

## Legislation Details (With Text)

<b>File #:</b>	22-576	<b>Name:</b>	
<b>Type:</b>	Recommendation	<b>Status:</b>	Individual Item Ready
<b>File created:</b>	5/19/2022	<b>In control:</b>	Planning Commission
<b>On agenda:</b>	6/7/2022	<b>Final action:</b>	
<b>Title:</b>	PZ22-0167 Public hearing and recommendation to City Council regarding a proposed rezoning from "R-1 AH" Single-family Residential District to "C-1B AH" General Business District on approximately 6.2 acres out of the Francis Fry Survey No. 5, Abstract No. 164 and the Orilla Russell Survey No. 2, Abstract No. 485, addressed at 3642 FM 306.		

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

**Attachments:** 1. City Maps, 2. District Comparison Table, 3. TIA Form & Determination Letter, 4. Subject Property Photos, 5. Notification Map, List & Responses

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**PRESENTER:**

Owner/Applicant: GMM Realty Co., LLC No. 6 (Gary Granzin)

**SUBJECT:**

PZ22-0167 Public hearing and recommendation to City Council regarding a proposed rezoning from "R-1 AH" Single-family Residential District to "C-1B AH" General Business District on approximately 6.2 acres out of the Francis Fry Survey No. 5, Abstract No. 164 and the Orilla Russell Survey No. 2, Abstract No. 485, addressed at 3642 FM 306.

**DEPARTMENT:** Planning and Development Services

**COUNCIL DISTRICTS IMPACTED:** 4

**BACKGROUND INFORMATION:**

Case #: PZ22-0167

**Applicant/**

**Owner:** GMM Realty Co., LLC No. 6  
Gary Granzin  
1644 Old McQueeney Road  
New Braunfels, TX 78130  
(830) 708-7597  
garygranzin@yahoo.com

**Staff Contact:** Matthew Simmont

(830) 221-4058      msimmont@nbtexas.org

The approximately 6.2-acre subject property is located approximately 3,000 feet north of the intersection of FM 306 (a principal arterial) and Oak Knot Drive (a minor collector). The property consists of a portion of a 41.3 acre unplatted tract, the majority of which lies outside city limits. The subject property has approximately 930

feet of frontage along FM 306 and is located approximately 200 feet from the terminus of the city limits.

The applicant intends to develop a market (Granzin's Meat Market) on the vacant property.

*Surrounding Zoning and Land Use:*

North - C-1B / NB Parkway Storage (rv/vehicle storage)

South -R-1 / Undeveloped

East - Outside City Limits / Undeveloped

West - Across FM 306, R-1 / Undeveloped

**ISSUE:**

The undeveloped property is zoned R-1 that allows for the development of detached single-family residences on minimum 6,600 square foot lots.

The proposed C-1B district would allow for a broad range of office and retail uses most appropriately located along or at the intersection of major collectors or thoroughfares.

The proposed rezoning 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.
- *Action 3.6* Pro actively provide a regulatory framework that remains business and resident friendly.

The proposed zone change lies within the Hoffman Lane Sub Area near Existing Market, Outdoor Recreation, Education and Civic Centers and is along a Transitional Mixed-Use Corridor.

**FISCAL IMPACT:**

N/A

**RECOMMENDATION:**

Staff recommends approval. The C-1B, General Business District is intended to provide for a variety of commercial uses that are accessible by high-capacity roadways.

*Mailed notification as required by state statute:*

Public hearing notices were sent to owners of 7 properties within 200 feet of the request. The City has received no responses in objection or in favor from owners of property within the notification area.

**Resource Links:**

- Chapter 144, Section 3.3-1. "*R-1*" *Single-Family District* of the City's Code of Ordinances:  
<[https://library.municode.com/tx/new\\_braunfels/codes/code\\_of\\_ordinances?nodeId=PTIICOR\\_CH144ZO\\_ARTIII\\_ZODI\\_S144-3.3\\_ZODIREPRZOPRJU221987](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOR_CH144ZO_ARTIII_ZODI_S144-3.3_ZODIREPRZOPRJU221987)>
- Chapter 144, Section 3.4-13. "*C-1B*" *General Business District* of the City's Code of Ordinances:  
<[https://library.municode.com/tx/new\\_braunfels/codes/code\\_of\\_ordinances?nodeId=PTIICOR\\_CH144ZO\\_ARTIII\\_ZODI\\_S144-3.4\\_ZODIREPRZOSUJU221987](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOR_CH144ZO_ARTIII_ZODI_S144-3.4_ZODIREPRZOSUJU221987)>