

Legislation Details (With Text)

File #:	24-233	Name:	
Type:	Recommendation	Status:	Individual Item Ready
File created:	2/13/2024	In control:	Planning Commission
On agenda:	3/5/2024	Final action:	
Title:	PZ24-0031 Public hearing and recommendation to City Council to rezone approximately 5 acres out of the William Pate Survey, Abstract 259, from C-1Br78 (General Business District with Restrictions) to C-1A (Neighborhood Business District), currently addressed at 2025 FM 725 & 167 Pecan Bluff.		

Sponsors:

Indexes:

Code sections:

Attachments: 1. City Maps, 2. District Comparison Table, 3. 2007-58, 4. TIA Determination Letter & Form, 5. Subject Property Photos, 6. Notification Map, List, & Responses

Date	Ver.	Action By	Action	Result
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PRESENTER:

Applicant: Killen, Griffin & Farrimond
Owner: Peregrine Schertz Holdings, LLC and HW Pecan Crossing, LLC

SUBJECT:

PZ24-0031 Public hearing and recommendation to City Council to rezone approximately 5 acres out of the William Pate Survey, Abstract 259, from C-1Br78 (General Business District with Restrictions) to C-1A (Neighborhood Business District), currently addressed at 2025 FM 725 & 167 Pecan Bluff.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: 2

BACKGROUND INFORMATION:

Case No: PZ24-0031
Applicant: Killen, Griffin & Farrimond
10101 Reunion Place, Suite 250
San Antonio, TX 78216
(210) 960-2750 | ashley@kgftx.com
Owner: Peregrine Schertz Holdings, LLC
276 Emporia Blvd
San Antonio, TX 78209
(210) 960-2750 | ashley@kgftx.com
Owner: HW Pecan Crossing, LLC
8522 Broadway, Suite 109-3
San Antonio, TX 78217
(210) 960-2750 | ashley@kgftx.com
Staff Contact: Amanda Mushinski
(830) 221-4056 | amushinski@newbraunfels.gov

The property is about 5 acres in size and sits on the southeast corner of County Line Rd and FM 725, as well as the north corner of FM 725 and Pecan Bluff. It's roughly 500 feet northeast of Fischer Park and around 800 feet northwest of the Southbank Planned Development District.

The applicant is requesting a change in zoning from C-1Br78 (General Business District with Restrictions) to C-1A (Neighborhood Business District).

Surrounding Zoning and Land Use:

North	Across County Line Rd: M-2	Vacant Land
South	Across FM 725: R-1	Vacant Land
East	R-1A-6.6r79	Single Family Neighborhood
West	Across FM 725: C-1B	Vacant Land

ISSUE:

The applicant's proposal indicates that the requested zone change aims to enable development under the C-1A zoning. This zoning is mainly for offices, businesses, professional services, and light retail and commercial activities. C-1A is typically located at major intersections of collector streets near residential neighborhoods to serve the surrounding areas.

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

- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
- **Action 3.3:** Balance commercial centers with stable neighborhoods

Future Land Use Plan: The subject property is located within the Dunlap Sub Area, within the Transitional Mixed-Use Corridor, near existing Outdoor Recreation and Market centers, and a proposed Outdoor Recreation center.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the zone change from C-1Br78 to C-1A for the subject property because it's situated strategically at the southeast corner of County Line Rd and FM 725, both existing arterial roads, and at the north corner of FM 725 and Pecan Bluff. This change aligns with the intended purpose of C-1A zoning, facilitating offices, businesses, professional services, and light retail and commercial activities, serving nearby residential neighborhoods, and boosting the local economy. Furthermore, the location within the Dunlap Sub Area and Transitional Mixed-Use Corridor, alongside existing and proposed outdoor recreation and market centers, supports the zone change, promoting a dynamic urban environment.

Mailed notification as required by state statute:

Public hearing notices were sent to 30 property owners within 200 feet of the request. As of the agenda posting date, the city has received no responses.

Resource Links:

- Chapter 144, Sec. 3.4-13 (C-1B) of the City's Code of Ordinances:
[https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=COOR_CH144_3.4-13)
- Chapter 144, Sec. 3.4-12 (C-1A) of the City's Code of Ordinances:
[https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=COOR_CH144_3.4-12)

