

The subject property is linked to PZ24-0003 and has the same address, owner, and applicant. However, PZ24-0003 is presently situated outside the city limits (ETJ) and is currently pending voluntary annexation. As a result, these cases are treated separately. The applicant is requesting a change in zoning from APD (Agricultural/Pre-Development District) to M-1A (Light Industrial District).

Surrounding Zoning and Land Use:

North	Magnolia Springs PDD & ETJ (pending annexation)	Single-family residences and outside city limits
South	Across IH 35: M-1, M-1A & APD	Single-Family Residences and Multifamily
East	C-1B	Automotive Companies and Snake Farm
West	Magnolia Springs PDD	Single-family Neighborhood

ISSUE:

M-1A would be consistent with the following actions from Envision New Braunfels:

- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
- **Action 1.8:** Concentrate future investment in industrial and employment centers near existing and emerging hubs, such as the airport; and along existing high-capacity transportation networks, such as Interstate Highway 35.
- **Action 3.1:** Plan for healthy jobs/housing balance.

Future Land Use Plan: The subject property is located within the Oak Creek Sub Area, along a Transitional Mixed Used Corridor (IH 35), near existing Tourist, Civic, Education, and Employment Centers, and near proposed Market, Civic, and Employment Centers.

FISCAL IMPACT:

N/A

RECOMMENDATION:

The proposed M-1A zoning, suited for light industrial activities (assembling, fabrication, distribution, warehousing, research and development, wholesaling, and service), aligns with the property's location along IH -35. The surrounding zoning, including Magnolia Springs PDD, M-1, and M-1A, supports a balanced development pattern. The property's proximity to existing and proposed centers further supports the zoning change. In summary, M-1A would match the property and surrounding context.

The Planning Commission held a public hearing on February 6, 2024, and unanimously recommended approval (7-0-0)

Mailed notification as required by state statute:

Public hearing notices were sent to owners of 26 properties within 200 feet of the request. As of the agenda posting date, the city has received responses representing 2% in opposition.

Resource Links:

- Chapter 144, Sec. 3.4-1 (APD) of the City's Code of Ordinances: https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 144, Sec. 3.4-18 (M-1A) of the City's Code of Ordinances: https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?