

Legislation Text

File #: 20-511, **Version:** 1

Presenter/Contact

*Applicant: James Ingalls, P.E.; Owner: Sandra Self
(830) 358-7127 / plats@ma-tx.com*

SUBJECT:

PZ20-0112 Public hearing and recommendation to City Council regarding the proposed rezoning of approximately 12.3 acres (10.7 acres out of A-608 SUR-21 J. Thompson and 1.6 acre portion out of Lot 1R Schleicher Estates) located at 2919 Morningside Drive, east of the Vista Hills 2 Subdivision at the terminus of Vista Pkwy, from "R-1" Single-Family District to "R-1A-5.5" and "R-1A-4" Single-Family Small Lot Districts.

BACKGROUND / RATIONALE:

Case No.: PZ20-0112

Council District: 1

Applicant:

James Ingalls, P.E.

Moeller & Associates
2021 SH 46 W., Ste 105
New Braunfels, TX 78132
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Owners:

Sandra Self

2919 Morningside Drive
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Staff Contact:

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The subject property is located south of Morningside Drive and in-between the Vista Hills and Fields of Morningside Subdivisions. The property is currently in agricultural production. The proposed zoning would allow for low density single-family residential development with lots that are a minimum of 40 feet wide and no smaller than 4,000 square feet.

Surrounding Zoning and Land Use:

North - R-1 / Single family residences

South - R-1 / Pipeline right-of-way

East - R-1 / Single family residences

West - R-1 / Single family residences

Determination Factors:

In making a decision on zoning, the following factors are to be considered:

- Whether the permitted uses will be appropriate in the immediate area, and their relationship to the area and to the City as a whole (*Should the request be approved, it would be compatible with the neighboring single family developments, and consistent with subdivisions in this area of the city.*)
- Whether the change is in accord with any existing or proposed public schools, streets, water supply, sanitary sewers, and other utilities to the area (*The adequacy of public facilities and utilities to serve the additional demand is evaluated by each provider. CISD has been notified of the request.*);
- How other areas designated for similar development will be affected (*The proposed zoning change should not impact other areas designated for similar development.*);
- Any other factors that will substantially affect the public health, safety, morals, or general welfare (*None identified. Drainage, utility and traffic impact issues will be reviewed and addressed through the platting process.*); and
- Whether the request is consistent with the Comprehensive Plan: *see below*

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

City Plan/Council Priority: Envision New Braunfels Comprehensive Plan	Action 1.3: Encourage balanced and fiscally responsible land use patterns. Action 3.13: 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. Future Land Use Plan: The property is situated in the Walnut Springs Sub-Area and is in close proximity to employment centers and an outdoor recreation center.
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FISCAL IMPACT:

N/A

STAFF RECOMMENDATION:

Approval. The proposed zoning would allow increased opportunities for a mix of lot sizes and variety of housing types at this location.

Notification:

Public hearing notices were sent to 50 owners of property within 200 feet. The City has received one response in favor (# 19) of the requested zone change.

RESOURCE LINKS:

- Chapter 144, Section 3.4-13. “R-1” Single-Family District of the City’s Code of Ordinances: https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 144, Section 3.4-2. “R-1A-4” Single-Family Small Lot Residential District of the City’s Code of Ordinances: <https://www.nbtexas.org/DocumentCenter/View/18086/2020-28>
- Chapter 144, Section 3.4-2. “R-1A-5.5” Single-Family Residential District of the City’s Code of Ordinances: <https://www.nbtexas.org/DocumentCenter/View/18215/Ord-2020-27>

ATTACHMENTS:

1. Aerial Map
2. Land Use Maps (Zoning, Existing Land Use, Future Land Use Plan)
3. Proposed Zoning Exhibit
4. Notification List, Map and Responses