

Legislation Text

File #: 22-577, **Version:** 1

PRESENTER:

Owner/Applicant: Larry Mills

SUBJECT:

PZ22-0173 Public hearing and recommendation to City Council regarding a proposed rezoning from “M-1” Light Industrial District to “R-2A” Single-Family and Two-Family District on approximately 0.44 of an acre being a portion of Lots 8, 9 & 10, New City Block 5102, addressed at 243 E. Torrey Street.

DEPARTMENT: Planning and Development Services**COUNCIL DISTRICTS IMPACTED:** 5**BACKGROUND INFORMATION:**

Case #: PZ22-0173

Applicant/

Owner: Larry Mills
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New Braunfels, TX 78130
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Staff Contact: Matthew Simmont
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The approximately 0.44-acre subject property is located about 200 feet east of the intersection of E. Torrey Street and N. Houston Ave. The property has 76 feet of frontage along E. Torrey Street with the rear boundary adjacent the UPRR, and is currently vacant.

The subject property is located within a block developed entirely residential and the applicant intends to develop the property for residential use.

Surrounding Zoning and Land Use:

North - Across railroad ROW, M-1 / Undeveloped
South - Across E. Torrey St., R-2 / Single-family residences
East - M-1 / Multifamily residences
West - M-1 / Single-family residence

ISSUE:

The proposed R-2A district will allow for single-family and two-family residential development of the property.

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 3.13* 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.

The subject property is located within the New Braunfels Sub Area near Existing Medical and Tourist Centers and is in a Transitional Mixed-Use Corridor.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval. The applicants' proposal would allow the property to be developed for residential use. This would be consistent and compatible with existing residential development in the area.

Mailed notification as required by state statute:

Public hearing notices were sent to owners of 17 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 3.3-11. “*M-1*” Light Industrial District of the City’s Code of Ordinances:
<https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOOR_CH144ZO_ARTIIIIZODI_S144-3.3ZODIREPRZOPRJU221987>
- Chapter 144, Section 3.4-3. “*R-2A*” 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_ARTIIIIZODI_S144-3.4ZODIREPRZOSUJU221987>