



North - Across railroad ROW, M-1 / Undeveloped  
South - Across E. Torrey St., R-2 / Single-family residences  
East - M-1 / Multifamily residences  
West - M-1 / Single-family residence

**ISSUE:**

R-2A will allow both single-family and two-family residential. The proposed district is consistent with the following actions from Envision New Braunfels:

- *Action 1.3* Encourage balanced and fiscally responsible land use patterns.
- *Action 3.13* Cultivate an environment where a healthy mix of different housing products at a range of sizes, affordability, densities, amenities and price points can be provided across the community as well as within individual developments.

Future Land Use Plan: The subject property is located within the New Braunfels Sub Area near Existing Medical and Tourist Centers.

**FISCAL IMPACT:**

N/A

**RECOMMENDATION:**

Approval. The applicants' proposal would allow the property to be developed for residential use. This would be compatible with existing residential development in the area and consistent with the Comprehensive Plan.

The Planning Commission held a public hearing on June 7, 2022 and recommended approval (8-0) with Commissioner Nolte recused.

*Mailed notification as required by state statute:*

Public hearing notices were sent to owners of 17 properties within 200 feet of the request. The City has received no responses in objection or in favor from owners of property within the notification area.

Resource Links:

- Chapter 144, Section 3.3-11. "M-1" Light Industrial District of the City's Code of Ordinances: [https://library.municode.com/tx/new\\_braunfels/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH144ZO\\_ARTIIIIZODI\\_S144-3.3ZODIREPRZOPRJU221987](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOOR_CH144ZO_ARTIIIIZODI_S144-3.3ZODIREPRZOPRJU221987)
- Chapter 144, Section 3.4-3. "R-2A" Single-Family and Two-Family District of the City's Code of Ordinances: [https://library.municode.com/tx/new\\_braunfels/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH144ZO\\_ARTIIIIZODI\\_S144-3.4ZODIREPRZOSUJU221987](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOOR_CH144ZO_ARTIIIIZODI_S144-3.4ZODIREPRZOSUJU221987)