

6615 FM 482

Land Plan Amendment from Local Corridor to Industrial Hub

PLCPA20260074



Proposed Use

Land Plan Amendment Change

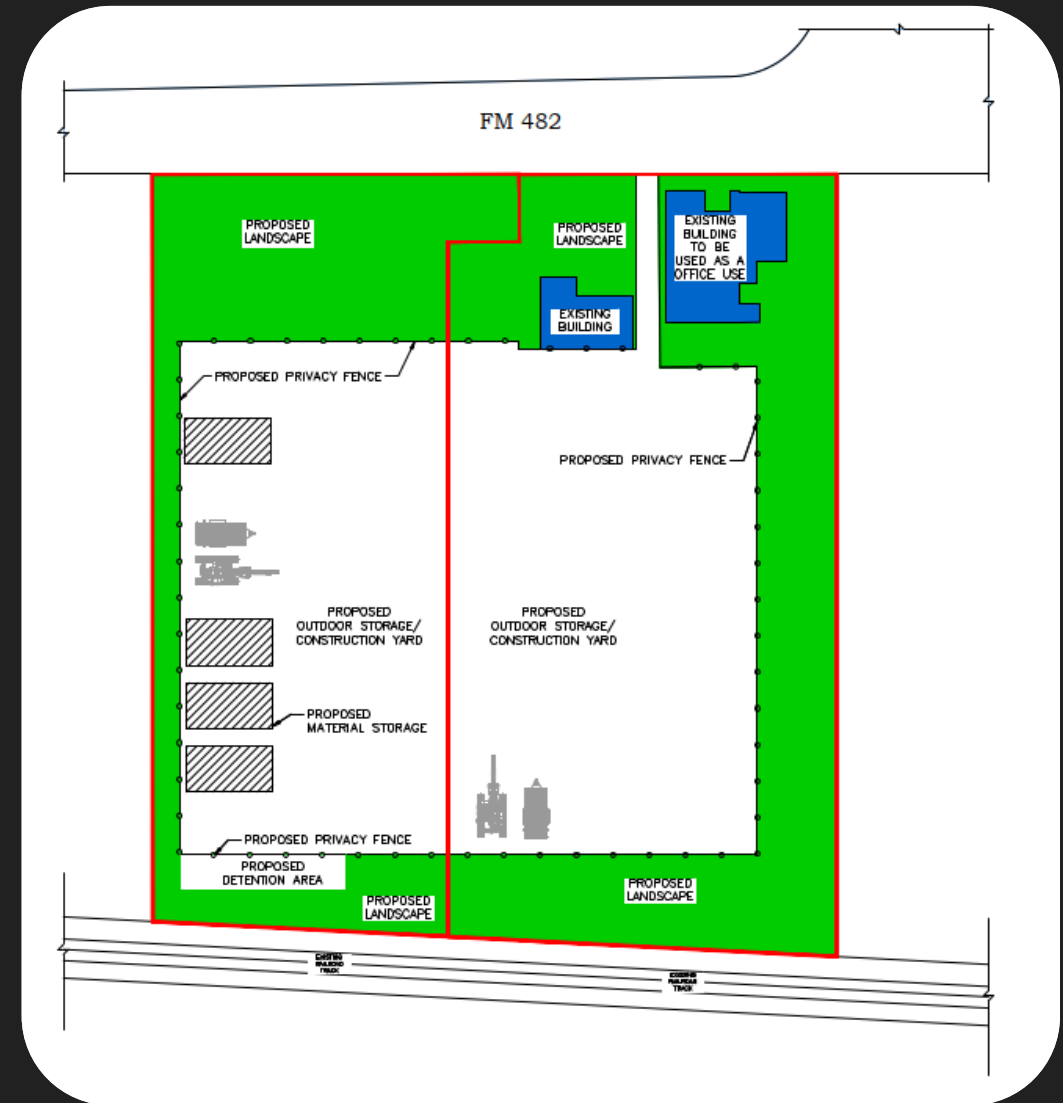
- Local Corridor to Industrial to allow GB-2 Zoning

Zone Change

- Rezoning from PRE to GB-2 to allow for the property to be used for Outdoor Storage.
- GB-2 is the lightest zoning that would allow Outdoor Storage to be used.

Site Operations

- Storage of construction equipment and machinery
- Parking and staging of work vehicles and trailers
- Material storage for ongoing projects and operations
- Potential office/support buildings for staff and operations
- A privacy fence will be added to screen the outdoor storage



Surrounding Land Use

Industrial Hub isn't near the property but is the only Land Plan Amendment that change that would only the GB-2 Zoning. There is Regional Corridor to the south that would allow GB-2 Zoning.

M-1 is to south of the property and supports a heavier manufacturing/industrial use including an Amazon Warehouse than the proposed GB-2 zoning for the property.

The adjoining neighbor zoned R-A has signed a petition in support of the land plan amendment change.

Train tracts directly adjoining the property also create a noise issue for residential use of the property.



Public Notification, Neighborhood Association Communication, and Community Involvement

Notification/Petition to Neighbors

Notices have been sent to neighbors to inform them about proposed rezoning and land plan amendment change. Both adjoining neighbors have signed a petition in support of the Land Plan Amendment and Zone Change.

Community Public Hearings

Community Public meeting with the neighbors was hosted on site on May 14th to address any concerns from the neighboring property owners.



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Petition to Support the Rezoning and Land Plan Amendment (Comprehensive Plan) change for: 6615 FM 482, New Braunfels, Texas 78132

Comprehensive Plan Amendment: PLCPA20260074
Zoning Change Case Number: PLCZ20260035

April 2026

For Community Signatures

We, the undersigned adjacent and nearby residents of the area neighborhood, respectfully request that the local zoning commission approve the rezoning and land plan amendment application request for the property located at 6615 FM 482, New Braunfels, TX, 78132, from its current unclassified zoning designation to GB-2 (General Business District 2) and from its current comprehensive plan use of Local Corridor to Industrial Hub.

Current Surroundings and Proposed Use

The lot in question is situated along FM 482, which consists of several properties that are already designated for industrial use. The owner's intention is to align this property's zoning with its consistent surrounding land uses. The owner plans to use the tract to house commercial machinery. In addition to the construction machinery storage yard, a small office will be established on the premises to support the operations and management of the business.

Rezoning this property shall allow for responsible commercial development that can help revitalize our area, attract investment, and provide much-needed services to residents, as well as provide significant tax revenue for the city and county. We are confident that with proper regulation and oversight, commercial zoning can coexist with our neighborhood's esthetics and values, improving the overall quality of life for this area.

We urge the zoning commission to consider our collective support and approve the rezoning request. Thank you for your attention to this important matter.

Name Milton Ray Saunders Address 6691 FM 482 Signature (In Support) [Signature]
New Braunfels, TX 78132
231 High Creek Rd, New Braunfels TX 78132

Economic Impact

- Creates opportunities for jobs and investment
- Generates additional commercial tax base
- Supports local suppliers, subcontractors, and service providers that benefit from nearby contractor and construction operations
- Creates opportunities for local employment including equipment operators, contractors, administrative staff, logistics personnel, and maintenance services



Conclusion

- The proposed land plan amendemnt is reasonable and appropriate
- The Land Plan Amendment and GB-2 Zoning aligns with the operational needs and current use of the property
- The request supports economic development and productive land use
- The land plan amendment/rezoning will allow the property to contribute positively to the surrounding area