

PLANNING COMMISSION – July 5, 2022 – 6:00PM

City Hall Council Chambers

Applicant: Larry Lehr

Address/Location: 1720 Hunter Rd

PROPOSED SPECIAL USE PERMIT – CASE #SUP22-221

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. ABDALLAH RAMON F | 10. LEHR LARRY B & DONNA |
| 2. IRISH BECKY JO | 11. GRUENE TEXAS 90 LLC |
| 3. LARNED DERINDA & JOHNEY JR | 12. BELL & EVANS REAL ESTATE LLC |
| 4. BAILEY SHARLENE J & BRIAN L | 13. WEST DONALD L FAMILY TRST & ALMA K WEST |
| 5. ADOBE VERDE LLC | 14. BUIVINGHAUSEN KEITH L & DEBORAH B |
| 6. DAVIS HOLLY S & BRETT L | 15. HANSON MARVIN |
| 7. STARNES ERIC O | |
| 8. THOMPSON KIM & MICHAEL | |
| 9. GRUENE TEXAS PARTNERSHIP 90 | |

SEE MAP



NOTICE OF PUBLIC HEARING

View details here:
nbtexas.org/PublicNotice

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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: #SUP22-221 (MO)

Name: Ramon F. Abdallah

Address: 1217 RAPIDS Rd

Property number on map: #1

I favor: ☐

I object: ☒ (State reason for objection)

Comments: (Use additional sheets if necessary)

Signature:

Ramon F. Abdallah

NOISE, SMOKE, ODOR FROM FACILITY
IN ADDITION TO THE UNSIGHTLY VIEW
OF THE LARGE BUILDING THAT TAKES
AWAY FROM THE OLD TOWN FEEL OF
HISTORIC GRUENE.



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YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP22-221 (MO)

Name: Brian / Sharlene Bailey

I favor: _____

Address: 1742 Hunter Rd.

I object: ☒ (State reason for objection)

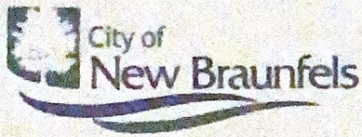
Property number on map: #4

Comments: (Use additional sheets if necessary)

① We don't want to be subjected to the smell.

Signature: B Bailey

③ We don't want a two story bldg. that will take up parking spots.



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YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP22-221 (MO)

Name: GRUENE TEXAS PARTNERSHIP 90 I favor: _____

Address: SEE ATTACHED

Property number on map: #9

I object: ☒ (State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: _____

PARKING CONCERNS
C-1A REZONE W/ SUP



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YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP22-221 (MO)

Name: GRUENE TEXAS 90 LLC

Address: SEE ATTACHED

Property number on map: #11

I favor: _____

I object: ☒ (State reason for objection)

Comments: (Use additional sheets if necessary)

PARKING CONCERNS

C-1A REZONE W/ SUP

Signature: _____

May Jane Hall



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Maddison O'Kelley

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP22-221 (MO)

Name: Marvin Hanson
Address: 1237 Rapids Road
Property number on map: 15

I favor: _____
I object: ☒ (State reason for objection)

Comments: (Use additional sheets if necessary)

Noise, smoke, odor

Signature: Marvin C Hanson



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YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP22-221 (MO)

Name: Brett & Holly Davis

Address: 1221 Rapids Rd

Property number on map: 6

I favor: _____

I object: ☒ (State reason for objection)

Comments: (Use additional sheets if necessary)

Wholesale manufacturer does not serve adjacent neighbors
Offensive odor & smoke. Noise from front-end loaders
& delivery trucks.

Signature: Brett & Holly Davis



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YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP22-221 (MO)

Name: Kim Thompson
Address: 1307 Rapids Rd
Property number on map: 8

I favor: _____
I object: ☒ (State reason for objection)

Comments: (Use additional sheets if necessary)

- Smell
- Noise
- Traffic
- Doesn't belong in our neighborhood/community
- too large!

Signature: Kim Thompson



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YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP22-221 (MO)

Name: Becky Jo Irish
Address: 1225 Rapids Rd
Property number on map: 2

I favor: _____

I object: ☒ (State reason for objection)

Comments: (Use additional sheets if necessary)

odor &
smoke

Signature: Becky Jo Irish



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YOUR OPINION MATTERS - DETACH AND RETURN

Case: #SUP22-221 (MO)

Name: KEITH & DEBORAH BRYNMAKER

I favor: _____

Address: 1241 RUIDS ROAD

I object: ☒ (State reason for objection)

Property number on map: 14

Comments: (Use additional sheets if necessary)

• ORDER (SINGLE)
• SMOKE
• NOISE

Signature: Keith Brynmaker

From: [CD Hall](#)
To: [Jordan Matney](#)
Cc: [Maddison O'Kelley](#); bldavis121@gmail.com
Subject: Fwd: Change in Zoning for Gruene
Date: Wednesday, June 29, 2022 1:05:54 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Jordan Matney,

It was a pleasure meeting you last week at the Cyprus Rapids HOA meeting. Below you will find the note that I originally sent to Sam Hunter (NB Planning) regarding the change in zoning proposed for the Gruene area (case: #SUP22-221). I have also copied Brett Davis and Maddison O'Kelley on this email.

I hope that The City of New Braunfels Planning will take my email into consideration when considering this change in zoning.

Thank you and best regards,
Craig Hall
Gruene, Texas
713-240-2400

----- Forwarded message -----

From: **CD Hall** <cd1968hbb@gmail.com>
Date: Tue, Jun 21, 2022 at 2:48 PM
Subject: Change in Zoning for Gruene
To: Sam Hunter <shunter@nbtexas.org>

Ms. Hunter,

I hope this email finds you well. It's been a while since we communicated during the approval of my garage expansion in Gruene that you were a great help on.

I am writing this email to you because you are the only person I know in the Planning Department and I understand that a change in zoning is being considered by The City of NB Planning to allow a coffee roasting business in Gruene (Gruene Coffee House) which I am strongly opposed to. If you are not the correct person to address this to if you would be so kind as to forward this note on to them.

My opposal is based on the following:

First and foremost, this operation will be a "manufacturing facility" by the classic definition. Raw materials will be received and an activity performed to convert or transform the product - that is manufacturing, I don't care how the applicant has sugar frosted the process or tried to downplay it.

Second, the smell generated by this facility will be unbearable. The smell of roasting coffee beans is not like the smell of brewing coffee. This smell generated by this facility will be closer to burning popcorn in your kitchen microwave and will be 24/7 wafting over the nearby neighborhood. Nobody moved to Gruene to endure this type of pollution. In fact, I moved here to escape such activities as I have lived by House of Coffee Beans in Houston. All one has to do is drive by Mariland Club or Maxwell House in Houston to get a feel for how bad it truly is.

Third, the noise. The noise generated by heavy vehicles delivering /awaiting /departing the facility will be disruptive in the night. These vehicles are not turned off while awaiting to be loaded/unloaded but allowed to idle. Additionally, all trucks and mechanical equipment operating at the facility will be equipped with backup alarms; these will be heard for blocks around as I can already hear the alarms when the truck comes to empty the dumpsters around 4 or 5am at the proposed location.

Fourth, increase in traffic. Hunter Road already has an overload of traffic on it. The City of NB has already permitted two very large apartment complexes to be built on Hunter Road and 306 adding several hundred cars in the area. The intra-structure just is not designed to handle this additional burden. Additionally I understand that the proposed build is to be built on the existing parking area; when Market Days are held where are these vehicles going to park with their trailers? On my street?

Fifth, invasion into home's spaces. My understanding is that this is to be a full commercial two story building with glass walls that will look directly into the backyards of the residents living on Rapids Road. Many of these houses have pools which will now be under view of the new building. This flat should never be allowed. When I applied for my garage expansion I made sure that any window placed in my garage looked only onto my property.

Sixth, the actual change to the zoning of this area. What comes next for the Gruene area if the zoning is changed to "manufacturing"? Once this change in zoning is performed what is to keep someone from wanting to put a hide tanning facility, weld shop or any other manufacturing business in this area?

Conclusion, I hope that the City of NB Planning will not accept this change of zoning application. There are established locations (zones) nearby specifically for the purpose of manufacturing and this needs to be adhered to. The City of NB should not get to change the "rules of the game" once individuals have invested in the area (homes) to suit one person's desires. Just because you may own a piece of property does not entitle you to do whatever you want to on it. This person obtained this property knowing of its zoning restrictions. I want you to know that I am not opposed to development in the area but this needs to be responsible development in the way that Gruene Village has been performed with Keeping Gruene Gruene.

Thank you and best regards,
Craig Hall

Petition to Oppose Rezoning Request Case# SUP22-221

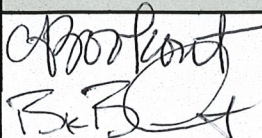

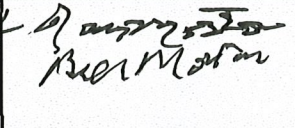
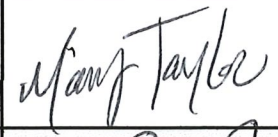
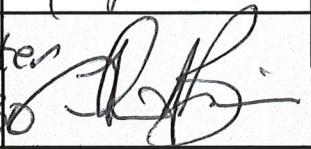
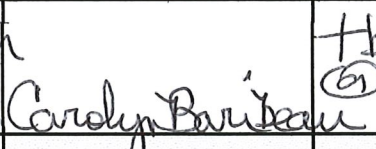
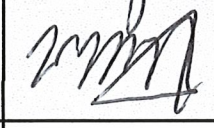
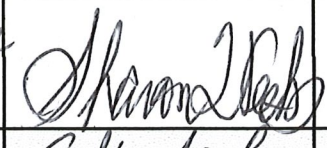
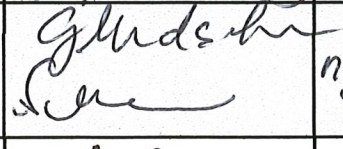
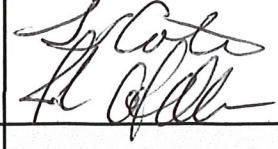
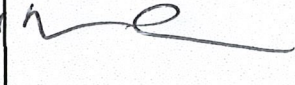
We, the undersigned, are in opposition to the proposed zoning change in the community of Gruene allowing a 3,500 square foot, two-story coffee roasting facility located behind the current Gruene Coffee Haus business at 1720 Hunter Rd, New Braunfels, TX 78130.


Opposition is based on the following areas of concern and the anticipated negative impact to neighbors and the general community:

- The proposed manufacturing facility is in the heart of Gruene. It is inconsistent with the overall community of Gruene. The facility will serve the business owner's non-local wholesale customers. It does not benefit local residents or visitors. Preferably, an industrial location is suitable for this type of operation.
- Like any manufacturing facility, the new structure would produce byproducts including smoke and odor during the coffee roasting process. These conditions will only become more prevalent as the business grows.
- Delivery of raw materials and shipping of finished products will occur on a regular and ongoing basis creating traffic, dust and noise for nearby neighbors and businesses.
- Noise, specifically front-end loader engines and reverse warning signals used for moving pallets of coffee beans would be extremely annoying to nearby residents.
- Rezoning would result in the loss of already limited parking spaces in Gruene particularly during Market Days when the parking lot under consideration is currently fully utilized by Market Day visitors and vendors.

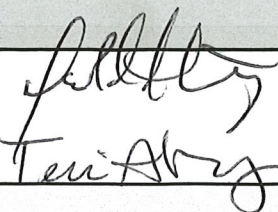
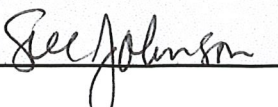

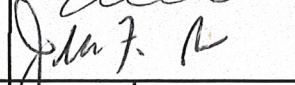

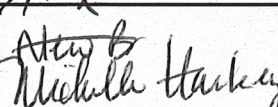

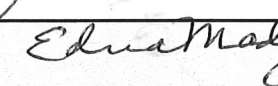
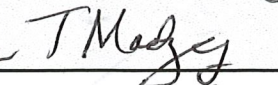
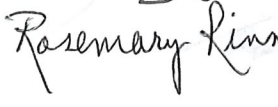
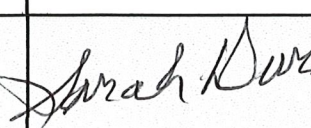
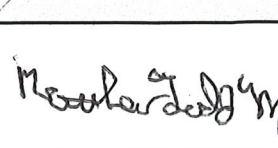
Signatures opposing Rezoning Case# SUP22-221:

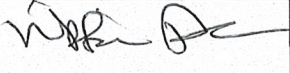



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Ross Reynolds	1240 Rapids Rd	Ross Reynolds	830-237-9644
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