

Surrounding Zoning and Land Use:

North	Across FM 482: ETJ	Outside City Limits, Vacant Land
South	APD, C-1B SUP	Vacant Land, Snake Farm
East	Magnolia Springs PDD	Residential Neighborhood
West	ETJ	Outside City Limits, Vacant Land

ISSUE:

The applicant’s proposed M-1A zoning district would allow for the intended development of the subject property with a new headquarters facility for New Braunfels Utilities (NBU). The zoning request, contingent upon annexation, seeks M-1A (Light Industrial District) to allow for an office building, maintenance building, materials yard, and training area among other facility features.

This consideration emphasizes coordinating the zoning with annexation for a straightforward development plan. 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, 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, aligns with the property's location along the Transitional Mixed-Use Corridor. The surrounding zoning, including Magnolia Springs PDD, C-1B, and proposed M-1A, supports a balanced development. The property’s proximity to existing and proposed centers further supports the zoning request. 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 42 properties within the city limits and 5 properties outside of the city limits, that are 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. 2.1-4 (Zoning upon annexation) 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_2.1-4)
- 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?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=COOR_CH144_3.4-18)