

Legislation Details (With Text)

File #: 24-437 **Name:**

Type: Ordinance **Status:** Consent Item Ready

File created: 3/21/2024 **In control:** City Council

On agenda: 4/8/2024 **Final action:**

Title: Approval of the second and final reading of an ordinance 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, 7. PC Draft Minutes, 8. Draft Ordinance

Date	Ver.	Action By	Action	Result
4/8/2024	1	City Council	approved	Pass

PRESENTER:

Jean Drew, AICP, CNU-A, Planning and Development Services Assistant Director

SUBJECT:

Approval of the second and final reading of an ordinance 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 City Council held a public hearing on March 25, 2024, and unanimously approved the first reading

of the applicant’s requested rezoning ordinance (7-0-0).

The subject 5-acre tract sits on the southeast corner of County Line Road 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 neighborhood. The applicant is requesting a change in zoning from C-1Br78 (General Business District) 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 their requested rezoning aims to enable development under the C-1A district. This district 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, along a Transitional Mixed-Use Corridor, near existing Outdoor Recreation and Market centers, and a Future Outdoor Recreation Center.

FISCAL IMPACT:

N/A

RECOMMENDATION:

This site is situated strategically at the southeast corner of County Line Road and FM 725, both existing arterials and at the north corner of FM 725 and Pecan Bluff. The requested 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 zoning 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 responses representing 1% in opposition.

The Planning Commission held a public hearing on March 5, 2024, and unanimously recommended approval (8 -0-0)

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?
- 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?