

## Legislation Text

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**File #:** 20-254, **Version:** 1

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Presenter

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**SUBJECT:**

Approval of the second and final reading of an ordinance amending Chapter 144, Zoning, Section 3.4 Zoning districts and regulations for property zoned subsequent to June 22, 1987, and Section 4.2, Land Use Matrix, with the creation of an additional zoning district, R-1A-4, Small Lot Single Family Residential District.

**BACKGROUND / RATIONALE:**

**Council District:** All

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**City Council held a public hearing on March 23, and voted unanimously to approve the first reading of this ordinance amendment (7-0).**

Smaller lots are growing in popularity with both builders and real estate consumers. The R-1A 6.6 zoning district requires single-family detached residential lots be no smaller than 60 feet in width. The ZH-A zoning district is currently the only district in New Braunfels that allows lots with smaller widths: minimum 40 feet. 50 and 55-foot wide lots have grown in popularity; however, if a developer would like to subdivide into anything smaller than 60 feet in width, they must request either ZH-A, or a Planned Development (PD).

While lots larger than 40 feet in width are allowed in ZH-A, this district also allows garden/patio (zero lot line) homes, which often prompts opposition by surrounding property owners. PDs include a lengthy entitlement process constituting two separate hearings before the Planning Commission for consideration of Concept and Detail Plans. This process is costly and time-consuming. Therefore, it became apparent that zoning districts allowing minimum lot widths between 40 and 60 feet are needed in New Braunfels, but that do not allow zero lot line homes.

**ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:**

<b>City Plan/Council Priority:</b> Envision New Braunfels Comprehensive Plan	<b>Action 1.11:</b> Update policies and codes to achieve development patterns that implement the goals of Envision New Braunfels. <b>Action 2.1:</b> Sustain community livability for all ages and economic backgrounds. <b>Action 3.10:</b> Change zoning/land use and platting rules, and create tax and permit fee incentives in underutilized neighborhoods, nodes and corridors to encourage redevelopment. <b>Action 3.13:</b> Cultivate an environment where a healthy mix of different housing products at a range of sizes, affordability, densities, amenities and price points can be provided across the community as well as within individual developments. <b>Action 3.15:</b> Incentivize home development that is affordable and close to schools, jobs and transportation. <b>Action 3.30:</b> Encourage and incentivize affordable/workforce housing to attract new workforce entrants and young families. <b>Action 7.6:</b> Allow for smaller/narrower streets and lot size variety within individual subdivisions.
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**FISCAL IMPACT:**

These proposed code revisions are anticipated to facilitate more opportunities for workforce housing through lower unit costs per lot.

**COMMITTEE RECOMMENDATION:**

City Council and the Planning Commission discussed this topic at their 2019 joint workshop, and the City Council/Planning Commission ad hoc group also discussed it in 2019, with a recommendation that staff proceed with ordinance development. Planning Commission held a public hearing on March 3, 2020, and unanimously recommended approval, with a condition to include a second option for 40-foot wide lots with no alley access, requiring an increased minimum lot area of 4400 square feet total for the inclusion of off-street guest parking (7-0-0, Commissioners Gibson and Tubbs absent).

**STAFF RECOMMENDATION:**

Staff recommends approval, with Planning Commission's recommendations. This proposed new zoning district will allow smaller minimum lot sizes with some alternatives and options for flexibility. The draft ordinance was amended to include the recommendation of the Planning Commission.

**ATTACHMENTS:**

1. Draft proposed R-1A-4 Small Lot Single Family Residential Zoning District ordinance
2. Draft Planning Commission meeting minutes excerpt