

Legislation Details (With Text)

File #:	21-291	Name:	
Type:	Recommendation	Status:	Individual Item Ready
File created:	3/18/2021	In control:	Planning Commission
On agenda:	4/6/2021	Final action:	
Title:	PZ21-0084 Public hearing and recommendation to City Council regarding a proposed rezoning of approximately 4.3 acres out of the J. M. Veramendi Survey No. 1, Abstract 2, Comal County, Texas, located at the southeast corner of the intersection of Gruene Road and Ewelling Lane from "R-2" Single and Two-Family District to "C-O" Commercial Office District.		

Sponsors:**Indexes:****Code sections:**

Attachments: 1. Aerial Map, 2. Land Use Maps (Zoning, Existing and Future Land Use), 3. TIA Worksheet, 4. R-2 and C-O District Comparison Chart, 5. Notification List and Map

Date	Ver.	Action By	Action	Result
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PRESENTER:

Applicant: HMT Engineering & Surveying (Bill Ball, P.E.)

Owner: William Schutz

SUBJECT:

PZ21-0084 Public hearing and recommendation to City Council regarding a proposed rezoning of approximately 4.3 acres out of the J. M. Veramendi Survey No. 1, Abstract 2, Comal County, Texas, located at the southeast corner of the intersection of Gruene Road and Ewelling Lane from "R-2" Single and Two-Family District to "C-O" Commercial Office District.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: Council District 4

BACKGROUND INFORMATION:

Applicant: HMT Engineering & Surveying (Bill Ball, P.E.)
290 S. Castell Ave., Ste 100
New Braunfels, TX 78130
(830) 625-8555 plats@hmtnb.com <<mailto:plats@hmtnb.com>>

Owner: William Schutz
1401 Camelback
Leander, TX 78741
(512)589-1349 willschutz@gmail.com <<mailto:willschutz@gmail.com>>

Staff contact: Matt Greene
(830) 221-4053 mgreene@nbtexas.org

The subject property is located on the southeast corner of the intersection of Gruene Road and Ewelling Lane between the existing NBU wastewater treatment plant and the new NBU wastewater treatment plant under construction and is currently undeveloped. The property has approximately 600 feet of frontage on Gruene Road, a Collector Street, and 285 feet of frontage on Ewelling Lane, a Local Street.

The applicant is requesting a change in zoning from "R-2" Single and Two-Family District to "C-O" Commercial Office District and the applicant's TIA Worksheet indicates the intended use of the property to be medical-dental office.

The C-O District was established to create a mixed use district of professional offices and residential use. The standards of the C-O District are intended to encourage adaptive reuse of buildings or new office developments of the highest character in areas that are compatible and sensitive to the surroundings and ensure historic integrity. C-O District uses should not generate excess additional traffic or access problems.

Surrounding Zoning and Land Use:

North - Across Gruene Rd., R-2, R-2 with an SUP to allow multiple single-family units on one lot and R-2 with an SUP to allow a permanent single-family residence and three single-family dwellings for short term rental / Detached two-family dwellings, a single-family dwelling and detached multifamily dwellings with short short term rental, and detached multifamily dwellings
South - R-2 / Single-family dwelling
East - R-2 / Single-family dwelling

ISSUE:

The proposed rezoning to "C-O" Commercial Office District is consistent with the following actions from Envision New Braunfels:

Action 1.3: Encourage balanced and fiscally responsible land use patterns.

Action 3.1: Plan for healthy jobs / housing balance.

Action 3.3: Balance commercial centers with stable neighborhoods.

Future Land Use Plan: The property lies within the New Braunfels Sub Area near existing Employment, Market, Medical, Civic, Outdoor Recreation, Education and Tourist/Entertainment Centers and near a future Market Center.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Approval. C-O at this location is consistent with the mix of commercial, multifamily and two-family zoning in the area. Over the years, Gruene Road, between Loop 337 and Ervendberg Avenue, has transitioned from primarily large lot single-family residences to commercial, multifamily and vacation rental uses.

Notification:

Public hearing notices were sent to 9 owners of property within 200 feet of the request. No responses have been received at this time.

Resource Links:

Chapter 144, Sec. 3.3-2 "R-2" Single-Family and Two-Family District of the City's Code of Ordinances:

[<https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOOR_CH144ZO_ARTIIIZODI_S144-3.3ZODIREPRZOPRJU221987>](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOOR_CH144ZO_ARTIIIZODI_S144-3.3ZODIREPRZOPRJU221987)

Chapter 144, Sec. 3.4-17 "C-O" Commercial Office District of the City's Code of Ordinances:

[<https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOOR_CH144ZO_ARTIIIZODI_S144-3.4ZODIREPRZOSUJU221987>](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOOR_CH144ZO_ARTIIIZODI_S144-3.4ZODIREPRZOSUJU221987)

Attachments:

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4. R-2 District and C-O District comparison Table
5. Notification List and Map