

Legislation Text

File #: 24-183, **Version:** 1

PRESENTER:

Christopher J. Looney, AICP Planning and Development Services Director

SUBJECT:

Public hearing and first reading of an ordinance to zone approximately 59 acres out of the Francisco Rodriguez Survey 99, Abstract 484, to M-1A (Light Industrial District), currently addressed as 5467 FM 482.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: N/A

BACKGROUND INFORMATION:

Case No: PZ24-0003
 Applicant: HMT Engineering
 290 S Castell Ave Ste 100
 New Braunfels, TX 78130
 (830) 625-8555 | plats@hmtnb.com
 Owner: New Braunfels Utilities
 355 FM 306
 New Braunfels, TX 78130
 (830) 608-8909 | jtschoepe@nbutexas.com
 Staff Contact: Amanda Mushinski
 (830) 221-4056 | amushinski@newbraunfels.gov

The subject property comprises 58.515 acres on the southeast side of FM 482, approximately 130 feet southwest of Solms Park, and shares a property line with the Magnolia Springs neighborhood to the southwest. It is linked to PZ24-0002 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 being treated separately.

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?
- 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?