

Legislation Details (With Text)

File #:	24-489	Name:	
Type:	Ordinance	Status:	Passed
File created:	4/2/2024	In control:	City Council
On agenda:	4/22/2024	Final action:	4/22/2024
Title:	Public hearing and first reading of an ordinance to rezone approximately 5 acres consisting of Lot 2 of the William E. Field Subdivision, from R-2 AH (Single-Family and Two-Family with Airport Hazard Overlay District) to C-4A AH (Resort Commercial with Airport Hazard Overlay District), currently addressed at 1493 Gruene Road.		

Sponsors:**Indexes:****Code sections:**

Attachments: 1. City Maps, 2. Districts Comparison Table, 3. TIA Determination Letter & Form, 4. Subject Property Photos, 5. Notification Map, List, and Responses, 6. PC Draft Minutes, 7. Draft Ordinance

Date	Ver.	Action By	Action	Result
4/22/2024	1	City Council	approved	Pass

PRESENTER:

Matthew Simmont, AICP Planning Manager

SUBJECT:

Public hearing and first reading of an ordinance to rezone approximately 5 acres consisting of Lot 2 of the William E. Field Subdivision, from R-2 AH (Single-Family and Two-Family with Airport Hazard Overlay District) to C-4A AH (Resort Commercial with Airport Hazard Overlay District), currently addressed at 1493 Gruene Road.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: 4

BACKGROUND INFORMATION:

Case No: PZ24-0038

Applicant/Owner: LGD 1 LLC, Justin Holliday

25214 Callaway
San Antonio, TX 78260
(210) 865-0401 | justin@lowergruene.com

Staff Contact: Amanda Mushinski
(830) 221-4056 | amushinski@newbraunfels.gov

The subject property is approximately 5 acres in size, located on the southeast side of Gruene Road, southeast of the intersection of Gruene Road and Ervendberg Avenue, and less than a quarter of a mile from the Guadalupe River and Gruene. The applicant requests a change in zoning from R-2 AH (Single-Family and Two-Family with Airport Hazard Overlay District) to C-4A AH (Resort Commercial with Airport Hazard Overlay District).

Surrounding Zoning and Land Use:

North	Across Gruene Rd: C-4 AH	Commercial Property
South	R-2 AH with an SUP to allow resort development and R-1 AH	Vacant Land and Single-Family Neighborhood
East	C-4 AH	Rockin' R
West	C-4B AH	Vacant Land

ISSUE:

The application indicates that the proposed zoning change is intended to allow for development under the C-4A zoning district which is intended to be developed as resort commercial property to serve tourists, vacationing public, conference center attendees, sports-related programs, and support service facilities including garden office, retail, and specialty shops.

C-4A would be consistent with the following actions from Envision New Braunfels:

- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
- **Action 1.14:** Ensure regulations do not unintentionally inhibit the provision of a variety of flexible and innovative lodging options and attractions.
- **Action 3.6:** Proactively provide a regulatory environment that remains business and resident friendly.
- **Action 3.22:** Encourage venues within walking distance of neighborhoods and schools.
- **Action 3.23:** Revise local ordinances so that they do not inadvertently inhibit the development of venues in close proximity to neighborhoods and schools.
- **Action 4.26:** Enhance the community's sense of place by creating spaces and facilities that reflect the community (e.g., arts and culture, community gardens).

Future Land Use Plan: The subject property is located within the New Braunfels Sub Area, near an existing Tourist Center and Employment Centers and a Future Market Center.

Strategic Plan Priorities and Objectives:

- **Economic Mobility** - 1) Incentivize mixed-use developments and redevelopments in targeted locations to create a built environment with integrated housing, commercial centers, and opportunities for improved connectivity.
- **Community Well-Being** - 5) Look for opportunities to reconnect the community by mitigating highways, waterways and other transportation facilities that create barriers to community connectivity.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Approval. C-4A would allow land uses tailored to tourists, including retail and specialty shops. This transition not only supports the diversity and sustainability of the local tourism industry but also enhances community amenities by potentially incorporating public spaces, cultural venues, and recreational facilities, as well as connecting neighborhoods and development in this area, enriching the quality of life for residents and visitors alike. Additionally, the potential for developing retail and specialty shops within the proposed development would provide opportunities for local businesses to thrive, contributing to the vitality of the local economy. Furthermore, the proposed zoning change ensures compatibility with surrounding land use while maximizing the property's potential as a vibrant commercial destination, capitalizing on its strategic location and proximity to tourist attractions.

The Planning Commission held a public hearing on April 2, 2024, and unanimously recommended approval (7-0-0)

Mailed notification as required by state statute:

Public hearing notices were sent to owners of 9 properties within 200 feet of the request. As of the agenda posting date, the city has received responses representing 4% in opposition.

Resource Links:

- Chapter 144, Sec. 3.3-2 (R-2) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 144, Sec. 3.4-15 (C-4A) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?