

Legislation Text

File #: 21-362, **Version:** 1

PRESENTER:

Christopher J. Looney, AICP, Planning and Development Services Director

SUBJECT:

Public hearing and first reading of an ordinance regarding a proposed rezoning of approximately 48 acres out of the O. Russell A-485 Survey 2, located in the 2200 block of FM 1102, from "M-1A" Light Industrial District to "MU-B" High Intensity Mixed Use District.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: Council District 4

BACKGROUND INFORMATION:

Applicant: HMT Engineering & Surveying (Chris Van Heerde, P.E.)
290 S. Castell Avenue
New Braunfels, TX 78130
(830) 625-8555
plats@hmtnb.com

Owner: Mary Ann Hollmig
112 Texas Avenue
New Braunfels, TX 78130

Staff Contact: Holly Mullins
(830) 221-4054
hmullins@nbtexas.org

The subject property is located on FM 1102 approximately 1,500 feet northeast of the intersection with FM 306. The property is between FM 1102 and the Union Pacific Railroad tracks, on the edge of the City limits.

The applicant is requesting a zoning change of the base zoning district from "M-1A" Light Industrial to "MU-B" High Intensity Mixed Use District, retaining the "AH" Airport Hazard Overlay. A district comparison chart (attached) shows the allowed uses are similar between the two districts. MU-B allows most of the light industrial uses with a few exceptions marked on the chart in gray, while making select other use opportunities available. Current M-1A uses that would not be allowed with the zoning change are highlighted in yellow.

Surrounding Zoning and Land Use:

North - Outside city limits / Undeveloped

South - M-1 / Light industrial

East - M-1A / Railroad, undeveloped

West - Across FM 1102, M-1A/ Undeveloped

ISSUE:

MU-B at this location is consistent with Envision New Braunfels. The subject property is in close proximity to future employment and market centers which would support the proposed mixed-use zoning, and FM 1102 is identified as a Transitional Mixed Use Corridor. While the existing M-1A zoning is not inconsistent with the Future Land Use Plan, the proposed MU-B zoning maintains most of the lighter industrial uses that would be appropriate for this area while providing opportunities for desired mixed-use.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Commission Recommendation:

The Planning Commission held a public hearing on April 6, 2021 and voted to recommend approval (6-0-0) with Commissioners Tubb, Mathis and Sonier absent.

Staff Recommendation:

Approval.

Notification:

Public hearing notices were sent to owners of 6 properties within 200 feet of the request. To date, no responses have been received.

Resource Links:

Chapter 144, Sec. 3.4-11 MU-B High Intensity Mixed Use District

[Sec. 144-3.4. - Zoning districts and regulations | Code of Ordinances | New Braunfels](#)

[https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOOR_CH144ZO_ARTIIIIZODI_S144-3.4ZODIREPRZOSUJU221987)

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Attachments:

1. Aerial Map
2. Land Use Maps (Zoning, Existing, Future Land Use)
3. District Comparison Chart
4. Notification Map
5. Photograph
6. Ordinance