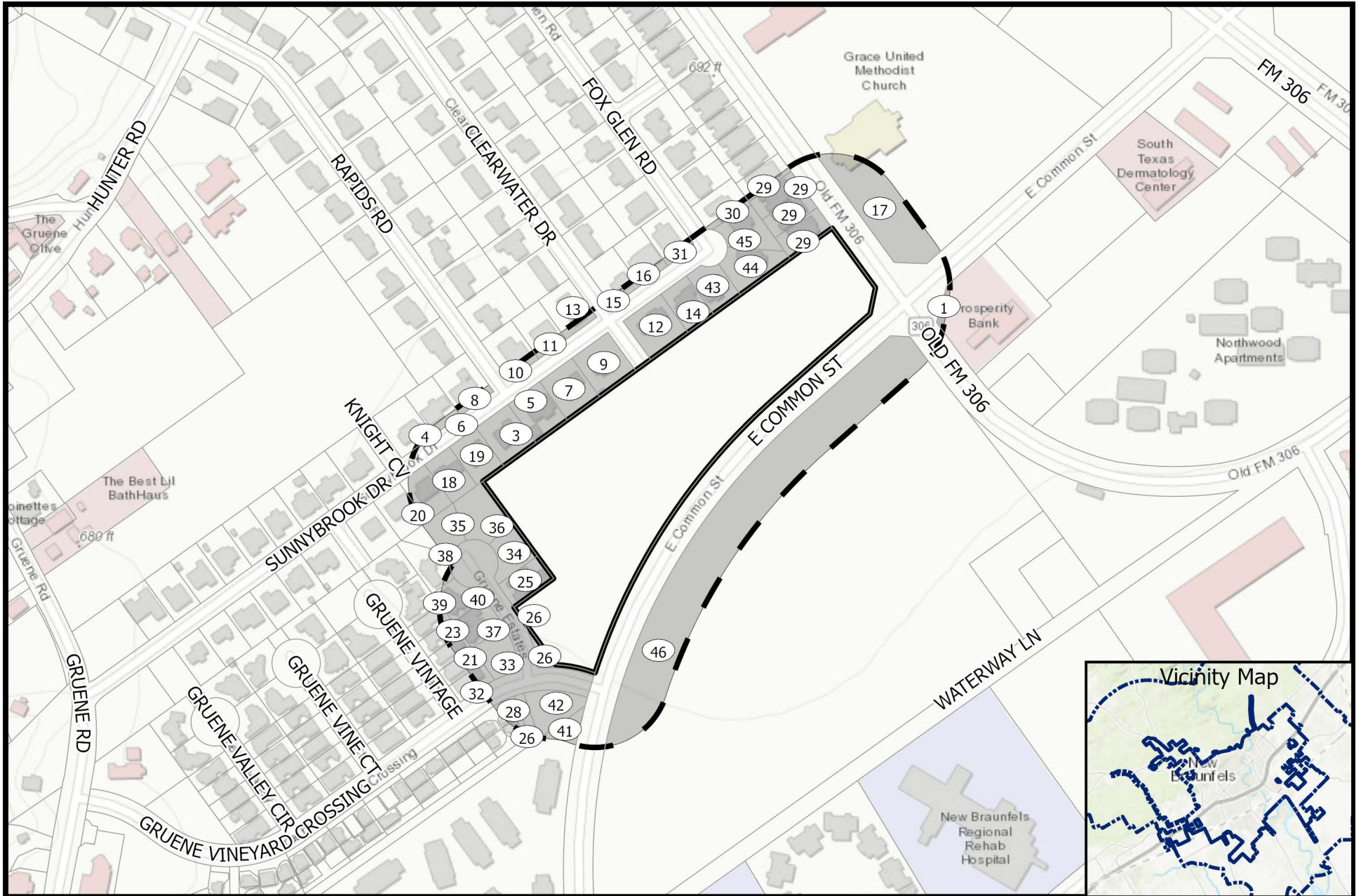
Address/Location: Approximately 10 acres located at the northwest corner of the intersection of E. Common Street and Old FM 306 (see map).

PROPOSED SUP – CASE #SUP21-037

The circled numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as “Subject Property”

- | | |
|--|---|
| 1. FIRST VICTORIA NATIONAL BANK | 24. SIMECEK TIMOTHY D & CYNTHIA A |
| 2. DELEON FELIPE JR | 25. KIMBLE TRACE N |
| 3. MORGAN LEE S & ELLEN | 26. VINEYARD AT GRUENE POA |
| 4. WEST BERT & HARRIET LIVING TRUST | 27. WRIGHT MATTHEW |
| 5. CLOVER MARGARET G ESTATE OF | 28. HOLTZCLAW DON & DENISE |
| 6. REICHERT TERRANCE E & LINDA M | 29. GRUENE NB LLC |
| 7. SCHEEL CLARENCE A | 30. BAUER JENNIFER W & SHANNON L |
| 8. HENDRIKSEN JAMES J | 31. CARRINGTON NATHAN T & AMANDA J MARTIN |
| 9. QUINTERO BRIAN K & JENNIFER M | 32. ABBOTT DAVID W & EMILY JO |
| 10. BENAVIDEZ DANIEL & DIANA | 33. MAI TAIS & YAHTZEE LLC |
| 11. LEHR JOHN JR | 34. JAMES HARRISON SEE LLC |
| 12. DUERKSEN KENNETH & NIKKI | 35. SNIDER COY & MICHELLE |
| 13. ARNOLD AMANDA M & CARL B | 36. KIMBLE BRADY & DIANA |
| 14. DESTEFANO RON W & BRENDA D | 37. JORGENSEN JEFFREY C & TERESA J |
| 15. VILLARREAL GIAN C | 38. FEHNER KAREN SUZANNE |
| 16. GOGGANS JASON W & BRENDA F | 39. ANDREWS FAMILY TRUST 5-11-2007 |
| 17. GRUENE UNITED METHODIST CHURCH | 40. RKL LLC |
| 18. EBBESEN MARLECE | 41. AUGUSTA GRUENE APARTMENTS LP |
| 19. EDMONDSON JAMES T & STEPHANIE | 42. VINEYARD LOTS LLC |
| 20. JAMESON DEAN C & KRISTYN | 43. HOWARD LORRAINE M |
| 21. ANDREWS WESLEY & GINA | 44. MARTIN EDWARD V III |
| 22. VARDEMAN JESS D & LARRY K VARDEMAN | 45. PHELPS LARRY |
| 23. WILKINS PETER J | 46. KOEPP NOLAND & VERA LTD PRTNRSH LP |

SEE MAP



SUP21-037

Request to allow for multifamily use

