

# P&Z CASE NO. 423 5936 BROADWAY & 516 CIRCLE REZONE

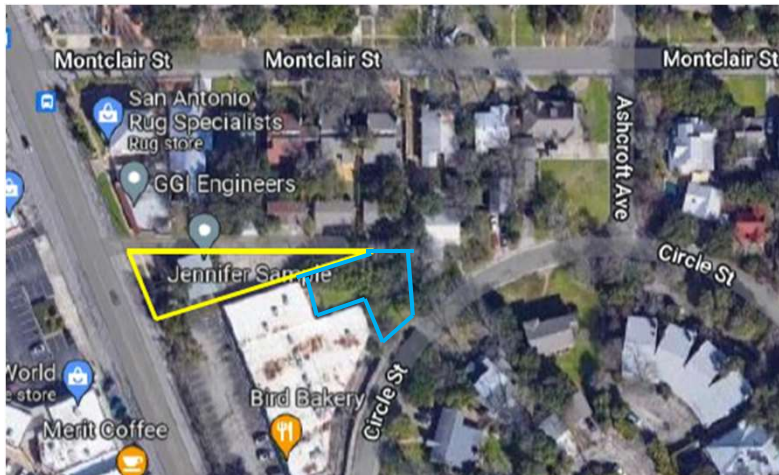
JUNE 23, 2022



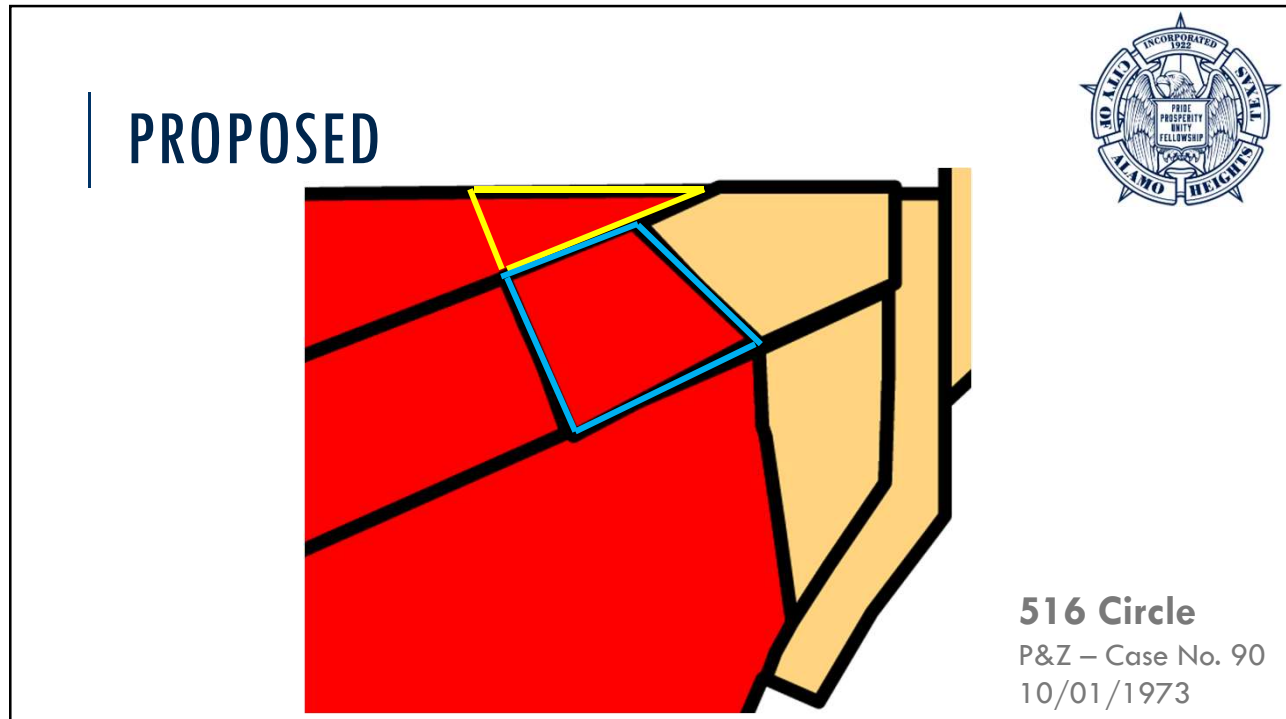
## COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director


## PROPERTY



- B-1
- East side of Broadway, north of Circle
- Rezone



**POLICY ANALYSIS**



- The proposed zoning changes from B1 (Business District) to 2F-C (Two-Family Dwelling District) would be more restrictive and in keeping with surrounding properties.
- Rezone would return the property to original zoning designation.



## PUBLIC NOTIFICATION

- Postcards – mailed to property owners within a 200-foot radius
- Notices – posted on City website and on property
- Legal Notice – posted in official newspaper of the City (SA Express News)
- Responses received:
  - Support: (0)                      Neutral: (0)
  - Oppose: (0)

# P&Z CASE NO. 425 5711 N NEW BRAUNFELS REZONE

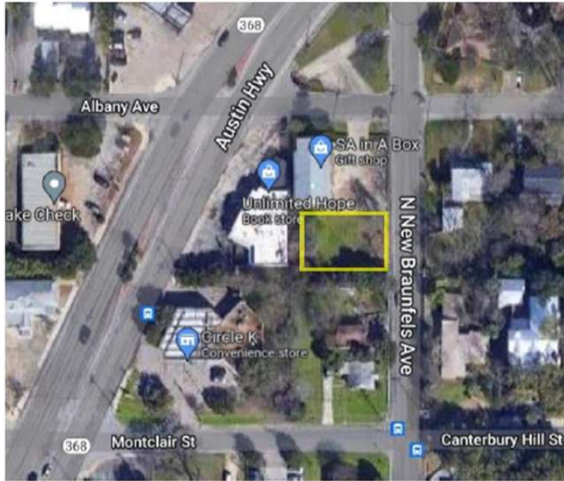
JUNE 23, 2022



**COMMUNITY DEVELOPMENT**

Presented by:  
Lety Hernandez  
Director

## PROPERTY



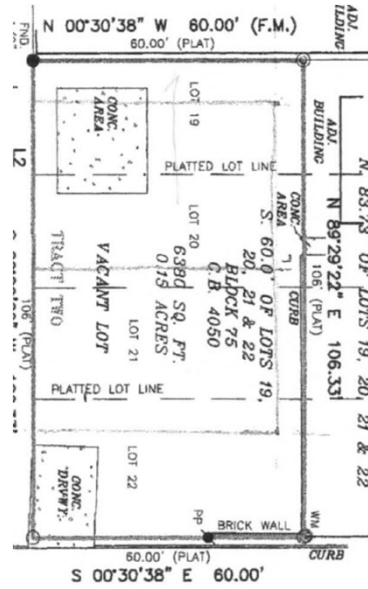
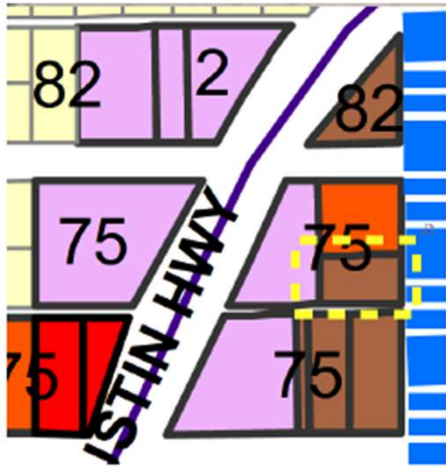
- MF-D
- North of N. New Braunfels, east of Montclair
- Rezone

## SUMMARY

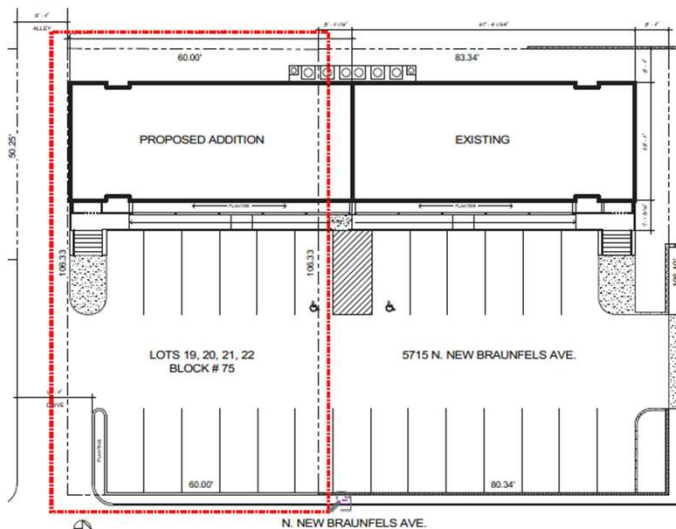


- No structures exist on the property.
- The applicant provided a preliminary site plan for an addition to the side of the existing commercial use structure located on 5715 N. New Braunfels.

# PROPERTY



# PRELIMINARY SITE PLAN



## POLICY ANALYSIS



- The proposed zoning change is in keeping with the adjoining property to the east.
  - In May 2006, the City approved the rezoning of 5715 N. New Braunfels from MF-D to O (Office) for the purpose of constructing the existing commercial use structure.
- The proposed improvements would require the properties to be replatted combining the two (2) properties into one (1).

## POLICY ANALYSIS



- A formal application with required documents has not been submitted for full staff review.
- The property is located within the 100-year floodway and any new construction will require review and approval of a Floodplain Development Permit to ensure “No Rise”.



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