



Department of Planning and Development Services

NOTICE OF PUBLIC HEARING

View details here:

nbtexas.org/PublicNotice

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

Property: 624 Krueger Canyon

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

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

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

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

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

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

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

Maddison O'Kelley

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP22-0172
(MO)

Name: _____
Address: _____
Property number on map: _____

I favor: _____
I object: _____ (State reason for objection)
Comments: (Use additional sheets if necessary)

Signature: _____

PLEASE NOTE:

Typical procedure for discussion during public hearings is as follows:

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

The Planning Commission makes a recommendation to the City Council.

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

Special Use Permits

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

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

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

Non-residential uses:

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

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

Bio-medical facilities
 Blacksmith or wagon shops
 Blooming or rolling mills
 Book binding
 Book store
 Bottling or distribution plants (milk)
 Bottling works
 Bowling alley/center (see Sec. 5.13)
 Breweries/distilleries/manufacture of alcohol
 Broadcast station (with tower) (see Sec. 5.7)
 Bus barns or lots
 Bus passenger stations
 Cafeteria / café / 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 (eg ammonia, bleaching powder)
 Chemical laboratories (no noxious fumes or odors)
 Church/place of religious assembly
 Cider mills
 Civic/conference center and facilities
 Cleaning, pressing, dyeing (non-explosive fluids)
 Club (private)
 Coffee shop
 Cold storage plant
 Commercial amusement concessions and facilities
 Communication equipment - installation / repair
 Community building (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
 Contractor's temporary on-site construction office (with permit
 from Building Official; Sec. 5.10)
 Convenience store with or without fuel sales
 Cotton ginning or baling works
 Credit agency
 Curio shops
 Custom work shops
 Dance hall / dancing facility (see Sec. 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/ re-manufacturing
 Exterminator service
 Fair ground
 Farms (crops) (Chapter 6 and Sec. 5.9)
 Farms (livestock/ranch) (Chapter 6 and Sec. 5.9)
 Feed and grain store
 Filling station (fuel tanks 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 (storage outside a 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 (Sec.5.14)
 Heavy manufacturing
 Heliport
 Hides/skins (tanning)
 Home repair/ yard equipment retail or rental outlets
 Hospital, general (acute care/chronic care)
 Hospital, rehabilitation
 Hotel/motel
 Hotels/motels - extended stay (residence hotels)
 Ice delivery stations (storage/sale at retail only)
 Ice plants
 Industrial laundries
 Kiosk (providing a retail service)
 Laboratory equipment manufacturing
 Laundromat and laundry pickup stations
 Laundry, commercial (w/o 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 Sec. 5.15)
 Lumberyard or building material sales (Sec. 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 storage incl outside boat/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, LP
 Offices, brokerage services
 Offices, business or professional
 Offices, computer programming/data processing
 Offices, consulting
 Offices, engineering, architecture, surveying, etc
 Offices, health services
 Offices, insurance agency

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

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

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

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

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

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

City Hall Council Chambers

Applicant/Owner: Walter & Robin Golden

Address/Location: 624 Krueger Canyon

PROPOSED ZONE CHANGE & SUP – CASE #SUP22-0172

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

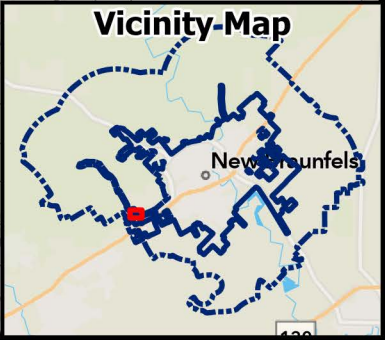
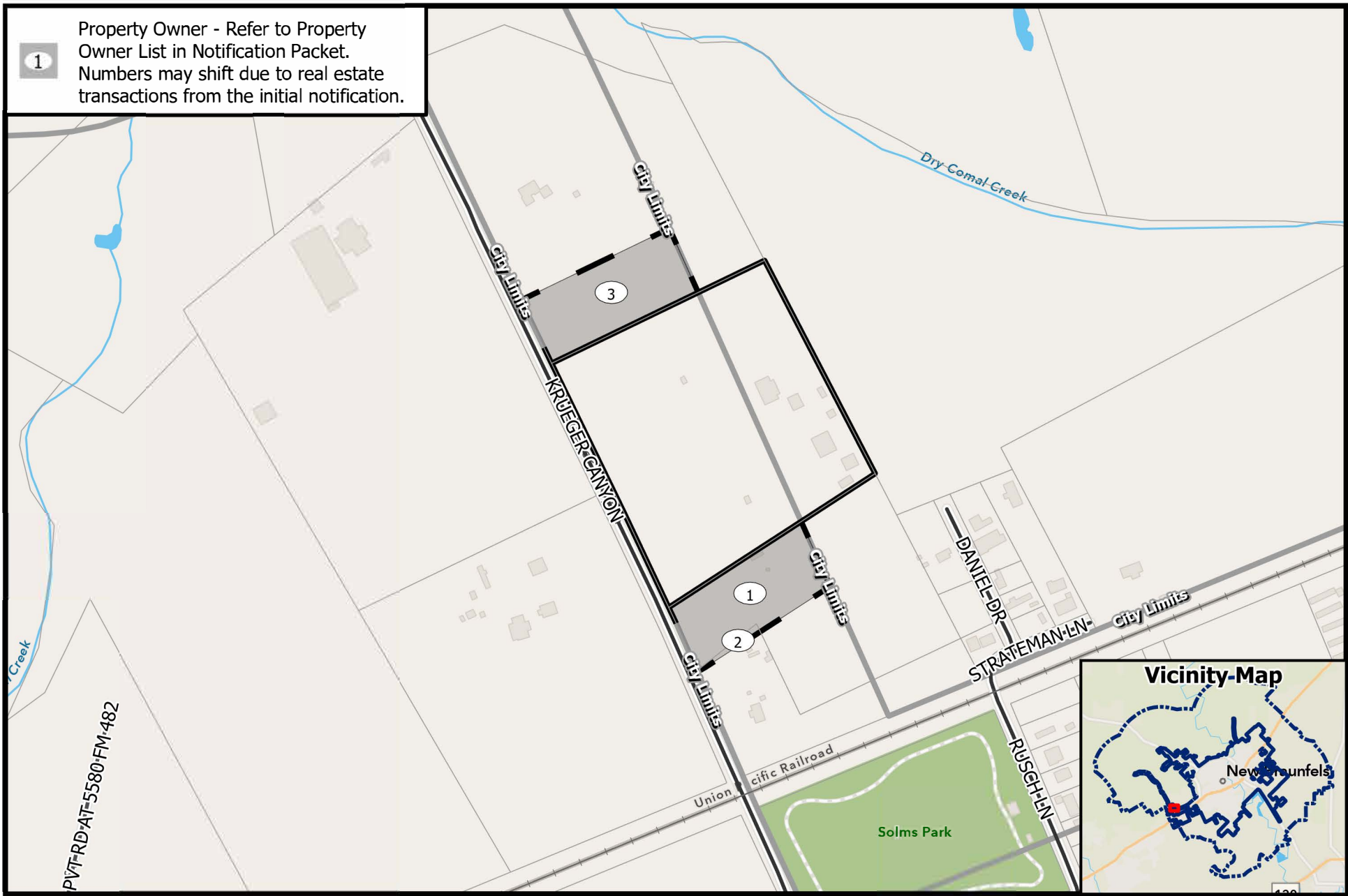
1. ROBBINS L C FAMILY TRUST
2. DIETERT LIDIA

3. HOLLAND JOHN A & PATRICIA A

SEE MAP

1

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



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

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

0 220 440
Feet



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