

Legislation Text

File #: 24-819, **Version:** 1

PRESENTER:

Applicants: Katherine Crowe & TJ Grossi
Owner: Rock Haus Foundation (Comal IDD)

SUBJECT:

PZ24-0190 Public hearing and recommendation to City Council to rezone approximately 5.3 acres out of City Block 5089, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, & 13, from R-2 (Single-Family and Two-Family District) to C-1A (Neighborhood Business District), currently addressed as 511 E North St.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: 5

BACKGROUND INFORMATION:

Case No: PZ24-0190
Applicant: Katherine Crowe & TJ Grossi
1404 Gruene Rd
New Braunfels, TX 78130
(830) 327-1234 | katherine@schumannconsulting.org |
tj@schumannconsulting.org
Owner: Rock Haus Foundation (Comal IDD)
511 E North St
New Braunfels, TX 78130
(830) 358-7071 | info@rockhausfoundation.org
Staff Contact: Amanda Mushinski, CNU-A
(830) 221-4056 | amushinski@newbraunfels.gov

The subject property, approximately 5.3 acres in size, is situated at the northeast corner of the intersection of N Veramendi Ave and E North St, an existing minor collector, as well as at the southeast corner of the intersection of Gruene Rd, an existing minor collector, and N Veramendi Ave. It is approximately two blocks northwest of the Fair Grounds.

The property is currently home to the Rock Haus Foundation, a local nonprofit organization dedicated to supporting individuals of all ages with intellectual and developmental disabilities (IDD) in Comal County.

Surrounding Zoning and Land Use:

North	Across Gruene Rd: R-2	Utilities
South	Across North St: R-2	Single Family Residences
East	R-2	Single Family Residences
West	Across Veramendi Ave: R-2	Single Family Residences

ISSUE:

The current zoning on the property is R-2 (Single-Family and Two-Family District), and the existing non-

residential uses on the property are considered legal non-conforming.

The applicant is seeking a zoning change from R-2 (Single-Family and Two-Family District) to C-1A (Neighborhood Business District) to expand their current campus and provide essential resources to the local IDD community. C-1A zoning allows for the development of office, business, and professional services, as well as light retail and commercial uses that serve nearby neighborhoods. This type of zoning is usually found at major intersections of collector streets near the borders of residential areas and does not permit major shopping centers, office complexes, or multi-family housing development.

C-1A (Neighborhood Business District) 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 New Braunfels Sub Area, near existing Medical, Outdoor Recreation, Tourist, and Education Centers.

STRATEGIC PLAN REFERENCE:

Economic Mobility Enhanced Connectivity Community Identity
Organizational Excellence Community Well-Being N/A

- **Economic Mobility** - Objective: Support Confluence, the New Braunfels Chamber of Commerce Economic Development Strategic Plan, by helping to ensure a community that supports the targeted industries and increases the diversity of job opportunities in the community.
- **Community Well-Being** - Objective: Develop capital and staffing investments that improve safety, reduce heat islands, and encourage transportation modes that support healthier lifestyles and exercise such as biking, walking and running.
- **Enhanced Connectivity** - Objective: Implement improved local and regional public transportation services to connect the community to employment, education, healthcare, recreational and other destinations.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval. The proposed C-1A zoning supports balanced, fiscally responsible land use and promotes a harmonious mix of commercial and residential areas. It facilitates economic mobility by fostering diverse job opportunities and enhances community well-being through improved transportation and local services. It enables the expansion of the foundation's campus to offer essential resources to the local IDD community, promoting economic mobility and community well-being. The location at the intersection of minor collector streets makes it ideal for neighborhood-scale commercial activities, providing essential services to nearby residents without the impact of large-scale commercial or multifamily development, therefore enhancing the overall livability of the area. The C-1A zoning will serve as an effective buffer, providing necessary commercial services while preserving the residential character of the surrounding area. This change supports local economic growth, enhances the livability of the area, and complements surrounding residential uses.

Mailed notification as required by state statute:

Public hearing notices were sent to owners of 36 properties within 200 feet of the request. As of the date this agenda was posted, the city has received responses representing 22% in opposition.

The opposition represents 20% or more of the notification area. Pursuant to state statute, a $\frac{3}{4}$ majority of the City Council (6 votes) will be required to approve the applicant's request unless the opposition changes.

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. 3.4-12 (C-1A) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?