



PLANNING & CODES

Planning and Zoning Commission Report ZC 15-18

A request for Zoning Change 15-18 was considered during a public hearing at the Planning & Zoning Commission meeting on August 14, 2018:

ZONING CHANGE TO SINGLE FAMILY RESIDENTIAL 2 (R-2) FOR PROPERTIES LOCATED AT THE INTERSECTION OF HWY 46 AND RUDELOFF RD (GREENSPPOINT), PROPERTY ID NUMBERS 52815, 157790 AND 157791.

Pamela Centeno advised the Commission that the request was for the Greenspoint Development. The only current development for Greenspoint is the convenience store at Rudeloff and Hwy. 46. She explained that over the years the property has gone through several zoning changes through different proposed buyers but has yet been developed. Ms. Centeno explained that the zoning change is for Commercial along Hwy. 46 and Single Family Residential 2 along the back of the Commercial. Staff recommended approval of the zoning change request.

Kyle Setliff, 2654 Redwood Way, New Braunfels, partner and owner of the development stated he was available to answer questions. KT Cockerell asked the applicant the reason he preferred R-2 zoning. Kyle Setliff advised that in their market research people desire larger back yards and R-2 zoning gives them the opportunity to accommodate their requests. Mr. Setliff discussed the entrances to the subdivision.

The regular meeting was then recessed, and a public hearing was held. There being no responses from the public the regular meeting reconvened.

After consideration of the staff report and all information given regarding Zoning Change 15-18 Commissioner Gettig moved that the Planning and Zoning Commission recommend approval to City Council of the Zoning Change Request to Single Family Residential 2 (R-2). Commissioner Spahn seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE ZONING CHANGE TO SINGLE-FAMILY RESIDENTIAL-2.

MOTION PASSED

6-0-0

A handwritten signature in black ink, reading "Francis Serna", written over a horizontal line.

Francis Serna
Planning Assistant

A handwritten signature in blue ink, reading "P. Centeno", written over a horizontal line.

ATTEST: Pamela Centeno
Director of Planning & Codes



PLANNING & CODES

ZC 15-18 Staff Report Greenspoint

Zoning Change from MF-3, R-1 & NC to R-2 & C

REQUEST:

A Zoning Change request from Multi-Family 3, Neighborhood Commercial, and Single-Family Residential 1 to Commercial and Single-Family Residential 2.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	R-1, NC, MF-3, C	Farmland
N of Property	A-R, C	Farmland
S of Property	PUD, M-R	Farmland, Railroad, FM 78
E of Property	C	Businesses, Farmland, SH 46N
W of Property	A-R	Residences, Farmland

Applicant:

HMT Engineering &
Surveying
410 N Seguin Ave
New Braunfels, TX 78130

Property Owner:

Fred Heimer
130 S Seguin Ave
New Braunfels, TX 78130

Property Address/Location:

SH 46N & Rudeloff Rd

Legal Description:

Abs: 11 Sur: JD Clements
274. 884 acs; Greenspoint
Unit #1 Blk 2, Lot 1;
Greenspoint Unit #1 Blk1,
Lot 1

Lot Size/Project Area:

Approx. 277 acres

Future Land Use Plan:

Town Approach, Emergent
Residential, Farm

Notifications:

Mailed July 3, 2018
Newspaper June 29, 2018

Comments Received:

None

Staff Review:

Pamela Centeno
Director of Planning/Codes

Attachments:

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map
- Zoning Comparison Map

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is requesting portions of the Greenspoint development be rezoned to Single-Family Residential 2 and Commercial. The proposed Commercial zoning would front State Hwy 46 N and the proposed Single-Family Residential 2 would occur behind the Commercial zone. Staff recommends approval of the zoning change to Commercial along SH 46 N and Single-Family Residential-2 as the proposed use is an appropriate use for this zoning district.

Planning Department Recommendation:

X	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The applicant for the development known as Greenspoint is requesting a rezoning change to Commercial along State Hwy 46N (500 ft) and Single-Family Residential 2. This development has undergone a number of zoning change requests since the first rezoning in 2014 from A-R to R-1. This zoning change request will return the majority of the property back to the first zoning change request. Between 2014 and the present, there were five zoning change requests to Neighborhood Commercial, Multi-Family 3, an increase in Single-Family Residential-1 (twice) and an increase in Commercial. These zoning changes were based on a proposed mixed-use development.

CODE REQUIREMENTS:

According to the Unified Development Code, Commercial land use requires a Commercial zoning district and a single-family residential dwelling land use requires a Single-Family Residential zoning district.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

This property with the proposed land use is compatible with the surrounding land uses as this is an area of development and growth. Mill Creek Crossing and Village of Mill Creek developments are located across SH 46 along Rudeloff Rd and Hiddenbrooke (across SH 46N) is also currently under construction.

COMPREHENSIVE PLAN:

According to the Future Land Use Plan, the property is located in the Emergent Residential, Town Approach and Farm Districts. The Emergent Residential District is an area outside the city center and break from the common neighborhood forms. The intent of this district is to provide a place for a variety of standard residential development forms with more emphasis on environmental enrichment. The proposed zoning change to R-2 is located in the Emergent Residential District. The Town Approach District is the future land use district that is located along the major transportation corridors; in this case, the major corridor is State Hwy 46N. Commercial is an appropriate use in the Town Approach District.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)
No health, safety or environmental issues have been identified for these properties.

TRAFFIC (STREET FRONTAGE & ACCESS):

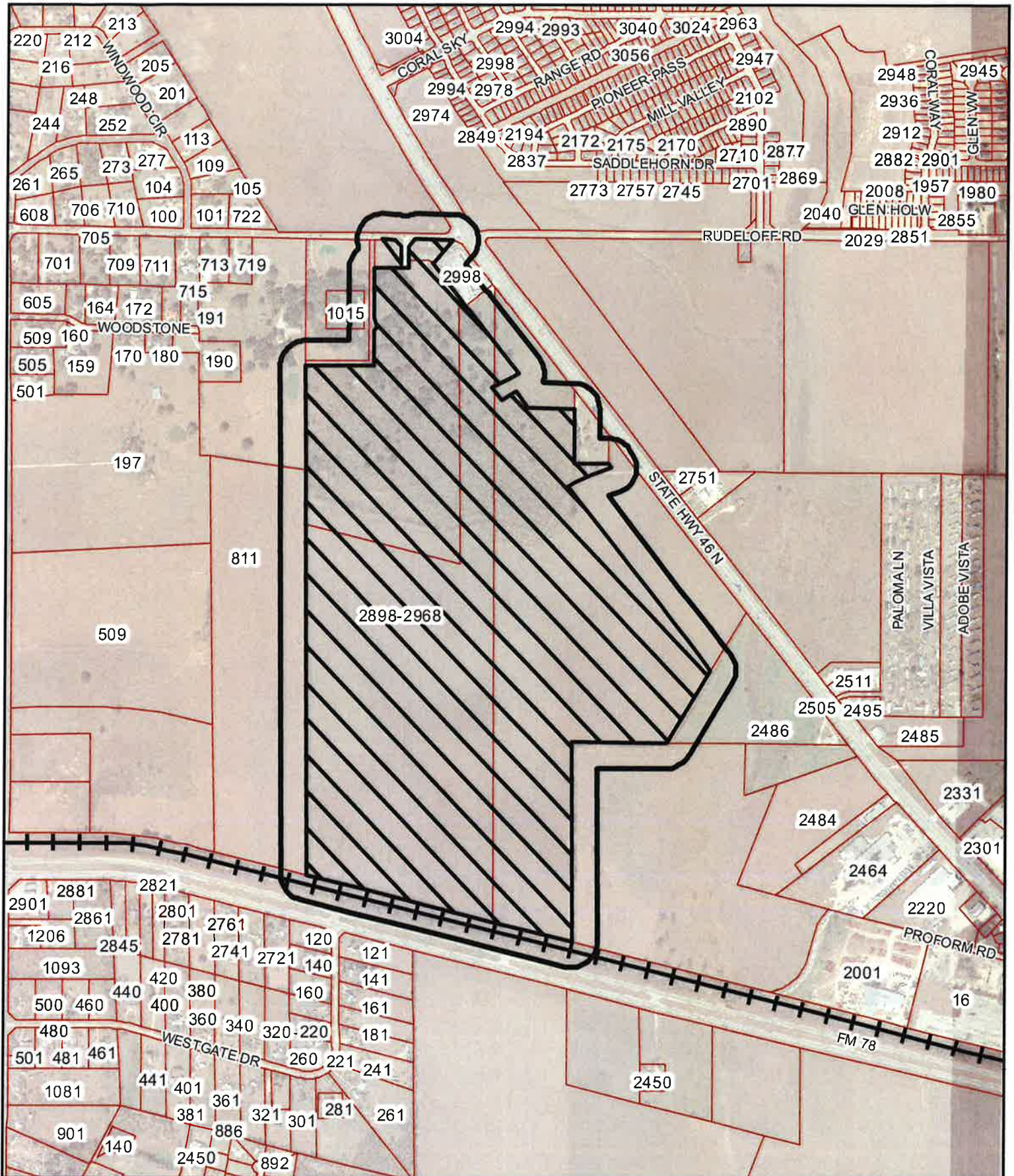
The property will be accessed from State Hwy 46N, Rudeloff Rd and the Pecan Parkway (the proposed loop in the Seguin's master thoroughfare plan).

OTHER CONSIDERATIONS:

As with any new development in the City, development standards must be adhered to, to include but not limited to platting, drainage/detention, parkland dedication/development, etc.

LOCATION MAP

ZC 15-18: Greenspoint



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Site Location



200' Notification Buffer



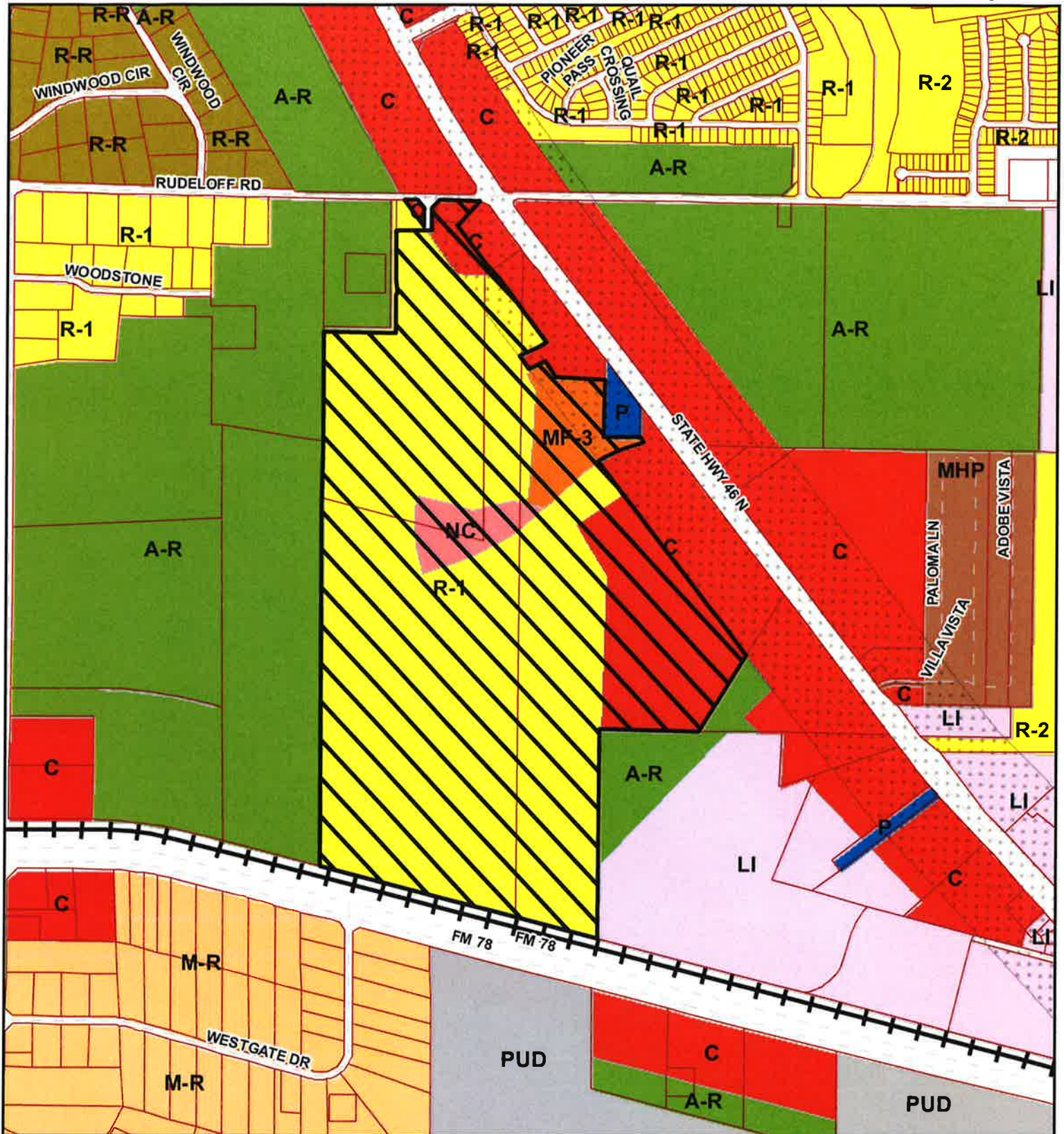
Lot Lines

1 inch = 1,000 feet

Printed: 7/11/2018

ZONING MAP

ZC 15-18: Greenspoint



A-R Agricultural Ranch	ZL Zero Lot Lines	MHP Manufactured Home Park	I Industrial
R-R Rural Residential	DP-1,2 Duplex	NC Neighborhood Commercial	P Public
S-R Suburban Residential	MF-1,2,3 Multi-Family	C Commercial	PUD Planned Unit Development
R-1 Single Family Residential	M-R Manufactured Residential	LI Light Industrial	

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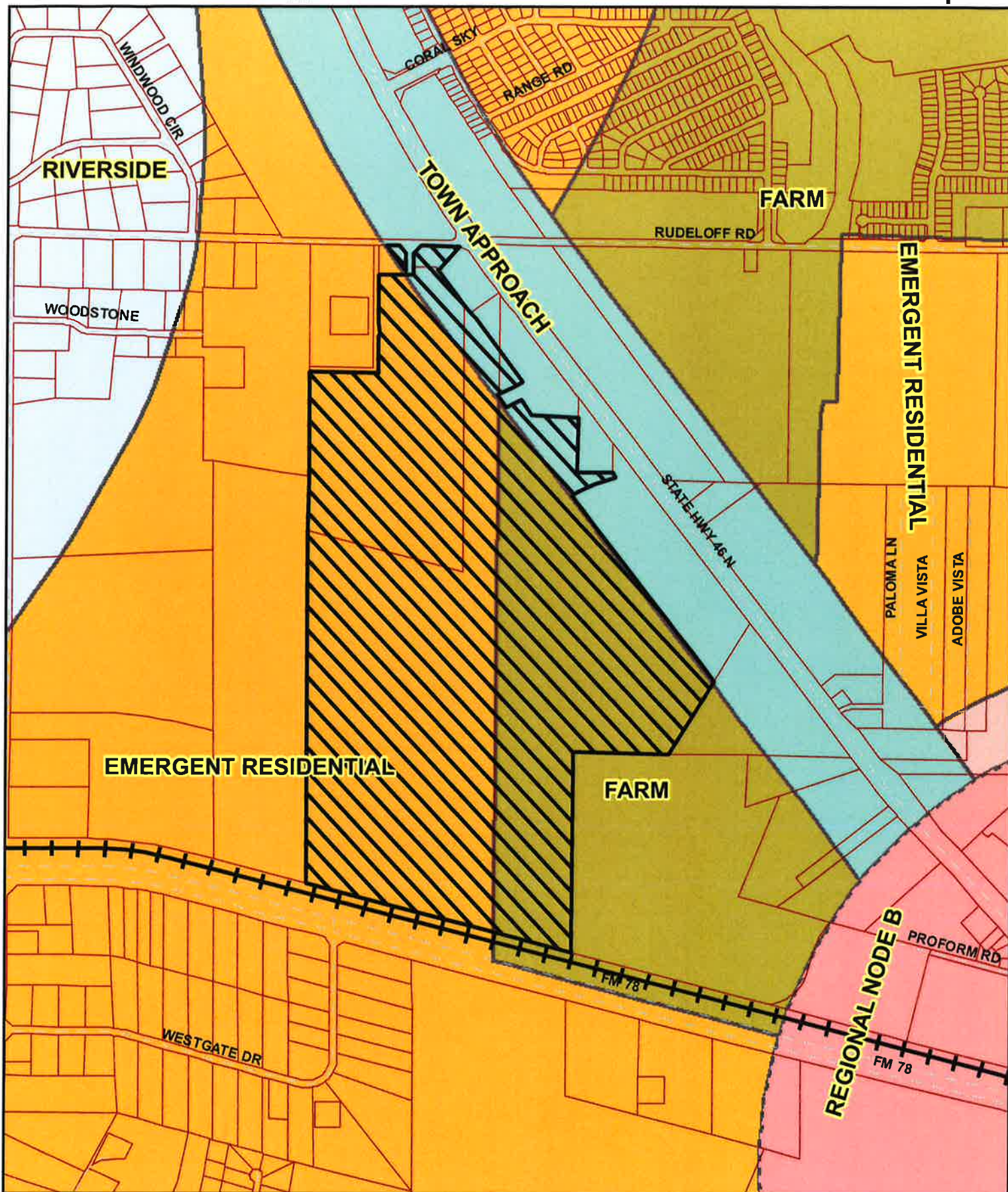
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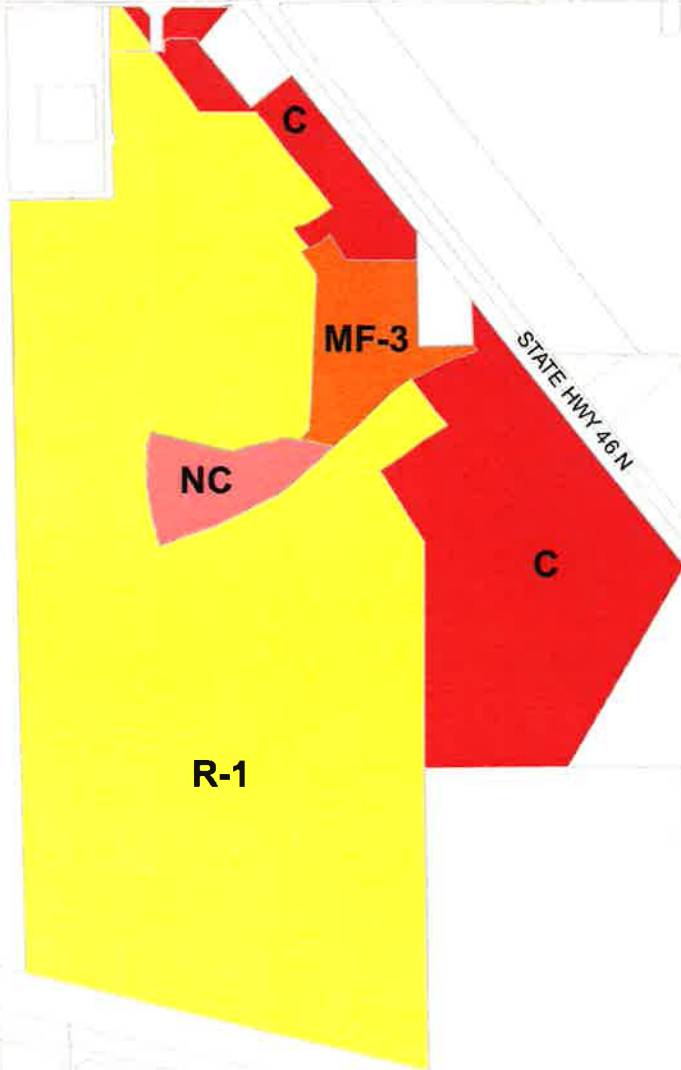


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Greenspoint Current Zoning



Greenspoint Proposed Zoning

