

Draft Minutes for the June 7, 2022 Planning Commission Regular Meeting

I) SUP22-172 Public hearing and recommendation to City Council regarding a proposed rezoning from “R-2” Single and Two-Family District to “M-2A” Heavy Industrial District with a Special Use to allow outdoor music adjacent to residential zoning and land uses on approximately 7.74 acres out of the J M Veramendi Survey No. 1, Abstract No. 2, addressed at 624 Krueger Canyon. (Applicants/Owners: Walter and Robin Golden; Case Manager: Maddison O’Kelley)

Ms. O’Kelley presented and recommended approval with conditions as stated in staff report.

Chair Edwards asked if there were any questions for staff.

Chair Edwards invited the applicant to speak.

Walter Golden, 624 Krueger Canyon, elaborated on the request and addressed potential concerns regarding outdoor music and noise levels, proximity to neighboring residences, traffic, and drainage.

Commissioner Reaves asked Mr. Golden if he was aware of City’s recommendations that outside music shall not exceed 75 decibels and occur in a timeframe of 10 am to 10 pm.

Mr. Golden stated there was no intention to conflict with the recommended decibel levels or timeframe and addressed plans to communicate with residents regarding a residential buffer wall.

Chair Edwards opened the public hearing and asked if anyone wished to speak.

John Holland, 732 Krueger Canyon, expressed concern regarding the floodplain, a lack of sewer service in the area, potential noise level, and a request from the applicant for a liquor license.

Chair Edwards closed the public hearing.

Chair Edwards asked if there were further discussion or a motion.

Discussion followed on liquor licensing, traffic impacts, and the location of the subject property in relation to New Braunfels City Limits.

Motion by Commissioner Reaves, seconded by Commissioner Sonier, to recommend approval to City Council regarding the proposed rezoning from “R-2” Single and Two-Family District to “M-2A” Heavy Industrial District with a Special Use to allow outdoor music adjacent to residential zoning and land uses on approximately 7.74 acres out of the J M Veramendi Survey No. 1, Abstract No. 2, addressed at 624 Krueger Canyon. Motion carried (9-0-0).