

## Legislation Text

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**File #: 22-794, Version: 1**

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**PRESENTER:**

Jean Drew, AICP, CNU-A, Planning &amp; Development Services Assistant Director

**SUBJECT:**

Approval of the second and final reading of an ordinance regarding a proposed rezoning from “R-1 AH” Single-family Residential Airport Hazard Overlay District to “C-1B AH” General Business Airport Hazard Overlay 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

**City Council held a public hearing on June 27, 2022 and unanimously approved the first reading of the ordinance for the applicant’s requested rezoning (7-0-0).**

The 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 the 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 the parking lot for an adjacent 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 which 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 at the intersection of major collectors or thoroughfares, or along freeways.

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.

Future Land Use: The property 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:**

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

The Planning Commission held a public hearing on June 7, 2022 and recommended approval (9-0).

*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 one response (representing two properties) 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)>