



**CITY OF NEW BRAUNFELS, TEXAS
SPECIAL CITY COUNCIL MEETING**



**CITY HALL - TEJAS ROOM
550 LANDA STREET**

TUESDAY, JANUARY 15, 2019 at 6:00 PM

Barron Casteel, Mayor

Matthew E. Hoyt, Councilmember (District 4)

Shane Hines, Councilmember (District 1)

Wayne Peters, Mayor Pro Tem (District 5)

Justin Meadows, Councilmember (District 2)

Leah A. García, Councilmember (District 6)

Harry Bowers, Councilmember (District 3)

Robert Camareno, City Manager

MISSION STATEMENT

***The City of New Braunfels will add value to our community
by planning for the future, providing quality services, encouraging
community involvement and being responsive to those we serve.***

CALL TO ORDER

CALL OF ROLL: City Secretary

INVOCATION: Mayor Barron Casteel

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

1. WORKSHOP

- A) Discussion and possible direction to staff regarding the current short-term rental ordinance.

Christopher J. Looney, Planning and Community Development Director

- B) Discussion and possible direction to staff regarding industrial zoning protection.

Christopher J. Looney, Planning and Community Development Director

- C) Discuss the role, expectations, and priorities of the Planning Commission.

Christopher J. Looney, Planning and Community Development Director

- D) Discuss and consider possible direction to staff regarding 2019 Bond Election projects.

Robert Camareno, City Manager

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall on January, 11, 2019, at 10:30 a.m.

Patrick Aten, City Secretary

NOTE: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.



Special City Council Agenda Item Report

550 Landa Street
New Braunfels, TX

1/15/2019

Agenda Item No. A)

Presenter/Contact

*Christopher J. Looney, Planning and Community Development Director
(830) 221-4055 - clooney@nbtexas.org*

SUBJECT:

Discussion and possible direction to staff regarding the current short-term rental ordinance.

BACKGROUND / RATIONALE:

The City of New Braunfels adopted its short-term rental ordinance in 2006. It was the first city in Texas to do so, therefore it was developed “from scratch” with limited examples to draw from; however, staff did work with and receive real estate industry input.

Short-term rentals have become a popular product for overnight lodging as an alternative to traditional hotels. Differing slightly from a bed-and-breakfast, short-term rentals are generally the renting of one’s house, or portion of one’s house, for a time period less than 30 days; the owners are not on the premise at the time of the rental. The concept has grown from opportunities for someone to rent their house when they are temporarily away (on vacation for example), to residential structures that are exclusively used for overnight lodging and even multiple property ownership/management, such that the owner might manage multiple properties from another city, state or utilize a third party.

When New Braunfels’ ordinance was written, it was intended to limit negative impacts on residential neighborhoods, to ensure number of occupants did not exceed structure design capacity, and to maintain safety standards. Therefore, short-term rentals were defined 1) as different from Bed and Breakfasts, and 2) the rental of single-family and duplex structures for less than 30 days. They were prohibited from residential zoning districts; allowed by right in the pre-1987 C-4 (Resort Commercial) District, and in the post-1987 C-4A (Resort Commercial) and C-4B (Resort Facilities) Districts; and required a Special Use Permit (SUP) in all other zoning districts.

Hence, a single-family or duplex structure intended to be used as a short term rental is presently required to have a non-residential base zoning district, plus an SUP overlay, unless located in the aforementioned Resort Districts. In addition to the proper zoning, an administrative permit and annual fire inspections are also required. Rules were written for parking, maximum number of adults allowed, and the posting of emergency, safety and local ordinance information on site. The administrative permit is the opportunity for the proprietor to demonstrate to the City and its citizens that they are meeting all of the rules adopted by City Council. It also provides emergency contact information in the event Code Enforcement needs the owner address compliance issues, or First Responders are addressing an emergency.

While these rules addressed the impact on residential neighborhoods, they simultaneously allowed the short term rental of non-single-family or duplex structures, (such as multi-family complexes,

condominiums, and commercial structures) in non-residential zoning districts, without a permit. This adequately addressed the local concerning issues at the time (2006).

As the popularity of short term rentals increased nationally, additional cities began to adopt various rules. Online reservation and advertising sites were created and are now the predominant if not sole method for reserving short-term rentals. This lodging concept tends to be more popular with groups of people from hunting parties, to families, to groups of friends, depending on tourist destinations or other draws in the respective locale.

Issues:

- In the last three Texas Legislative Sessions, the Legislature has considered, but not yet adopted, a variety of bills that would curtail or eliminate Texas cities' ability to regulate short term rentals.
- Texas Courts have recently handed down decisions limiting Homeowner Association authority to prohibit or regulate short term rentals in their neighborhoods through deed restrictions.
- Overnight accommodations for fewer than 30 days are required to remit hotel occupancy tax to both the state and respective city. Since New Braunfels' ordinance only requires permitting of those in single-family or duplex structures as short term rentals, it is possible that some of the other fewer-than-30-day rentals may not be remitting taxes.
- Without a permit or inspection requirement for these other rentals, the same occupant, parking and other rules specifically for "short term rentals" do not apply to them.
- During Planning Commission discussion of recent SUP requests, concerns have arisen regarding occupant load limits, as well as corresponding number of bathrooms.
- Proliferation of short term rentals as a principle use on a lot removes housing stock from the community's inventory, impacting home affordability broadly across the community.

Staff has reviewed ordinances from a few other Texas communities and is prepared to discuss the above issues and options to possibly address them as deemed necessary by the City Council.

ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:

City Plan/Council Priority:

Envision New Braunfels
Comprehensive Plan

Action 1.3: Encourage balanced and fiscally responsible land use patterns. **Action 1.11:** Update policies and codes to achieve development patterns that implement the goals of Envision New Braunfels. **Action 1.14:** Ensure regulations do not unintentionally inhibit the provision of a variety of flexible and innovative lodging options and attractions. **Action 3.3:** Balance commercial centers with stable neighborhoods. **Action 3.6:** Proactively provide a regulatory environment that remains business and resident friendly. **Action 8.13:** Ensure full capture and utilization of hotel occupancy tax, with all hotel occupancy tax recipients (government or otherwise) required to report to City Council in a written report 60 days after the end of each quarter.

FISCAL IMPACT:

Strategic improvements to the zoning ordinance and permitting process could potentially ensure better inventory of overnight/short-term rentals which, in turn, might assist with more accurate remittance of hotel occupancy tax.

COMMITTEE RECOMMENDATION:

N/A

STAFF RECOMMENDATION:

N/A

Sec. 144-5.17. - Short term rental or occupancy.

5.17-1. *Purpose.* This section is intended to provide a procedure to allow the rental of private residences to visitors on a short term basis, while ensuring that such rental use does not create adverse impacts to residential neighborhoods due to excessive traffic, noise, and density. Additionally, this section is intended to ensure that the number of occupants within such rental units does not exceed the design capacity of the structure to cause health and safety concerns, and that minimum health and safety standards are maintained in such units to protect visitors from unsafe or unsanitary conditions.

5.17-2. *Definitions.*

Adult means an individual 17 years of age or older.

Bedroom means a room designated and used primarily for sleeping and rest on a bed.

Floodway means the channel for a river or other water course and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Non-residential district means the following zoning districts: R-3, R-3L, R-3H, MU-A, MU-B, C-1, C-1A, C-1B, C-2, C-2A, C-3, C-4, C-4A, C-4B, C-O, M-1, M-1A, and M-2A. This includes all subsequently approved special districts identified as non-residential unless otherwise specified within the special district.

Occupant means the person or persons who have rented the short term rental and their guest(s).

Operator means every natural person, firm, partnership, association, social or fraternal organization, corporation, estate, trust, receiver, syndicate, branch of government or any other group or combination acting as a unit who is the proprietor of a short term rental, whether in the capacity of owner, lessee, sub-lessee, mortgagee in possession, license or any capacity. Where the operator performs his or her functions through a managing agent of any type of character, other than an employee, or where the operator performs his or her functions through a rental agent, the managing agent or the rental agent shall have the same duties as his or her principal.

Owner means the person or entity that holds legal and/or equitable title to the private property.

Resort condominiums means a form of housing tenure and other real property where a specified part of a piece of real estate (usually of an apartment house) is individually owned and rented out for use of persons for less than 30 days while use of and access to common facilities in the piece such as hallways, heating system, elevators, exterior areas is executed under legal rights associated with the individual ownership and controlled by the association of owners that jointly represent ownership of the whole piece.

Resort property means a compound of buildings and facilities located together that provides lodging, entertainment and a relaxing environment to people on vacation. This includes 24-hour security and 24-hour front desk personnel. These units comply with all commercial building code standards.

Short term rental means the rental for compensation of one- or two-family dwellings, as defined in the IRC (International Residential Code), for the purpose of overnight lodging for a period of not less than one night and not more than 30 days other than ongoing month-to-month tenancy granted to the same renter for the same unit. This is not applicable to hotels, motels, bed and breakfasts, resort properties as defined in this chapter or resort condominiums.

Short term rental decal means the decal issued by the city as part of a short term rental permit that identifies the subject property as a short term rental, the short term rental permit number, the owner or rental agent's name and 24-hour emergency contact phone number of either the owner or the rental agent.

Sleeping area means a room or other space within a dwelling designed or used for sleeping, including a bedroom. Tents and recreational vehicles shall not be considered a sleeping area.

5.17-3. *Applicability.*

- (a) Short term rental within residential districts is prohibited.

- (b) Short term rental is prohibited in any floodway located within the city limits, regardless of zoning district.
- (c) A short term rental permit is required prior to the use of a one-family or two-family dwelling as a short term rental located within a non-residential district. Subject to subsection (d), Standards, of this section, an owner shall obtain and maintain a current permit whenever a dwelling is used as a short term rental. Annual inspection is required as specified in subsection (f), Inspections, of this section. A special use permit is required in all zoning districts except C-4, C-4A and C-4B.
- (d) Within 180 days of the effective date of this section, the owner or operator of each existing legally established short term rental shall apply for and pay the permit fee for a short term rental permit. Within 45 days of receipt of a completed application, the permit fee and compliance with subsection (e), short term rental permit, of this section, a permit shall be issued to the owner or operator that will be good for one year from the date issued and subject to the annual renewal inspection by the fire marshal. Ability to approve said permit is predicated on verification that the short term rental is in compliance with subsections 144-2.3(b), (c), (d), Nonconforming use.

5.17-4. *Standards.* All short term rentals permitted pursuant to this chapter are subject to the following standard requirements:

- (a) *Occupancy.* The maximum number of persons allowed to reside in a short term rental is two adults per sleeping area plus an additional four adults per residence.
- (b) *Short term rental decal display.* As part of a short term rental permit, the city issued short term rental decal shall be posted on the front of each short term rental in a location that is accessible and legible to an individual at the entry of the short term rental.
- (c) *Parking.* A minimum of one off-street parking space, not including the garage, per sleeping area shall be provided with a minimum of two and a maximum not to exceed the number of sleeping areas plus one. No required parking shall be permitted within public right-of-way or access easements as defined by city and state regulations regarding parking.
- (d) *Life safety.*
 - (1) All building and fire related construction shall conform to the city's adopted IRC (International Residential Code) building code.
 - (2) A 2A:10B:C type fire extinguisher (a standard five-pound extinguisher) shall be properly mounted within 75 feet of all portions of the structure on each floor.
 - (3) Every sleeping room shall have at least one operable emergency escape and rescue opening.
 - (4) An evacuation plan posted conspicuously in each sleeping area.
 - (5) Every bedroom/sleeping area in a short term rental that does not comply with subsection (d)(4), Life safety, of this section shall not be used as a sleeping area and where equipped with a door, shall remain locked at all times when the dwelling is being used as a short term rental. Such a non-compliant sleeping area shall not be included in the maximum occupancy calculation for the short term rental. The owner/operator shall notify every occupant, in writing, that the non-compliant sleeping area may not be used for sleeping.
- (e) *Conduct on premises.*
 - (1) Each occupant and visitor to a short term rental shall comply with all applicable provisions of the City Code, including, without limitation: noise and disorderly conduct restrictions from chapter 82, Offenses and miscellaneous provisions; litter prohibition from chapter 50, Environment; and others such as parking, and trespassing provisions. No occupant or visitor to a short term rental shall cause or permit a public nuisance to be maintained on such property. This information shall be included in the rental agreement and inside the short term rental as specified in subsection (7), Tenant indoor notification, below.

- (2) All occupants shall be informed in writing of relevant city ordinance including, but not limited to, the city's nuisance and water conservation ordinances by the owner/operator of the short term rental.
- (3) Excessive noise or other disturbance outside the short term rental is prohibited between the hours of 10:00 p.m. and 8:00 a.m. This includes, but is not limited to, decks, portals, porches, balconies, patios, hot tubs, pools, saunas or spas.
- (4) No sleeping outdoors.
- (f) *Signage.* Signage shall be in compliance with the city's current sign code.
- (g) *Tenant indoor notification.* The operator shall post in a conspicuous location of the dwelling the following minimum information:
 - (1) Maximum number of occupants.
 - (2) Location of required off-street parking, other available parking and prohibition of parking on landscaped areas.
 - (3) Quiet hours and noise restrictions.
 - (4) Restrictions of outdoor facilities.
 - (5) 24-hour contact person and phone number.
 - (6) Property cleanliness requirements.
 - (7) Trash pick-up requirements, including location of trash cans.
 - (8) Flooding hazards and evacuation routes. Including information on the emergency siren system.
 - (9) Emergency numbers.
 - (10) Notice that failure to conform to the occupancy and parking requirements is a violation of the City Code and occupant or visitor can be cited.
 - (11) Other useful information about the community.
- (h) *Rental agreement notification.* The rental agreement between the owner/operator of the short term rental and the occupant shall include by attachment, all of the information provided on the tenant indoor notification signage.

5.17-5. *Short term rental permit.*

- (a) *Application.* Application for a short term rental permit shall be in writing on an application form available in the planning and community development department, shall be accompanied by a one-time payment of the fee per appendix D of this Code and shall include the following information, at a minimum:
 - (1) A list of all owners of the short term rental including names, address and telephone numbers.
 - (2) A sketch or narrative describing the location of the available parking spaces as required by subsection d(3), Parking, of this section.
 - (3) A sketch of the floor plan.
 - (4) The name, address and 24-hour telephone numbers of a contact person who shall be responsible and authorized to respond to complaints concerning the use of the short term rental.
 - (5) Proof of hotel occupancy tax compliance with V.T.C.A., Tax Code ch. 351, before permit is granted.

- (6) A statement that the owner of the short term rental has met and will continue to comply with the standards and other requirements of this section.
 - (7) Provide current email address of owner/operator, if applicable.
 - (8) If owner/operator has a property management or agent, owner/operator shall provide property management or agent phone number, mailing address and email address.
- (b) *Completeness of application.* If the application is incomplete or the full fee has not been paid, the planning director shall notify the applicant in writing, within ten business days of the date of the application, that the application is incomplete and will not be considered by the city until the application is complete and/or the full fee is paid. If the full fee is not paid or the application is not complete within 45 days of the date of the application, the application shall expire.
 - (c) *Annual renewal.* A short term rental permit will be renewed annually through an inspection conducted by the fire marshal to verify continued compliance with subsection 144-5.17-4, Standards, of this section.
 - (d) *Transferability.* A short term rental permit is transferable to a new property owner, if the new property owner submits a short term rental permit application and agrees in writing to comply with the requirements of this section. A new owner must apply for a short term rental permit within 90 days from the closing date of the purchase. The new owner must provide a copy of the closing statement with the short term rental permit application form. Failure of the new property owner to apply for permit within 90 days from the closing date will revoke the short term rental permit. Short term rentals existing prior to the effective date of this section that are non-conforming to the zoning for which property is located, but obtained a permit in compliance with subsection 144-5.17-3(d), Applicability, shall become null and void if the new owner fails to apply for the short term rental permit within 90 days from the date of the deed of the new owner's purchase.
 - (e) *Appeal.* If an application for a short term rental permit or renewal is denied, the owner or operator may appeal to the planning and zoning commission by written notice delivered within 30 days of denial or revocation.

5.17-6. *Inspections.* To ensure continued compliance with the requirements of this section a short term rental shall be inspected in the following methods:

- (a) *Transfer inspection.* As part of the transfer of a short term rental permit to a new owner, in accordance with subsection 144-5.17-5(d), Transferability, and the issuance of a new short term rental permit the city's fire marshal shall conduct an inspection to verify compliance with this section.
- (b) *Fire extinguishers.* The owner/operator is responsible for obtaining annual independent inspections of the fire extinguishers in compliance with the city's current fire code.
- (c) *Immediate inspection.* The city will perform inspections immediately when a violation is suspected.
- (d) *Annual fire inspection.* The city's fire marshal's office will perform annual inspections for compliance with this section. The fee for an annual fire inspection is per appendix D of this Code.

5.17-7. *Enforcement/penalty.*

- (a) *Emergency contact.* The owner/operator of the short term rental shall provide the city with a 24-hour contact number. Should a law enforcement officer respond to the short term rental and issue a citation for any violation of city ordinances, the owner/operator shall be called by the officer. The owner/operator shall attempt to contact the occupants within one hour of the call to address the occupants about the complaints. Should a second complaint be filed and citation issued to any part of the occupants or guests, the owner/operator must take appropriate step, in accordance with the individual rental agreement, to assure future complaints do not occur. Should three separate citations be issued to an occupant or their guest(s), involving separate

occupants under separate rental agreements within a six-month period, the short term rental permit may be revoked in accordance with the revocation process specified in subsection 144-5.17-8, Revocation.

- (b) Violations of any subsection of this section may revoke the short term rental permit in accordance with subsection 144-5.17-8, Revocation.
- (c) Failure to pay hotel occupancy tax timely is considered a violation of this section and may result in revocation of the short term rental permit in accordance with subsection 144-5.17-8, Revocation. Owner shall have 30 days from the date the city or state issue a notice of delinquency to submit delinquent hotel occupancy tax to city and state before revocation of the short term rental permit begins.
- (d) Failure to successfully complete the renewal process of a short term rental permit is considered a violation of this section. Owner shall have 45 days from the date city issues notice of denial to gain compliance of noncompliant items before the revocation of the short term rental permit begins.
- (e) The provisions of this subsection are in addition to and not in lieu of any criminal prosecution or penalties as provided by city ordinances or county or state law.
- (f) Proof. Prima facie proof of occupancy of a dwelling is established in any prosecution for violation of this section if it is shown that vehicles with registrations to persons having different surnames and addresses were parked overnight at the dwelling. Establishment of a prima facie level of proof in this subsection does not preclude a showing of illegal "occupancy" of a dwelling by a person in any other manner.
- (g) Offense. It is an offense for the property owner, any agent of the property owner, or the occupant(s) to directly occupy or indirectly allow, permit, cause, or fail to prohibit an occupancy in violation of this section 144-5.17. Each day that a unit is occupied in violation of this ordinance shall be considered a separate offense, and, upon conviction, shall be subject to a minimum fine of \$500.00 to a maximum fine of \$2,000.00 per violation.
- (h) Each day of violation of said standards and provisions of this section constitutes a separate offense and is separately punishable, but may be joined in a single prosecution.

5.17-8. *Revocation.* If any violations stated in subsection 144-5.17-7, Enforcement/penalty, of this section have been committed and not corrected within the time specified the planning director shall begin the procedures to revoke the short term rental permit in accordance with the following:

- (a) The city shall give 30-day written notice to the owner/operator regarding the public hearing date and recommendation by the planning commission, and public hearing and decision by the city council.
- (b) The city shall provide written notice to property owners within 200 feet of the subject property at least 15 days prior to the hearing.
- (c) If a short term rental permit is revoked, the owner/operator may not reapply for the same property for a period of 12 months.

[5.17-9.] *Abrogation and greater restrictions.* This section is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this section and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

(Ord. No. 2012-49, § 1(Exh. A), 9-10-12; Ord No. 2017-06, § 2, 1-9-17; Ord. No. 2018-21, § 2, 3-26-18)

Sec. 144-5.6. - Bed and breakfast facilities.

5.6-1. *[Requirements.]* Bed and breakfast facilities are subject to the following requirements:

5.6-2. *Parking.* One off-street parking space per guest room, and one off-street parking space for the owner/proprietor are required.

5.6-3. *Number of guest rooms.* The maximum number of guest rooms shall be eight.

5.6-4. *Length of stay.* The maximum length of stay for each guest shall be limited to 14 consecutive days within any 30-day time period.

5.6-5. *Management.* The facility shall be owner occupied in the residential zoning districts and may be manager occupied in other zoning districts.

5.6-6. *Signs.* Signs shall conform to chapter 106.

5.6-7. *Health factors.*

- (a) Only overnight guests may be served meals. The meals shall be confined to a continental-type breakfast, consisting of pastries (prepared outside the establishment), milk, cereal, fruit, fruit juice, and coffee, unless the facility meets all state and city health department requirements for commercial food service. Cooking in a guest room is prohibited.
- (b) The owner of the facility shall provide clean linens and towels on a daily basis, provide adequate heating, air conditioning, ventilation and lighting; provide adequate hot and cold water; provide adequate sewage disposal; maintain the outside area in a clean and sanitary manner; maintain the structure(s) in suitable state of repair; and properly clean the premises and facilities during the guests stay and after each guest has departed.
- (c) Each owner of the facility must acquire a permit for the facility from the city health department prior to issuance of a certificate of occupancy.
- (d) Inspections by the city health department will be made on a regular basis and upon demand as required by a complaint. The inspections must be successfully passed.
- (e) Building and fire protection considerations.
 - (1) Owner of bed and breakfast facility must obtain a certificate of occupancy (C.O.) from the city building official after a special use permit is issued, if a special use permit (SUP) is required. The facility must successfully pass the C.O. inspection.
 - (2) The structure(s) must conform to all city and state building codes for existing or new construction as the situation dictates.
 - (3) The city fire marshal or his representative shall inspect all bed and breakfast facilities before a C.O. is issued. The facility must successfully pass the inspection. Regular inspections shall be made on an annual basis.
 - (4) Each bed and breakfast facility must comply with the appropriate section on "Lodging and Rooming Houses" contained in NFPA 101 Life Safety Code.
 - (5) Each facility must have at least one battery operated or regular hard wired smoke detector in all guest rooms, stairwells and/or corridors on each floor of the structure.
 - (6) An approved fire extinguisher shall be provided in close proximity to the guest units on each floor.
- (f) Other activities. Other activities such as weddings, parties, and other functions are not permitted unless approved by the planning director.

(Ord. No. 2012-49, § 1(Exh. A), 9-10-12)



Special City Council Agenda Item Report

550 Landa Street
New Braunfels, TX

1/15/2019

Agenda Item No. B)

Presenter/Contact

*Christopher J. Looney, Planning and Community Development Director
(830) 221-4055 - clooney@nbtexas.org*

SUBJECT:

Discussion and possible direction to staff regarding industrial zoning protection.

BACKGROUND / RATIONALE:

Zoning first came about in the early 1900s by popular demand. Citizens of various cities grew concerned with height of buildings and intensity of uses impacting their properties and their health. After several cities experimented with zoning, the federal government developed the Standard Zoning Enabling Act in the 1920s through which states could model rules for their cities to enact. The Supreme Court upheld the rights of cities to regulate uses through zoning in 1926.

Early zoning ordinances were pyramidal or cumulative in nature, i.e. uses allowed in the least intense residential district were also allowed in the multi-family district; everything allowed in the multifamily district was allowed in the commercial district; and so on, all the way up to industrial districts allowing everything. In the 1920s and 1930s, before the proliferation of the automobile, this development pattern was effective because it allowed residential to be built in close proximity to factories, allowing Americans easy walking access from their homes to the places they worked.

While an effective pattern in the early 20th century, concerns later emerged from both use types: many residents no longer wanted to live close to intense commercial or industrial uses; and industrial uses were being impacted by concerned residents in close proximity.

Other zoning ordinances that came about at the same time, or soon thereafter, separated uses so that the cumulative effect did not occur, i.e. residential districts allowed only residential; commercial only commercial, etc. in efforts to ensure more compatibility of uses. As time moved on, more innovative zoning concepts emerged such as performance zoning, form-based zoning, and others.

New Braunfels' first zoning districts were cumulative in nature. In 1987, New Braunfels added a new set of zoning districts to their ordinance. The more cumulative "pre-1987 districts" remained but property could not be rezoned to the old districts.

Historically, communities would zone land along their railroad tracks industrial due to the nature of uses that typically developed adjacent to rail (warehousing, factories, etc.) If the community's zoning was cumulative, this did not preclude residential from being built in those industrial districts. Additionally, typical transitions would include rings of commercial zoning surrounding industrial before leading into residentially zoned property. If the commercial districts also allowed residential uses, pockets of homes might lie in close proximity to industrial zoned property.

Remnants of historic zoning and development patterns across the U.S. include a variety of residential home types near commercial uses or near property zoned industrial. Unintended consequences of the historic practices include:

1. Residents buying a home, and industrial or commercial uses later developing adjacent to them.
2. Vacant industrial land that is difficult to develop or attract a job generator to, due to existing adjacent residential uses, or vacant adjacent land zoned to allow residential.
3. The gradual evaporation of available industrial zoned land with no land being newly zoned to industrial.

While current trends in land use planning encourage mixed uses, such intermingling of uses should include necessary mitigation measures to ensure property values, housing affordability, job creation, economic development, and citizen quality of life are all maintained.

ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:

City Plan/Council Priority: Envision New Braunfels Comprehensive Plan	Action 1.3: Encourage balanced and fiscally responsible land use patterns. Action 1.8: Concentrate future investment in industrial and employment centers near existing and emerging hubs, such as the airport; and along existing high capacity transportation networks, such as Interstate Highway 35. Action 1.11: Update policies and codes to achieve development patterns that implement the goals of Envision New Braunfels. Action 3.3: Balance commercial centers with stable neighborhoods. Action 3.6: Proactively provide a regulatory environment that remains business and resident friendly.
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FISCAL IMPACT:

Limiting residential encroachment into or near industrial areas protects opportunities for economic development and job expansion, and protects property values for all.

COMMITTEE RECOMMENDATION:

N/A

STAFF RECOMMENDATION:

N/A

Sec. 144-3.3. - Zoning districts and regulations for property zoned prior to June 22, 1987.

3.3-11. "M-1" light industrial district. The following regulations shall apply in all "M-1" districts:

- (a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

- (1) *Uses permitted by right.*

Residential uses:

Accessory building/structure.

Accessory dwelling (one accessory dwelling per lot, no kitchen).

Bed and breakfast inn.

Boardinghouse/lodging house.

Cabin or cottage (rental for more than 30 days).

Community home (see definition).

Dormitory (in which individual rooms are for rental).

Duplex/two-family/duplex condominiums.

Home occupation (see section 144-5.5).

Multifamily (apartments/condominiums).

One-family dwelling, detached.

Rental or occupancy for less than one month (see section 144-5.17).

Residential use in buildings with the following non-residential uses.

Single-family industrialized home (see section 144-5.8).

Townhouse (attached).

Non-residential uses:

Accounting, auditing, bookkeeping, and tax preparations.

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 or venues (indoors) (see section 144-5.13).

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 section 144-5.11).

Auto glass repair/tinting (see section 144-5.11).

Auto interior shop/upholstery (see section 144-5.11).

Auto leasing.

Auto muffler shop.

Auto or trailer sales rooms or yards (see section 144-5.12).

Auto or truck sales rooms or yards—Primarily new (see section 144-5.11).

Auto paint shop (see section 144-5.11).

Auto repair as an accessory use to retail sales (see section 144-5.11).

Auto repair garage (general) (see section 144-5.11).

Auto supply store for new and factory rebuilt parts.

Auto tire repair/sales (indoor).

Automobile driving school (including defensive driving).

Bakery (retail).

Bank, savings and loan, or credit union.

Bar/tavern.

Barber/beauty college (barber or cosmetology school or college).

Barber/beauty shop, haircutting (non-college).

Barns and farm equipment storage (related to agricultural uses).

Battery charging station.

Bicycle sales and/or repair.

Billiard/pool facility.

Bingo facility.

Bio-medical facilities.

Blacksmith or wagon shops.

Book binding.

Book store.

Bottling or distribution plants (milk).

Bottling works.

Bowling alley/center (see section 144-5.13).

Broadcast station (with tower) (see section 144-5.7).

Bus barns or lots.

Bus passenger stations.

Cafeteria/cafe/delicatessen.

Campers' supplies.

Car wash (self service; automated).

Car wash, full service (detail shop).

Carpenter, cabinet, or pattern shops.

Carpet cleaning establishments.

Caterer.

Cemetery and/or mausoleum.

Check cashing service.

Chemical laboratories (not producing noxious fumes or odors).

Child day care/children's nursery (business).

Church/place of religious assembly.

Civic/conference center and facilities.

Cleaning, pressing and dyeing (non-explosive fluids used).

Clinic (dental).

Clinic (emergency care).

Clinic (medical).

Club (private).

Coffee shop.

Cold storage plant.

Commercial amusement concessions and facilities.

Communication equipment (installation and/or repair).

Community building (associated with residential uses).

Computer and electronic sales.

Computer repair.

Confectionery store (retail).

Consignment shop.

Contractor's office/sales, with outside storage including vehicles.

Contractor's temporary on-site construction office (only with permit from building official; see section 144-5.10).

Convenience store with or without fuel sales.

Country club (private).

Credit agency.

Curio shops.

Custom work shops.

Dance hall/dancing facility.

Day camp.

Department store.

Drapery shop/blind shop.

Driving range.

Drug sales/pharmacy.

Electrical repair shop.

Electrical substation.

Electronic assembly/high tech manufacturing.

Electroplating works.

Engine repair/motor manufacturing re-manufacturing and/or repair.

Exterminator service (with outside storage).

Fair ground.

Farmers market (produce market—wholesale).

Farms, general (crops) (see chapter 6).

Farms, general (livestock/ranch) (see chapter 6).

Feed and grain store.

Filling station (fuel tanks must be below the ground).

Florist.

Flour mills, feed mills, and grain processing.

Food or grocery store with or without fuel sales.

Food processing (no outside public consumption).

Forge (hand).

Forge (power).

Fraternal organization/civic club (private club).

Freight terminal, rail/truck (when any storage of freight is wholly outside an enclosed building).

Freight terminal, truck (all storage of freight in an enclosed building).

Frozen food storage for individual or family use.

Funeral home/mortuary.

Furniture manufacture.

Furniture sales (indoor).

Galvanizing works.

Garden shops and greenhouses.

Golf course (miniature).

Golf course, public or private.

Grain elevator.

Greenhouse (commercial).

Handicraft shop.

Hardware store.

Health club (physical fitness; indoors only).

Heating and air-conditioning sales/services.

Heavy load (farm) vehicle sales/repair (see section 144-5.14).

Heliport.

Home repair and yard equipment retail and rental outlets.

Hospital, general (acute care/chronic care).

Hospital, rehabilitation.

Hotel/motel.

Hotels/motels—Extended stay (residence hotels).

Ice delivery stations (for storage and sale of ice at retail only).

Ice plants.

Industrial laundries.

Kiosk (providing a retail service).

Laboratory equipment manufacturing.

Laundromat and laundry pickup stations.

Laundry, commercial (without self serve).

Laundry/dry cleaning (drop off/pick up).

Laundry/washateria (self serve).

Lawnmower sales and/or repair.

Leather products manufacturing.

Light manufacturing.

Limousine/taxi service.

Locksmith.

Lumberyard (see section 144-5.15).

Lumberyard or building material sales (see section 144-5.15).

Machine shop.

Maintenance/janitorial service.

Major appliance sales (indoor).

Manufactured home sales.

Manufacturing and processes.

Market (public, flea).

Martial arts school.

Medical supplies and equipment.

Metal fabrication shop.

Micro brewery (on-site manufacturing and/or sales).

Mini-warehouse/self storage units (no outside boat and RV storage permitted).

Mini-warehouse/self-storage units (with outside boat and RV storage permitted).

Motion picture studio, commercial film.

Motion picture theater (indoors).

Motion picture theater (outdoors, drive-in).

Motorcycle dealer (primarily new/repair).

Moving storage company.

Moving, transfer, or storage plant.

Museum.

Needlework shop.

Non-bulk storage of fuel, petroleum products and liquefied petroleum.

Nursing/convalescent home/sanitarium.

Offices, brokerage services.

Offices, business or professional.

Offices, computer programming and data processing.

Offices, consulting.

Offices, engineering, architecture, surveying or similar.

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).

Park and/or playground (public or private).

Parking lots (for 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 square feet or less).

Pet store (more than 10,000 square feet).

Photo engraving plant.

Photographic printing/duplicating/copy shop or printing shop.

Photographic studio (no sale of cameras or supplies).

Photographic supply.

Plant nursery (no retail sales on site).

Plant nursery (growing for commercial purposes 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 public park/playground areas.

Publishing/printing company (e.g., newspaper).

Quick lube/oil change/minor inspection.

Radio/television shop, electronics, computer repair.

Recreation buildings (public or private).

Recycling kiosk.

Refreshment/beverage stand.

Research lab (non-hazardous).

Restaurant with drive-through service.

Restaurant/prepared food sales.

Retail store and shopping center.

Retirement home/home for the aged—Public.

Rodeo grounds.

RV park.

RV/Travel trailer sales.

School, K-12 (public or private).

School, vocational (business/commercial trade).

Security monitoring company (no outside storage or installation).

Security systems installation company (with outside storage).

Sheet metal shop.

Shoe repair shops.

Shooting gallery—Indoor (see section 144-5.13).

Sign manufacturing/painting plant.

Stone/clay/glass manufacturing.

Storage—Exterior storage for boats and recreational vehicles.

Storage in bulk.

Studio for radio or television (with tower) (see section 144-5.7).

Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.).

Tailor shop.

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.

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 or without outside animal runs or kennels) with the exception that outdoor kennels may not be used between the hours of 9:00 p.m. and 7:00 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/wading pools/bathhouses.

Water storage (surface, underground or overhead), 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 noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

- (2) *Conflict.* In the event of conflict between the uses listed in the land use matrix and those listed in subsection (1), the uses listed in this subsection shall be deemed those authorized in the district.

- (b) *Maximum height, minimum area and setback requirements.*

- (1) *Non-residential.*

- (i) *Height.* 120 feet.
- (ii) *Front building setback.* 25 feet.
- (iii) *Side building setback.* No side building setback is required except that where a side line of a lot in this district abuts upon the side line of a lot in a "R" or "B-1" zone, a side building setback of not less than six feet shall be provided.
- (iv) *Rear building setback.* 20 feet.
- (v) *Residential setback.* Effective November 8, 2006, where a non-residential building abuts a one- or two-family use or zoning district, the setback from the one- or two-family property line shall be at least 20 feet plus one foot for each foot of building height over 20 feet.
- (vi) *Width of lot.* The minimum width of a lot shall be 60 feet, provided that where a lot has less width than required and such lot was in separate ownership prior to February 4, 1984, this requirement will not prohibit the construction of a use enumerated in this district.
- (vii) *Corner lots.* A minimum 25-foot front yard setback and side building setback adjacent to streets shall be required on all corner lots. A canopy at least six feet in height, attached to the main building, may be built within 15 feet of the street line so long as such construction is not supported by columns which will obstruct the vision of vehicles driving upon adjacent streets.
- (viii) *Lot depth.* 100 feet.

- (2) *One-family dwellings.*

- (i) *Height.* 45 feet.

- (ii) *Front building setback.* 25 feet.
 - (iii) *Rear building setback.* 20 feet.
 - (iv) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the side lot lines of the adjacent lots.
 - (v) *Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in section 144-5.1-1.)
 - (vi) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet, provided that where a lot has less width than herein required, and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling.
 - (vii) *Lot area.* Every single-family dwelling hereafter erected or altered shall have a lot area of not less than 6,600 square feet per family for interior lots, and 7,000 square feet per family for corner lots. Where a lot was legally under separate ownership prior to September 25, 1967, but has an area less than the minimum required in this provision, this regulation shall not prohibit the erection of a one-family residence. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one-half acre and one acre on the Edwards Aquifer Recharge Zone.
 - (viii) *Lot depth.* 100 feet.
 - (ix) *Parking.* Two off-street parking spaces shall be provided for each one-family detached dwelling. See section 144-5.1 for other permitted uses' parking.
- (3) *Duplexes.*
- (i) *Height.* 45 feet.
 - (ii) *Front building setback.* 25 feet.
 - (iii) *Rear building setback.* 20 feet.
 - (iv) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the side lot lines of the adjacent lots.
 - (v) *Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in section 144-5.1-1.)
 - (vi) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet.
 - (vii) *Lot area.* Duplexes hereafter erected or altered shall have a lot area of not less than 8,000 square feet for an interior lot and 8,500 square feet for a corner lot. Where a lot was legally under separate ownership prior to September 25, 1967, but has an area less than the minimum required in this provision, this regulation shall prohibit the erection of a two-family residence. Where a public or community sewer is not

available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one acre and approved by the city sanitarian.

- (viii) *Lot depth.* 100 feet.
- (viii) *Parking.* Two off-street parking spaces shall be provided for each two-family dwelling unit. See section 144-5.1 for other permitted uses' parking.
- (4) *Multifamily dwellings.*
 - (i) *Height.* 45 feet; 60 feet when a pitched roof is used (minimum 4:12 slope).
 - (ii) *Front building setback.* 25 feet.
 - (iii) *Rear building setback.* 25 feet.
 - (iv) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the side lot lines of the adjacent lots.
 - (v) *Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in section 144-5.1-1.)
 - (vi) *Residential setback.* Effective November 8, 2006, where a multifamily dwelling abuts a one- or two-family use or zoning district, the setback from the one- or two-family property line shall be at least 20 feet plus one foot for each foot of building height over 20 feet.
 - (vii) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet, provided that where a lot has less width than herein required, and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling.
 - (viii) *Lot area.* The minimum lot area for a multifamily dwelling shall be 15,000 square feet; for each unit over ten an additional 1,500 square feet of lot area shall be required. Where public or community sewer is not available and in use, for the disposal of all sanitary sewage, multifamily developments shall be approved by the city sanitarian.
 - (ix) *Lot coverage.* For multifamily structures, the combined area of all yards shall be at least 55 percent of the total lot or tract; provided, however, that in the event enclosed parking is provided the minimum total yard area requirement shall be 40 percent of the total lot or tract.
 - (x) *Distance between structures.* For multifamily structures, there shall be a minimum of ten feet between structures side by side; a minimum of 20 feet between structures side by front or rear; a minimum of 40 feet between structures front to front; and a minimum of ten feet between structures backing rear to rear, and a minimum of 20 feet front to rear. (See Illustration 1 in section 144-3.3-3.)
 - (xi) *Lot depth.* 100 feet.
 - (xii) *Parking.* For apartments, apartment hotel units and other multifamily dwellings, off-street parking spaces shall be provided in accord with the following schedule:
 - 1. One-bedroom apartment or unit: One and one-half spaces.
 - 2. Two-bedroom apartment or unit: Two spaces.

3. Each additional bedroom: One-half space.
4. Each dwelling unit provided exclusively for low income elderly occupancy: Three-fourths space ("low income elderly" is defined as any person 55 years of age or older with low or moderate income, according to HUD standards).

3.3-12. "M-2" heavy industrial district. The following regulations shall apply in all "M-2" districts:

- (a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

- (1) *Uses permitted by right.*

Residential uses:

Accessory building/structure.

Accessory dwelling (one accessory dwelling per lot, no kitchen).

Bed and breakfast inn (see section 144-5.6).

Boardinghouse/lodging house.

Cabin or cottage (rental for more than 30 days).

Community home (see definition).

Dormitory (in which individual rooms are for rental).

Duplex/two-family/duplex condominiums.

Home occupation (see section 144-5.5).

Multifamily (apartments/condominiums).

One-family dwelling, detached.

Rental or occupancy for less than one month (see section 144-5.17).

Residential use in buildings with the following non-residential uses.

Single-family industrialized home (see section 144-5.8).

Townhouse (attached).

Non-residential uses:

Accounting, auditing, bookkeeping, and tax preparations.

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 or venues (indoors) (see section 144-5.13).

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 section 144-5.11).

Auto glass repair/tinting (see section 144-5.11).

Auto interior shop/upholstery (see section 144-5.11).

Auto leasing.

Auto muffler shop (see section 144-5.11).

Auto or trailer sales rooms or yards (see section 144-5.11).

Auto or truck sales rooms or yards—Primarily new (see section 144-5.11).

Auto paint shop (see section 144-5.11).

Auto repair as an accessory use to retail sales (see section 144-5.11).

Auto repair garage (general) (see section 144-5.11).

Auto supply store for new and factory rebuilt parts.

Auto tire repair/sales (indoor).

Automobile driving school (including defensive driving).

Bakery (retail).

Bank, savings and loan, or credit union.

Bar/tavern.

Barber/beauty college (barber or cosmetology school or college).

Barber/beauty shop, haircutting (non-college).

Barns and farm equipment storage (related to agricultural uses).

Battery charging station.

Bicycle sales and/or repair.

Billiard/pool facility.

Bingo facility.

Bio-medical facilities.

Blacksmith or wagon shops.

Blooming or rolling mills.

Book binding.

Book store.

Bottling or distribution plants (milk).

Bottling works.

Bowling alley/center (see section 144-5.13).

Breweries/distilleries and manufacture of alcohol and alcoholic beverages.

Broadcast station (with tower) (see section 144-5.7).

Bus barns or lots.

Bus passenger stations.

Cafeteria/cafe/delicatessen.

Campers' supplies.

Canning/preserving factories.

Car wash (self service; automated).

Car wash, full service (detail shop).

Carpenter, cabinet, or pattern shops.

Carpet cleaning establishments.

Caterer.

Cemetery and/or mausoleum.

Check cashing service.

Chemical laboratories (e.g., ammonia, bleaching powder).

Chemical laboratories (not producing noxious fumes or odors).

Child day care/children's nursery (business).

Church/place of religious assembly.

Cider mills.

Civic/conference center and facilities.

Cleaning, pressing and dyeing (non-explosive fluids used).

Clinic (dental).

Clinic (emergency care).

Clinic (medical).

Club (private).

Coffee shop.

Cold storage plant.

Commercial amusement concessions and facilities.

Communication equipment (installation and/or repair).

Community building (associated with residential uses).

Computer and electronic sales.

Computer repair.

Concrete or asphalt mixing plants—Permanent.

Concrete or asphalt mixing plants—Temporary.

Confectionery store (retail).

Consignment shop.

Contractor's office/sales, with outside storage including vehicles.

Contractor's temporary on-site construction office (only with permit from building official; see section 144-5.10).

Convenience store with or without fuel sales.

Cotton ginning or baling works.

Country club (private).

Credit agency.

Curio shops.

Custom work shops.

Dance hall/dancing facility.

Day camp.

Department store.

Drapery shop/blind shop.

Driving range.

Drug sales/pharmacy.

Electrical generating plant.

Electrical repair shop.

Electrical substation.

Electronic assembly/high tech manufacturing.

Electroplating works.

Enameling works.

Engine repair/motor manufacturing re-manufacturing and/or repair.

Exterminator service.

Fair ground.

Farmers market (produce market—wholesale).

Farms, general (crops) (see chapter 6).

Farms, general (livestock/ranch) (see chapter 6).

Feed and grain store.

Filling station (fuel tanks must be below the ground).

Florist.

Flour mills, feed mills, and grain processing.

Food or grocery store with or without fuel sales.

Food processing (no outside public consumption).

Forge (hand).

Forge (power).

Fraternal organization/civic club (private club).

Freight terminal, rail/truck (when any storage of freight is outside an enclosed building).

Freight terminal, truck (all storage of freight in an enclosed building).

Frozen food storage for individual or family use.

Funeral home/mortuary.

Furniture manufacture.

Furniture sales (indoor).

Galvanizing works.

Garden shops and greenhouses.

Golf course (miniature).

Golf course, public or private.

Governmental building or use.

Grain elevator.

Greenhouse (commercial).

Handicraft shop.

Hardware store.

Health club (physical fitness; indoors only).

Heating and air-conditioning sales/services.

Heavy load (farm) vehicle sales/repair (see section 144-5.14).

Heavy manufacturing.

Heliport.

Hides/skins (tanning).

Home repair and yard equipment retail and rental outlets.

Hospital, general (acute care/chronic care).

Hospital, rehabilitation.

Hotel/motel.

Hotels/motels—Extended stay (residence hotels).

Ice delivery stations (for storage and sale of ice at retail only).

Ice plants.

Industrial laundries.

Kiosk (providing a retail service).

Laboratory equipment manufacturing.

Laundromat and laundry pickup stations.

Laundry, commercial (without self serve).

Laundry/dry cleaning (drop off/pick up).

Laundry/washateria (self serve).

Lawnmower sales and/or repair.

Leather products manufacturing.

Light manufacturing.

Limousine/taxi service.

Livestock sale and auction.

Locksmith.

Lumber mill.

Lumberyard (see section 144-5.15).

Lumberyard or building material sales.

Machine shop.

Maintenance/janitorial service.

Major appliance sales (indoor).

Manufactured home sales.

Manufacturing and processes.

Market (public, flea).

Martial arts school.

Meat or fish packing/storage plants.

Medical supplies and equipment.

Metal fabrication shop.

Micro brewery (onsite manufacturing and/or sales).

Mini-warehouse/self storage units (no outside boat and RV storage permitted).

Mini-warehouse/self storage units (with outside storage permitted).

Motion picture studio, commercial film.

Motion picture theater (indoors).

Motion picture theatre (outdoors, drive-in).

Motorcycle dealer (primarily new/repair)

Moving storage company.

Moving, transfer, or storage plant.

Museum.

Needlework shop.

Non-bulk storage of fuel, petroleum products and liquefied petroleum.

Nursing/convalescent home/sanitarium.

Offices, brokerage services.

Offices, business or professional.

Offices, computer programming and data processing.

Offices, consulting.

Offices, engineering, architecture, surveying or similar.

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 (for 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 square feet or less).

Pet store (more than 10,000 square feet).

Photo engraving plant.

Photographic printing/duplicating/copy shop or printing shop.

Photographic studio (no sale of cameras or supplies).

Photographic supply.

Plant nursery (growing for commercial purposes but no retail sales on site).

Plant nursery (retail sales/outdoor storage).

Plastic products molding/reshaping.

Plumbing shop.

Portable building sales.

Poultry killing or dressing for commercial purposes.

Propane sales (retail).

Public recreation/services building for public park/playground areas.

Publishing/printing company (e.g., newspaper).

Quick lube/oil change/minor inspection.

Radio/television shop, electronics, computer repair.

Recreation buildings (public or private).

Recycling kiosk.

Refreshment/beverage stand.

Research lab (non-hazardous).

Restaurant with drive-through.

Restaurant/prepared food sales.

Retail store and shopping center.

Retirement home/home for the aged—Public.

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 company (with outside storage).

Sheet metal shop.

Shoe repair shops.

Shooting gallery—Indoor (see section 144-5.13).

Sign manufacturing/painting plant.

Stone/clay/glass manufacturing.

Storage—Exterior storage for boats and recreational vehicles.

Storage in bulk.

Studio for radio or television (without tower).

Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.).

Tailor shop.

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.

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 or without outside animal runs or kennels) with the exception that outdoor kennels may not be used between the hours of 9:00 p.m. and 7:00 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/wading pools/bathhouses.

Water storage (surface, underground or overhead), 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.

- (2) Any other uses not now or hereinafter prohibited by ordinance of the city 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 the planning commission:

Acid manufacture.

Auto wrecking yards.

Bulk storage of fuel, liquefied petroleum 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, sorting, baling or processing of rags.

Manufacture of carbon batteries.

Manufacture of paint, lacquer, oil, turpentine, varnish, enamel, 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.

- (3) *Conflict.* In the event of conflict between the uses listed in the land use matrix and those listed in subsection (1), the uses listed in this subsection shall be deemed those authorized in the district.

(b) *Maximum height, minimum area and setback requirements.*

(1) *Non-residential uses.*

(i) *Height.* 120 feet.

(ii) *Front building setback.* 25 feet.

(iii) *Side building setbacks.* No side building setback is required except that where a side line of a lot in this district abuts upon the side line of a lot in a "R" or "B-1" zone, a side building setback of not less than six feet shall be provided.

(iv) *Rear building setback.* 20 feet.

(v) *Residential setback.* Effective November 8, 2006, where a non-residential building abuts a one- or two-family use or zoning district, the setback from the one- or two-family property line shall be at least 20 feet plus one foot for each foot of building height over 20 feet.

(vi) *Width of lot.* The minimum width of a lot shall be 60 feet, provided that where a lot has less width than required and such lot was in separate ownership prior to February 4, 1984, this requirement will not prohibit the construction of a use enumerated in this district.

(vii) *Corner lots.* A minimum 25-foot front yard setback and side building setback adjacent to streets shall be required on all corner lots. A canopy at least six feet in height, attached to the main building, may be built within 15 feet of the street line so long as such construction is not supported by columns which will obstruct the vision of vehicles driving upon adjacent streets.

(viii) *Lot depth.* The depth of the lot shall be at least 100 feet.

(ix) *Parking.* See section 144-5.1 for permitted uses parking.

(2) *One-family dwellings.*

(i) *Height.* 45 feet.

(ii) *Front building setback.* 25 feet.

- (iii) *Rear building setback.* 20 feet.
 - (iv) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the side lot lines of the adjacent lots.
 - (v) *Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in section 144-5.1-1.)
 - (vi) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet, provided that where a lot has less width than herein required, and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling.
 - (vii) *Lot area.* Every single-family dwelling hereafter erected or altered shall have a lot area of not less than 6,600 square feet per family for interior lots, and 7,000 square feet per family for corner lots. Where a lot was legally under separate ownership prior to September 25, 1967, but has an area less than the minimum required in this provision, this regulation shall not prohibit the erection of a one-family residence. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one-half acre and one acre on the Edwards Aquifer Recharge Zone.
 - (viii) *Lot depth.* 100 feet.
 - (ix) *Parking.* Two off-street parking spaces shall be provided for each one-family detached dwelling unit. See section 144-5.1 for other permitted uses' parking.
- (3) *Duplexes.*
- (i) *Height.* 45 feet.
 - (ii) *Front building setback.* 25 feet.
 - (iii) *Rear building setback.* 20 feet.
 - (iv) *Side building setbacks.* There shall be a side building setback on each side of a building not less than five feet in width. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the side lot lines of the adjacent lots.
 - (v) *Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in section 144-5.1-1.)
 - (vi) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet.
 - (vii) *Lot area.* Duplexes hereafter erected or altered shall have a lot area of not less than 8,000 square feet for an interior lot and 8,500 square feet for a corner lot. Where a lot was legally under separate ownership prior to September 25, 1967, but has an area less than the minimum required in this provision, this regulation shall prohibit the erection of a two-family residence. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one acre and approved by the city sanitarian.

- (viii) *Lot depth.* 100 feet.
 - (ix) *Parking.* Two off-street parking spaces shall be provided for each two-family dwelling unit. See section 144-5.1 for other permitted uses' parking.
- (4) *Multifamily dwellings.*
- (i) *Height.* 45 feet; 60 feet when a pitched roof is used (minimum 4:12 slope).
 - (ii) *Front building setback.* 25 feet.
 - (iii) *Rear building setback.* 25 feet.
 - (iv) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the side lot lines of the adjacent lots.
 - (v) *Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in section 144-5.1-1.)
 - (vi) *Residential setback.* Effective November 8, 2006, where a multifamily dwelling abuts a one- or two-family use or zoning district, the setback from the one- or two-family property line shall be at least 20 feet plus one foot for each foot of building height over 20 feet.
 - (vii) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet.
 - (viii) *Lot area.* The minimum lot area for a multifamily dwelling shall be 15,000 square feet; for each unit over ten an additional 1,500 square feet of lot area shall be required. Where public or community sewer is not available and in use, for the disposal of all sanitary sewage, multifamily developments shall be approved by the city sanitarian.
 - (ix) *Lot coverage.* For multifamily structures, the combined area of all yards shall be at least 55 percent of the total lot or tract; provided, however, that in the event enclosed parking is provided the minimum total yard area requirement shall be 40 percent of the total lot or tract.
 - (x) *Distance between structures.* For multifamily structures, there shall be a minimum of ten feet between structures side by side; a minimum of 20 feet between structures side by front or rear; a minimum of 40 feet between structures front to front; and a minimum of ten feet between structures backing rear to rear, and a minimum of 20 feet front to rear. (See Illustration 1 in section 144-3.3-3.)
 - (xi) *Lot depth.* 100 feet.
 - (xii) *Parking.* For apartments, apartment hotel units and other multifamily dwellings, off-street parking spaces shall be provided in accord with the following schedule:
 1. One-bedroom apartment or unit: One and one-half spaces.
 2. Two-bedroom apartment or unit: Two spaces.
 3. Each additional bedroom: One-half space.
 4. Each dwelling unit provided exclusively for low income elderly occupancy: Three-fourths space ("low income elderly" is defined as any person 55 years of age or older with low or moderate income, according to HUD standards).

(5) *Townhouses.*

- (i) *Height.* 35 feet.
- (ii) *Front building setback.* Ten feet. If front entry garages/carports are provided, a minimum front yard of 20 feet shall be provided to the garage/carport.
- (iii) *Side building setback.* No side building setbacks are required for interior lots except the minimum distance between two building groups shall be 20 feet and the minimum distance between a building group and any abutting subdivision boundary or zoning district boundary line shall be 20 feet. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street, except where the rear lot line of a corner lot coincides with a side lot line of an adjacent lot, then 25-foot minimum side yards adjacent to the street shall be provided.
- (iv) *Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in section 144-5.1-1.)
- (v) *Rear building setback.* No building shall be constructed closer than ten feet from the rear property line. If the rear of the lots abut any other residential zoning district, the rear building setback shall have a minimum depth of 20 feet.
- (vi) *Width of lot.* Interior lots shall have a minimum width of 25 feet. Corner lots shall have a minimum width of 40 feet except where the rear lot line of a corner lot coincides with a side lot line of an adjacent lot, then the corner lot shall have a minimum width of 50 feet.
- (vii) *Lot depth.* 100 feet.
- (viii) *Lot area per family.* 2,500 square feet.
- (ix) *Common open space.* A minimum of 250 square feet of common open space per lot shall be provided within the townhouse project. In computing the required common open space, individually owned townhouse lots, required front, rear, or side setbacks, streets, alleys, or public rights-of-way of any kind, vehicular drives, parking areas, service drives, or utility easements containing or permitting overhead pole carried service shall not be included. Drainage easements and detention ponds may be used in computing common open space.
- (x) *Other requirements:*
 - 1. *Building group.* There shall be no less than two nor more than eight individual dwelling units in each building or dwelling group. Each building group shall be at least 20 feet from any other building group, measured from the nearest points of their foundations. Each building or building group shall be at least 20 feet from any subdivision or zoning district boundary line.
 - 2. *Accessory buildings.* Any detached accessory buildings permitted, except carports open on at least two sides, shall be set at least three feet away from the side lot line unless their walls are equal in fire resistance to the common walls of the main structure. Detached carports, open on at least two sides, may be built to the property line with no common wall required. Rear building setback for an accessory building shall be three feet. Any accessory building permitted in district "R-1" shall be permitted in district "TH."
 - 3. *Parking.* There shall be at least two off-street parking spaces for each townhouse. See section 144-5.1 for other permitted uses' parking.

Sec. 144-3.4. - Zoning districts and regulations for property zoned subsequent to June 22, 1987.

3.4-18. "M-1A" light industrial district.

Purpose. The M-1A light industrial district is intended primarily for the conduct of light manufacturing, assembling and fabrication activities, distribution, and for warehousing, research and development, wholesaling and service operations 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. The following regulations shall apply in all "M-1A" districts:

- (a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

- (1) *Uses permitted by right.*

Residential uses:

Accessory building/structure.

Bed and breakfast inn (see section 144-5.6).

Boardinghouse/lodging house.

Community home (see definition).

Dormitory (in which individual rooms are for rental).

Multifamily (apartments/condominiums—at least five units).

Residential use in buildings with the following non-residential uses.

Non-residential uses:

Accounting, auditing, bookkeeping, and tax preparations.

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 or venues (indoors) (see section 144-5.13).

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 section 144-5.11).

Auto glass repair/tinting (see section 144-5.11).

Auto interior shop/upholstery (see section 144-5.11).

Auto leasing.

Auto muffler shop (see section 144-5.11).

Auto or trailer sales rooms or yards (see section 144-5.12).

Auto or truck sales rooms or yards—Primarily new (see section 144-5.11).

Auto paint shop.

Auto repair as an accessory use to retail sales.

Auto repair garage (general) (see section 144-5.11).

Auto supply store for new and factory rebuilt parts.

Auto tire repair/sales (indoor).

Automobile driving school (including defensive driving).

Bakery (retail).

Bank, savings and loan, or credit union.

Bar/tavern.

Barber/beauty college (barber or cosmetology school or college).

Barber/beauty shop, haircutting (non-college).

Barns and farm equipment storage (related to agricultural uses).

Battery charging station.

Bicycle sales and/or repair.

Billiard/pool facility.

Bio-medical facilities.

Blacksmith or wagon shops.

Book binding.

Book store.

Bottling or distribution plants (milk).

Bottling works.

Bowling alley/center (see section 144-5.13).

Broadcast station (with tower) (see section 144-5.7).

Bus barns or lots.

Bus passenger stations.

Cafeteria/cafe/delicatessen.

Campers' supplies.

Car wash (self service; automated).

Car wash, full service (detail shop).

Carpenter, cabinet, or pattern shops.

Carpet cleaning establishments.

Caterer.

Cemetery and/or mausoleum.

Check cashing service.

Chemical laboratories (not producing noxious fumes or odors).

Church/place of religious assembly.

Civic/conference center and facilities.

Cleaning, pressing and dyeing (non-explosive fluids used).

Clinic (dental).

Clinic (emergency care).

Clinic (medical).

Club (private).

Coffee shop.

Cold storage plant.

Commercial amusement concessions and facilities.

Communication equipment—Installation and/or repair.

Community building (associated with residential use).

Computer and electronic sales.

Computer repair.

Confectionery store (retail).

Consignment shop.

Contractor's office/sales, with outside storage including vehicles.

Contractor's temporary on-site construction office (only with permit from building official; see section 144-5.10).

Convenience store with or without fuel sales.

Credit agency.

Crematorium.

Curio shops.

Custom work shops.

Dance hall/dancing facility (see section 144-5.13).

Day camp.

Department store.

Drapery shop/blind shop.

Driving range.

Drug sales/pharmacy.

Electrical repair shop.

Electrical substation.

Electronic assembly/high tech manufacturing.

Electroplating works.

Engine repair/motor manufacturing re-manufacturing and/or repair.

Exterminator service.

Fair ground.

Farmers market (produce market—wholesale).

Farms, general (crops) (see chapter 6 and section 144-5.9).

Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9).

Feed and grain store.

Filling station (fuel tanks must be below the ground).

Florist.

Food or grocery store with or without fuel sales.

Food processing (no outside public consumption).

Forge (hand).

Forge (power).

Fraternal organization/civic club (private club).

Freight terminal, rail/truck (when any storage of freight is outside an enclosed building).

Freight terminal, truck (all storage of freight in an enclosed building).

Frozen food storage for individual or family use.

Funeral home/mortuary.

Furniture manufacture.

Furniture sales (indoor).

Galvanizing works.

Garden shops and greenhouses.

Golf course (public or private).

Golf course (miniature).

Governmental building or use.

Greenhouse (commercial).

Handicraft shop.

Hardware store.

Health club (physical fitness; indoors only).

Heating and air-conditioning sales/services.

Heavy load (farm) vehicle sales/repair (see section 144-5.14).

Heliport.

Home repair and yard equipment retail and rental outlets.

Hospital, general (acute care/chronic care).

Hospital, rehabilitation.

Hotel/motel.

Hotels/motels—Extended stay (residence hotels).

Ice delivery stations (for storage and sale of ice at retail only).

Ice plants.

Industrial laundries.

Kiosk (providing a retail service).

Laboratory equipment manufacturing.

Laundromat and laundry pickup stations.

Laundry, commercial (without self serve).

Laundry/dry cleaning (drop off/pick up).

Laundry/washateria (self serve).

Lawnmower sales and/or repair.

Leather products manufacturing.

Light manufacturing.

Limousine/taxi service.

Locksmith.

Lumberyard (see section 144-5.15).

Lumberyard or building material sales (see section 144-5.15).

Machine shop.

Maintenance/janitorial service.

Major appliance sales (indoor).

Manufactured home sales.

Manufacturing and processes.

Market (public, flea).

Martial arts school.

Medical supplies and equipment.

Metal fabrication shop.

Micro brewery (onsite manufacturing and/or sales).

Mini-warehouse/self storage units (with or without outside boat and RV storage).

Motion picture studio, commercial film.

Motion picture theater (indoors).

Motion picture theater (outdoors, drive-in).

Motorcycle dealer (primarily new/repair).

Moving storage company.

Moving, transfer, or storage plant.

Museum.

Needlework shop.

Non-bulk storage of fuel, petroleum products and liquefied petroleum.

Nursing/convalescent home/sanitarium.

Offices, brokerage services.

Offices, business or professional.

Offices, computer programming and data processing.

Offices, consulting.

Offices, engineering, architecture, surveying or similar.

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).

Park and/or playground (private).

Park and/or playground (public).

Parking lots (for 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 square feet or less).

Pet store (more than 10,000 square feet).

Photo engraving plant.

Photographic printing/duplicating/copy shop or printing shop.

Photographic studio (no sale of cameras or supplies).

Photographic supply.

Plant nursery.

Plant nursery (growing for commercial purposes with retail sales on site).

Plastic products molding/reshaping.

Plumbing shop.

Portable building sales.

Propane sales (retail).

Public recreation/services building for public park/playground 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.

School, K-12 (public or private).

School, vocational (business/commercial trade).

Security monitoring company.

Security systems installation company.

Sheet metal shop.

Shoe repair shops.

Shooting gallery—Indoor (see section 144-5.13).

Shopping center.

Sign manufacturing/painting plant.

Specialty shops in support of project guests and tourists.

Storage—Exterior storage for boats and recreational vehicles.

Storage in bulk.

Studio for radio or television (with tower) (see section 144-5.7).

Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.).

Tailor shop.

Tattoo or body piercing studio.

Taxidermist.

Telemarketing agency.

Telephone exchange (office and other structures).

Tennis court (commercial).

Theater (non-motion picture; live drama).

Tire sales (outdoor).

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 or without outside animal runs or kennels) with the exception that outdoor kennels may not be used between the hours of 9:00 p.m. and 7:00 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/wading pools/bathhouses.

Water storage (surface, underground or overhead), 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 noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

- (2) Only the following manufacturing and processes are permitted when they meet the following requirements:

No use is permitted that would emit or cause radiation, dust, odor, smoke, gas or fumes objectionable to persons of ordinary sensitivity or reasonably hazardous to health, beyond the boundary property lines of the lot or tract upon which the use is located, and which do not generate noise or vibration at the boundary of the M-1A district which is generally perceptible in frequency or pressure above the ambient level of noise in the adjacent areas.

Assaying works.

Cooperage works.

Foundries (iron, brass, bronze, aluminum).

Hides and skins (storage and curing).

Manufacture of adding machines, cash registers, typewriters, basket material, boxes, electric lamps, clay, shale and glass products, cutlery tools, bicycles, electrical machinery, tools, fiberglass products, and piping subassemblies.

Metal stamping, shearing, punching, forming, cutting, cleaning, heat treating, etc.

Sheet metal shops.

Welding.

- (3) *Conflict.* In the event of conflict between the uses listed in the land use matrix and those listed in subsection (1), the uses listed in this subsection shall be deemed those authorized in the district.

- (b) *Maximum height, minimum area and setback requirements.*

- (1) *Non-residential uses.*

(i) *Height.* 120 feet.

(ii) *Front building setback.* 25 feet.

(iii) *Side building setback.* No side building setback is required.

(iv) *Corner lots.* Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lines of the corner lots coincide with the side lot lines of the adjacent lots. Where a minimum 25-foot setback is required, a canopy at least eight feet in height, attached to the main building, may be built within 15 feet of the property line so long as such construction will not obstruct the vision of vehicular or pedestrian traffic.

(v) *Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in section 144-5.1-1.)

- (vi) *Residential setback.* Where a non-residential building abuts a one- or two-family use or zoning district, the setback from the residential property line shall be at least 20 feet plus one foot for each foot of building height over 20 feet.
 - (vii) *Rear building setback.* 20 feet.
 - (viii) *Width of lot.* 60 feet.
 - (ix) *Lot depth.* 100 feet.
 - (x) *Parking.* See section 144-5.1 for permitted uses' parking.
- (2) *Multifamily dwellings.*
- (i) *Height.* 45 feet; 60 feet when a pitched roof is used (minimum 4:12 slope).
 - (ii) *Front building setback.* 25 feet.
 - (iii) *Side building setback.* A side building setback five feet shall be provided. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lines of the corner lots coincide with the side lot lines of the adjacent lots.
 - (iv) *Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in section 144-5.1-1.)
 - (v) *Rear building setback.* 25 feet.
 - (vi) *Residential setback.* Effective November 8, 2006, where a multifamily dwelling abuts a one- or two-family use or zoning district, the setback from the one- or two-family property line shall be at least 20 feet plus one foot for each foot of building height over 20 feet.
 - (vii) *Accessory uses.* Accessory uses such as swimming pools, tennis courts and playgrounds will not be permitted within any required yard.
 - (viii) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 72 feet.
 - (ix) *Density.* 24 units per acre.
 - (x) *Lot area.* 20,000 square feet.
 - (xi) *Lot coverage.* The combined area of all yards shall be at least 50 percent of the total lot or tract; provided however, that in the event enclosed or covered parking is provided, the minimum total yard area requirement shall be 40 percent of the total lot or tract.
 - (xii) *Distance between structures.* There shall be a minimum of ten feet between structures side by side; a minimum of 20 feet between structures side by front or rear; a minimum of 40 feet between structures front to front; and a minimum of 20 feet between structures backing rear to rear, and a minimum of 20 feet between structures front to rear. (See Illustration 1.)
 - (xiii) *Minimum number of units.* Five.
 - (xiv) *Parking.* For apartments, apartment hotel units and other multifamily dwellings, off-street parking spaces shall be provided in accord with the following schedule:
 - 1. One-bedroom apartment or unit: One and one-half spaces.
 - 2. Two-bedroom apartment or unit: Two spaces.

3. Each additional bedroom: One-half space.
4. Each dwelling unit provided exclusively for low income elderly occupancy: Three-fourths space ("low income elderly" is defined as any person 55 years of age or older with low or moderate income, according to HUD standards).

See section 144-5.1 for other permitted uses' parking.

3.4-19. "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. The following regulations shall apply in all "M-2A" districts:

- (a) *Authorized uses.* Uses permitted by right and by special use permit shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

- (1) *Uses permitted by right.*

Residential uses:

Accessory building/structure.

Community home (see definition).

Multifamily (apartments/condominiums—at least five units).

Residential use in buildings with the following non-residential uses.

Non-residential uses:

Accounting, auditing, bookkeeping, and tax preparations.

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 or venues (indoors) (see section 144-5.13).

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 section 144-5.11).

Auto glass repair/tinting (see section 144-5.11).

Auto interior shop/upholstery (see section 144-5.11).

Auto leasing.

Auto muffler shop (see section 144-5.11).

Auto or trailer sales rooms or yards (see section 144-5.11).

Auto or truck sales rooms or yards—Primarily new (see section 144-5.12).

Auto paint shop.

Auto repair as an accessory use to retail sales (see section 144-5.11).

Auto repair (general) (see section 144-5.11).

Auto supply store for new and factory rebuilt parts.

Auto tire repair/sales (indoor).

Automobile driving school (including defensive driving).

Bakery (retail).

Bank, savings and loan, or credit union.

Bar/tavern.

Barber/beauty college (barber or cosmetology school or college).

Barber/beauty shop, haircutting (non-college).

Barns and farm equipment storage (related to agricultural uses).

Battery charging station.

Bicycle sales and/or repair.

Billiard/pool facility.

Bio-medical facilities.

Blacksmith or wagon shops.

Blooming or rolling mills.

Book binding.

Book store.

Bottling or distribution plants (milk).

Bottling works.

Bowling alley/center (see section 144-5.13).

Breweries/distilleries and manufacture of alcohol and alcoholic beverages.

Broadcast station (with tower) (see section 144-5.7).

Bus barns or lots.

Bus passenger stations.

Cafeteria/cafe/delicatessen.

Campers' supplies.

Canning/preserving factories.

Car wash (self service; automated)

Car wash, full service (detail shop).

Carpenter, cabinet, or pattern shops.

Carpet cleaning establishments.

Caterer.

Cemetery and/or mausoleum.

Check cashing service.

Chemical laboratories (e.g., ammonia, bleaching powder).

Chemical laboratories (not producing noxious fumes or odors).

Church/place of religious assembly.

Cider mills.

Civic/conference center and facilities.

Cleaning, pressing and dyeing (non-explosive fluids used).

Club (private).

Coffee shop.

Cold storage plant.

Commercial amusement concessions and facilities.

Communication equipment—Installation and/or repair.

Community building (associated with residential uses).

Computer and electronic sales.

Computer repair.

Concrete or asphalt mixing plants—Permanent.

Concrete or asphalt mixing plants—Temporary.

Confectionery store (retail).

Consignment shop.

Contractor's office/sales, with outside storage including vehicles.

Contractor's temporary on-site construction office (only with permit from building official; see section 144-5.10).

Convenience store with or without fuel sales.

Cotton ginning or baling works.

Credit agency.

Crematorium.

Curio shops.

Custom work shops.

Dance hall/dancing facility (see section 144-5.13).

Department store.

Drapery shop/blind shop.

Driving range.

Drug sales/pharmacy.

Electrical generating plant.

Electrical repair shop.

Electrical substation.

Electronic assembly/high tech manufacturing.

Electroplating works.

Enameling works.

Engine repair/motor manufacturing re-manufacturing and/or repair.

Exterminator service.

Fair ground.

Farms, general (crops) (see chapter 6 and section 144-5.9).

Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9).

Feed and grain store.

Filling station (fuel tanks must be below the ground).

Florist.

Flour mills, feed mills, and grain processing.

Food or grocery store with or without fuel sales.

Food processing (no outside public consumption).

Forge (hand).

Forge (power).

Fraternal organization/civic club (private club).

Freight terminal, rail/truck (when any storage of freight is wholly outside an enclosed building).

Freight terminal, truck (all storage of freight in an enclosed building).

Frozen food storage for individual or family use.

Funeral home/mortuary.

Furniture manufacture.

Furniture sales (indoor).

Galvanizing works.

Garden shops and greenhouses.

Golf course.

Golf course (miniature).

Governmental building or use.

Grain elevator.

Greenhouse (commercial).

Handicraft shop.

Hardware store.

Health club (physical fitness; indoors only).

Heating and air-conditioning sales/services.

Heavy load (farm) vehicle sales/repair (see section 144-5.14).

Heavy manufacturing.

Heliport.

Hides/skins (tanning).

Home repair and yard equipment retail and rental outlets.

Hospital, general (acute care/chronic care).

Hospital, rehabilitation.

Hotel/motel.

Hotels/motels—Extended stay (residence hotels).

Ice delivery stations (for storage and sale of ice at retail only).

Ice plants.

Industrial laundries.

Kiosk (providing a retail service).

Laboratory equipment manufacturing.

Laundromat and laundry pickup stations.

Laundry, commercial (without self serve).

Laundry/dry cleaning (drop off/pick up).

Laundry/washateria (self serve).

Lawnmower sales and/or repair.

Leather products manufacturing.

Light manufacturing.

Limousine/taxi service.

Livestock sales/auction.

Locksmith.

Lumberyard (see section 144-5.15).

Lumberyard or building material sales (see section 144-5.15).

Machine shop.

Maintenance/janitorial service.

Major appliance sales (indoor).

Manufactured home sales.

Manufacturing and processes.

Market (public, flea).

Martial arts school.

Meat or fish packing/storage plants.

Medical supplies and equipment.

Metal fabrication shop.

Micro brewery (onsite manufacturing and/or sales).

Mini-warehouse/self storage units (no outside boat and RV storage permitted).

Mini-warehouse/self storage units with outside boat and RV storage.

Motion picture studio, commercial film.

Motion picture theater (indoors).

Motion picture theater (outdoors, drive-in).

Motorcycle dealer (primarily new/repair).

Moving storage company.

Moving, transfer, or storage plant.

Museum.

Needlework shop.

Non-bulk storage of fuel, petroleum products and liquefied petroleum.

Offices, brokerage services.

Offices, business or professional.

Offices, computer programming and data processing.

Offices, consulting.

Offices, engineering, architecture, surveying or similar.

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 (for 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 square feet or less).

Pet store (more than 10,000 square feet).

Photo engraving plant.

Photographic printing/duplicating/copy shop or printing shop.

Photographic studio (no sale of cameras or supplies).

Photographic supply.

Plant nursery.

Plant nursery (growing for commercial purposes 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 public park/playground 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 company (with outside storage).

Sheet metal shop.

Shoe repair shops.

Shooting gallery—Indoor (see section 144-5.13).

Shopping center.

Sign manufacturing/painting plant.

Specialty shops in support of project guests and tourists.

Stone/clay/glass manufacturing.

Storage—Interior and exterior storage for boats and recreational vehicles.

Storage in bulk.

Studio for radio or television (with tower) (see section 144-5.7).

Studios (art, dance, music, drama, reducing, photo, interior 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 or without outside animal runs or kennels) with the exception that outdoor kennels may not be used between the hours of 9:00 p.m. and 7:00 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/wading pools/bathhouses.

Water storage (surface, underground or overhead), 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.

- (2) Any other uses not now or hereinafter prohibited by ordinance of the city 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, liquefied petroleum 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, sorting, baling or processing of rags.

Manufacture of carbon batteries.

Manufacture of paint, lacquer, oil, turpentine, varnish, enamel, 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.

- (3) *Conflict.* In the event of conflict between the uses listed in the land use matrix and those listed in subsection (1), the uses listed in this subsection shall be deemed those authorized in the district.

- (b) *Maximum height, minimum area and setback requirements.*

- (1) *Non-residential uses.*

(i) *Height.* 120 feet.

(ii) *Front building setback.* 25 feet.

(iii) *Side building setback.* No side building setback is required.

(iv) *Corner lots.* Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lines of the corner lots coincide with the

side lot lines of the adjacent lots. Where a minimum 25-foot setback is required, a canopy at least eight feet in height, attached to the main building, may be built within 15 feet of the property line so long as such construction will not obstruct the vision of vehicular or pedestrian traffic.

- (v) *Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in section 144-5.1-1.)
 - (vi) *Residential setback.* Where a non-residential building abuts a one- or two-family use or zoning district, the setback from the residential property line shall be at least 20 feet plus one foot for each foot of building height over 20 feet.
 - (vii) *Rear building setback.* 20 feet.
 - (viii) *Width of lot.* 60 feet.
 - (ix) *Lot depth.* 100 feet.
 - (x) *Parking.* See section 144-5.1 for permitted uses' parking.
- (2) *Residential.*
- (i) *Height.* 45 feet, or 60 feet when a pitched roof is used (minimum 4:12 slope).
 - (ii) *Front building setback.* 25 feet.
 - (iii) *Side building setback.* A side building setback of five feet shall be provided. Buildings on corner lots shall have 15-foot building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lines of the corner lots coincide with the side lot lines of the adjacent lots.
 - (iv) *Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in section 144-5.1-1.)
 - (v) *Rear building setback.* 25 feet.
 - (vi) *Residential setback.* Effective November 8, 2006, where a multifamily dwelling abuts a one- or two-family use or zoning district, the setback from the one- or two-family property line shall be at least 20 feet plus one foot for each foot of building height over 20 feet.
 - (vii) *Accessory uses.* Accessory uses such as swimming pools, tennis courts and playgrounds will not be permitted within any required yard.
 - (viii) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet.
 - (ix) *Density.* 24 units per acre.
 - (x) *Lot area.* 20,000 square feet.
 - (xi) *Lot coverage.* The combined area of all yards shall be at least 50 percent of the total lot or tract; provided however, that in the event enclosed or covered parking is provided, the minimum total yard area requirement shall be 40 percent of the total lot or tract.
 - (xii) *Distance between structures.* There shall be a minimum of ten feet between structures side by side; a minimum of 20 feet between structures side by front or rear; a minimum of 40 feet between structures front to front; and a minimum of 20 feet

between structures backing rear to rear, and a minimum of 20 feet between structures front to rear. (See Illustration 1.)

(xiii) *Minimum number of units.* Five.

(xiv) *Parking.* For apartments, apartment hotel units and other multifamily dwellings, off-street parking spaces shall be provided in accord with the following schedule:

1. One-bedroom apartment or unit: One and one-half spaces.
2. Two-bedroom apartment or unit: Two spaces.
3. Each additional bedroom: One-half space.
4. Each dwelling unit provided exclusively for low income elderly occupancy: Three-fourths space ("low income elderly" is defined as any person 55 years of age or older with low or moderate income, according to HUD standards).

See section 144-5.1 for other permitted uses' parking.

(Ord. No. 2012-49, § 1(Exh. A), 9-10-12; Ord. No. 2017-78, § 2, 10-23-17)



City Council Agenda Item Report

550 Landa Street
New Braunfels, TX

1/15/2019

Agenda Item No. C)

Presenter/Contact

*Christopher J. Looney, Planning and Community Development Director
(830) 221-4055 - clooney@nbtexas.org*

SUBJECT:

Discuss the role, expectations, and priorities of the Planning Commission.



Special City Council Agenda Item Report

550 Landa Street
New Braunfels, TX

1/15/2019

Agenda Item No. D)

Presenter/Contact

Robert Camareno, City Manager
rcamareno@nbtexas.org

SUBJECT:

Discuss and consider possible direction to staff regarding 2019 Bond Election projects.

