



Department of Planning and Development Services

NOTICE OF PUBLIC HEARING

View details here:

nbtexas.org/PublicNotice

The New Braunfels Planning Commission will hold a public hearing at the request of **Walter & Robin Golden** to consider a recommendation to City Council on the following Rezoning:

Property: 624 Krueger Canyon

Request: Rezoning from "R-2" to "M-2A" Heavy Industrial District with a Special Use Permit to allow outdoor music adjacent to residential zoning and land use. Additional information can be found at the following website: nbtexas.org/PublicNotice

Because your property is located within 200 feet of the request, State law requires that we notify you of the public hearing. **However, the zoning of your property will not be changed.** The public hearing process allows an opportunity for you to provide comments on the request. This aids the Commission in making a recommendation to City Council.

A public hearing for this request is scheduled before the Planning Commission on **Tuesday, June 7, 2022** at 6:00 p.m. in Council Chambers of City Hall, 550 Landa Street. Information on how to join the meeting is included with this notice. The Planning Commission's recommendation will be considered by City Council in another public hearing, tentatively scheduled **Monday, June 27, 2022**, also at 6:00 p.m. in Council Chambers. Both meetings are open to the public. All interested persons are invited to join these meetings.

If you wish to submit written comment, please complete ALL of the information below and return to:

Mail: City of New Braunfels
Planning Commission
550 Landa Street
New Braunfels, TX 78130

Case manager email: MOKelley@nbtexas.org
(If emailing, simply include below information)

If you have questions, please call Maddison O'Kelley at (830) 221-4056

Maddison O'Kelley

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP22-0172
(MO)

Name: _____

Address: _____

Property number on map: _____

I favor: _____

I object: _____ (State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: _____

PLEASE NOTE:

Typical procedure for discussion during public hearings is as follows:

1. Order of Speakers: First - Applicant or representative of applicant
Second - Persons favoring the request
Third - Persons opposing the request
2. The Commission Chair may set a time limit for speakers.
3. Speakers should be brief and to the point. Avoid repetition and redundancy.
4. The Commission, through the Chair, may suspend, interrupt, or alter the proceedings.

The Planning Commission makes a recommendation to the City Council.

It is the City Council that actually approves or denies a requested change in use or zoning.

Special Use Permits

When considering applications for a special use permit, the Planning Commission and the City Council evaluate the impact of the special use on, and the compatibility of the use with, surrounding properties and neighborhoods to ensure the appropriateness at the particular location. The Commission and the City Council shall specifically consider the extent to which:

- (a) *Comprehensive plan consistency.* The proposed use at the specified location is consistent with the goals, objectives and policies contained in the adopted Comprehensive Plan;
 - (b) *Zoning district consistency.* The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
 - (c) *Supplemental Standards.* The proposed use meets all supplemental standards specifically applicable to the use as set forth in this Chapter;
 - (d) *Character and integrity.* The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods, as required by the particular circumstances.
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USES PERMITTED IN THE "M-2A" HEAVY INDUSTRIAL DISTRICT.

Purpose. The M-2A heavy industrial district is intended primarily for the conduct of heavy manufacturing, assembling and fabrication activities that do not typically depend upon frequent customer or client visits. Such uses generally require accessibility to major thoroughfares, major highways, and/or other means of transportation such as the railroad.

Non-residential uses:

Accounting, auditing, bookkeeping, tax prep
Adult day care (no overnight stay)
Adult day care (with overnight stay)
Aircraft support and related services
Airport
All terrain vehicle (ATV) dealer / sales
Ambulance service (private)
Amphitheater
Amusement devices/arcade (four or more devices)
Amusement services/venues (indoors) (Sec. 5.13)
Amusement services or venues (outdoors)
Animal grooming shop
Answering and message services
Antique shop
Appliance repair
Archery range
Armed services recruiting center
Art dealer / gallery
Artist or artisan's studio
Assembly/exhibition hall or areas
Athletic fields

Auction sales (non-vehicle)
Auto body repair, garages (see Sec.5.11)
Auto glass repair/tinting (see Sec.5.11)
Auto interior shop / upholstery (see Sec.5.11)
Auto leasing
Auto muffler shop (see Sec.5.11)
Auto or trailer sales rooms or yards (see Sec.5.12)
Auto paint shop
Auto repair as accessory to retail sales (Sec.11)
Auto repair (general) (see Sec.11)
Auto supply store for new and factory rebuilt parts
Auto tire repair /sales (indoor)
Automobile driving school (incl defensive driving)
Bakery (retail)
Bank, savings and loan, or credit union
Bar/Tavern
Barber/beauty college (cosmetology school)
Barber/beauty shop, haircutting (non-college)
Barns/farm equipment storage (related to ag uses)
Battery charging station
Bicycle sales and/or repair
Billiard / pool facility

Bio-medical facilities	Forge (power)
Blacksmith or wagon shops	Fraternal organization/civic club (private club)
Blooming or rolling mills	Freight terminal, rail/truck (storage outside a building)
Book binding	Frozen food storage for individual or family use
Book store	Funeral home/mortuary
Bottling or distribution plants (milk)	Furniture manufacture
Bottling works	Furniture sales (indoor)
Bowling alley/center (see Sec. 5.13)	Galvanizing works
Breweries/distilleries/manufacture of alcohol	Garden shops and greenhouses
Broadcast station (with tower) (see Sec. 5.7)	Golf course
Bus barns or lots	Golf course (miniature)
Bus passenger stations	Governmental building or use Grain elevator
Cafeteria / café / delicatessen	Greenhouse (commercial)
Campers' supplies	Handicraft shop
Canning/preserving factories	Hardware store
Car wash (self service; automated)	Health club (physical fitness; indoors only)
Car wash, full service (detail shop)	Heating and air-conditioning sales / services
Carpenter, cabinet, or pattern shops	Heavy load (farm) vehicle sales/repair (Sec.5.14)
Carpet cleaning establishments	Heavy manufacturing
Caterer	Heliport
Cemetery and/or mausoleum	Hides/skins (tanning)
Check cashing service	Home repair/ yard equipment retail or rental outlets
Chemical laboratories (eg ammonia, bleaching powder)	Hospital, general (acute care/chronic care)
Chemical laboratories (no noxious fumes or odors)	Hospital, rehabilitation
Church/place of religious assembly	Hotel/motel
Cider mills	Hotels/motels - extended stay (residence hotels)
Civic/conference center and facilities	Ice delivery stations (storage/sale at retail only)
Cleaning, pressing, dyeing (non-explosive fluids)	Ice plants
Club (private)	Industrial laundries
Coffee shop	Kiosk (providing a retail service)
Cold storage plant	Laboratory equipment manufacturing
Commercial amusement concessions and facilities	Laundromat and laundry pickup stations
Communication equipment - installation / repair	Laundry, commercial (w/o self serve)
Community building (with residential uses)	Laundry/dry cleaning (drop off/pick up)
Computer and electronic sales	Laundry/washateria (self serve)
Computer repair	Lawnmower sales and/or repair
Concrete or asphalt mixing plants - permanent	Leather products manufacturing
Concrete or asphalt mixing plants - temporary	Light manufacturing
Confectionery store (retail)	Limousine / taxi service
Consignment shop	Livestock sales/auction
Contractor's office/sales, with outside storage	Locksmith
Contractor's temporary on-site construction office (with permit from Building Official; Sec. 5.10)	Lumberyard (see Sec. 5.15)
Convenience store with or without fuel sales	Lumberyard or building material sales (Sec. 5.15)
Cotton ginning or baling works	Machine shop
Credit agency	Maintenance/janitorial service
Curio shops	Major appliance sales (indoor)
Custom work shops	Manufactured home sales
Dance hall / dancing facility (see Sec. 5.13)	Manufacturing and processes
Department store	Market (public, flea)
Drapery shop / blind shop	Martial arts school
Driving range	Meat or fish packing/storage plants
Drug sales/pharmacy	Medical supplies and equipment
Electrical generating plant	Metal fabrication shop
Electrical repair shop	Micro brewery (onsite manufacturing and/or sales)
Electrical substation	Mini-warehouse storage incl outside boat/RV storage
Electronic assembly/high tech manufacturing	Motion picture studio, commercial film
Electroplating works	Motion picture theater (indoors)
Enameling works	Motion picture theater (outdoors, drive-in)
Engine repair/ re-manufacturing	Motorcycle dealer (primarily new / repair)
Exterminator service	Moving storage company
Fair ground	Moving, transfer, or storage plant
Farms (crops) (Chapter 6 and Sec. 5.9)	Museum
Farms (livestock/ranch) (Chapter 6 and Sec. 5.9)	Needlework shop
Feed and grain store	Non-bulk storage of fuel, petroleum products, LP
Filling station (fuel tanks below the ground)	Offices, brokerage services
Florist	Offices, business or professional
Flour mills, feed mills, and grain processing	Offices, computer programming/data processing
Food or grocery store with or without fuel sales	Offices, consulting
Food processing (no outside public consumption)	Offices, engineering, architecture, surveying, etc
Forge (hand)	Offices, health services
	Offices, insurance agency

Offices, legal services - including court reporting
 Offices, medical offices
 Offices, real estate
 Offices, security/commodity brokers, dealers, exchanges and financial services
 Outside storage (as primary use)
 Paint manufacturing
 Park and/or playground (private or public)
 Parking lots (passenger car only, not as incidental to the main use)
 Parking structure / public garage
 Pawn shop
 Personal watercraft sales (primarily new / repair)
 Pet shop / supplies (10,000 sq. ft. or less)
 Pet store (more than 10,000 sq. ft.)
 Photo engraving plant
 Photographic printing/duplicating/copy shop
 Photographic studio (no sale of cameras, supplies)
 Photographic supply
 Plant nursery with retail sales on site
 Plastic products molding/reshaping
 Plumbing shop
 Portable building sales
 Poultry killing or dressing for commercial purposes
 Propane sales (retail)
 Public recreation/services building for park areas
 Publishing/printing company (e.g., newspaper)
 Quick lube/oil change/minor inspection
 Radio/television shop, electronics, computer repair
 Rappelling facilities
 Recreation buildings (private)
 Recreation buildings (public)
 Recycling kiosk
 Refreshment/beverage stand
 Research lab (non-hazardous)
 Restaurant
 Restaurant/prepared food sales
 Retail store and shopping center
 Rodeo grounds
 RV park
 RV/travel trailer sales
 Sand/gravel sales (storage or sales)
 School, K-12 (public or private)
 School, vocational (business/commercial trade)
 Security monitoring company
 Security systems installation (with outside storage)
 Sheet metal shop
 Shoe repair shops

Shooting gallery - indoor (see Sec. 5.13)
 Shopping center
 Sign manufacturing/painting plant
 Specialty shops in support of guests and tourists
 Stone/clay/glass manufacturing
 Storage- interior/exterior storage for boats and RVs
 Storage in bulk
 Studio for radio or television (with tower) (Sec. 5.7)
 Studios- art, dance, music, drama, decorating, etc.
 Tailor shop (see home occupation)
 Tattoo or body piercing studio
 Taxidermist
 Telemarketing agency
 Telephone exchange buildings (office only)
 Tennis court (commercial)
 Theater (non-motion picture; live drama)
 Tire sales (outdoors)
 Tool rental
 Transfer station (refuse/pick-up)
 Travel agency
 Truck or transit terminal (with outside storage)
 Truck Stop
 University or college (public or private)
 Upholstery shop (non-auto)
 Used or second hand merchandise/furniture store
 Vacuum cleaner sales and repair
 Veterinary hospital (with outside runs or kennels except that outdoor kennels may not be used between 9 p.m. & 7 a.m. and are prohibited adjacent to residential)
 Video rental / sales
 Warehouse / office and storage / distribution center
 Waterfront amusement facilities - berthing facilities sales and rentals
 Waterfront amusement facilities - boat fuel storage / dispensing facilities
 Waterfront amusement facilities - boat landing piers / launching ramps
 Waterfront amusement facilities – swimming pools/ bathhouses
 Water storage, water wells and pumping stations that are part of a public or municipal system
 Welding shop
 Wholesale sales offices and sample rooms
 Woodworking shop (ornamental)
 Any comparable business or use not included in or excluded from any other district described herein, provided that such use is not obnoxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

Any other uses not now or hereinafter prohibited by ordinance of the City of New Braunfels regulating nuisances, except that the following uses will be permitted only by approval of the City Council after report from the Health Department, Fire Department, and Planning Commission:

Acid manufacture
 Auto wrecking yards
 Bulk storage of fuel, LP and flammable liquids
 Cement, lime, gypsum or plaster of Paris manufacture
 Distillation of bones
 Explosives manufacture or storage
 Fertilizer manufacture and storage
 Garbage, offal or dead animal reduction or dumping
 Gas manufacture
 Iron and steel manufacture
 Junkyards, including storage or processing of rags
 Manufacture of carbon batteries
 Manufacture of paint, lacquer, turpentine, varnish, etc.
 Manufacture of rubber, glucose, or dextrin
 Monument or marble works
 Oil compounding and barreling plants
 Paper or pulp manufacture
 Petroleum or its products (refining of)

Railroad roundhouses or shops
 Rock crushers
 Smelting of tin, copper, zinc or iron ores
 Steel furnaces
 Stockyards or slaughtering
 Structural iron or pipe works
 Sugar refineries.
 Tar distillation or manufacture.
 Tar products.
 Wire or rod mills.
 Wood distillation plants (charcoal, tar, turpentine, etc.)
 Wool scouring.

PLANNING COMMISSION – June 7, 2022 – 6:00PM

City Hall Council Chambers

Applicant/Owner: Walter & Robin Golden

Address/Location: 624 Krueger Canyon

PROPOSED ZONE CHANGE & SUP – CASE #SUP22-0172

The circled numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as “Subject Property”.

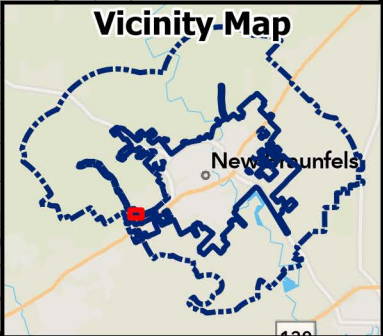
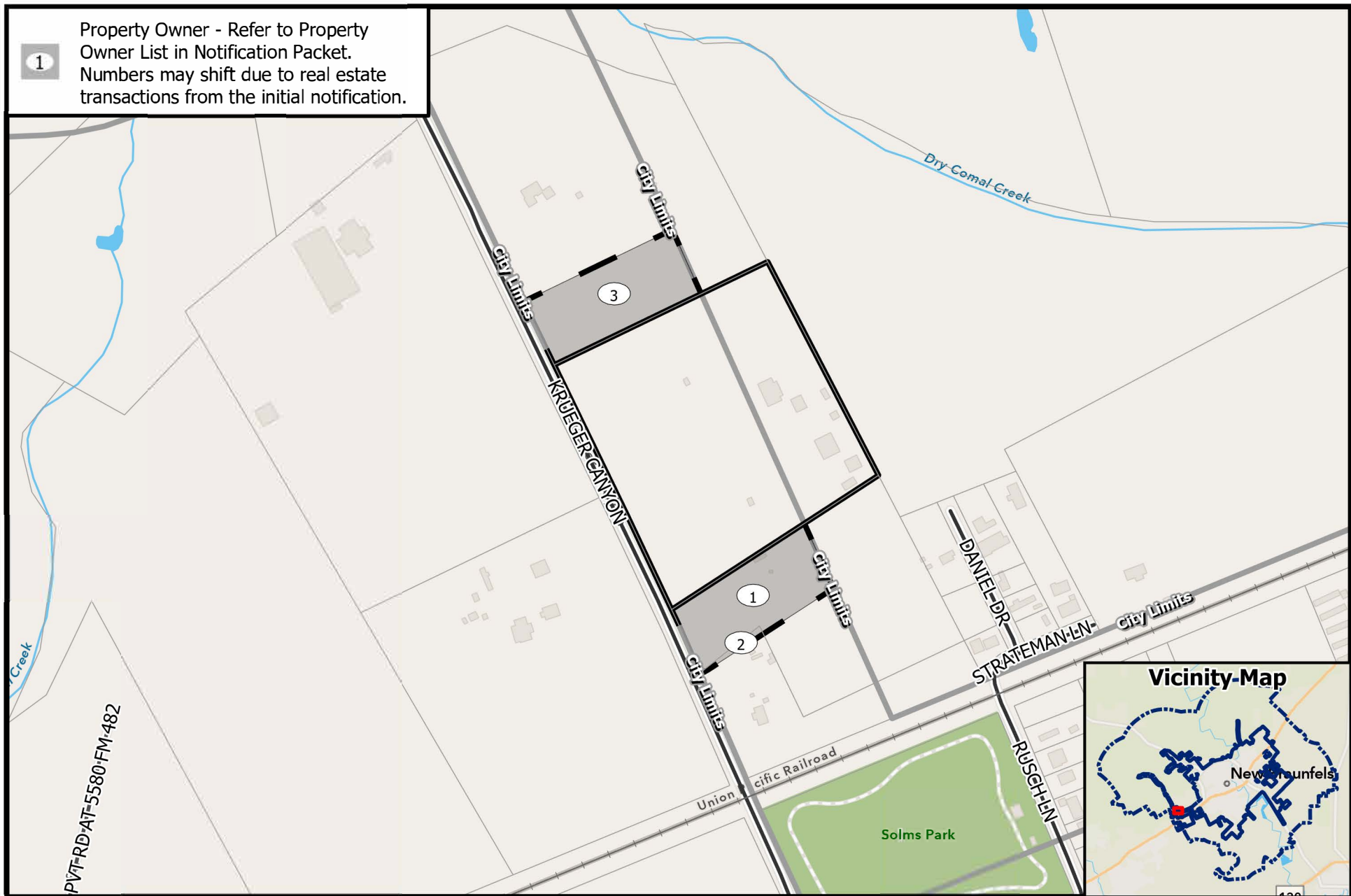
1. ROBBINS L C FAMILY TRUST
2. DIETERT LIDIA

3. HOLLAND JOHN A & PATRICIA A

SEE MAP

1

Property Owner - Refer to Property Owner List in Notification Packet. Numbers may shift due to real estate transactions from the initial notification.



Path:
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SUP22-0172
Zone Change: R-2 to M-2A with an SUP to Allow Outdoor Music
adjacent to residential zoning and land use

Source: City of New Braunfels Planning
Date: 5/19/2022

0 220 440
Feet



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels, its officials or employees for any discrepancies, errors, or variances which may exist.