

**ORDINANCE NO. 2025-**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 25 ACRES, BEING OUT OF THE OAKWOOD BAPTIST CHURCH SUBDIVISION, BLOCK 1, LOT 1R, CURRENTLY ADDRESSED AT 2154 LOOP 337, FROM APD (AGRICULTURAL/PRE-DEVELOPMENT DISTRICT) AND C-1 (LOCAL BUSINESS DISTRICT) TO C-1B (GENERAL BUSINESS DISTRICT); REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SAVINGS CLAUSE; AND DECLARING AN EFFECTIVE DATE.**

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**WHEREAS**, the City Council of the City of New Braunfels has complied with all requirements of notice of public hearing as required by the Zoning Ordinance of the City of New Braunfels; and

**WHEREAS**, in keeping with the spirit and objectives of the C-1B (General Business District), the City Council has given due consideration to all components of said district; and

**WHEREAS**, the rezoning is in compliance with the Future Land Use Plan; and

**WHEREAS**, it is the intent of the City Council to provide harmony between existing zoning districts and proposed land uses; and

**WHEREAS**, the requested rezoning is in accordance with Envision New Braunfels, the City's Comprehensive Plan;

**WHEREAS**, the requested rezoning is in accordance with the City's Strategic Plan;

**WHEREAS**, the City Council desires to amend the Zoning Map by changing the zoning of approximately 25 acres being out of the Oakwood Baptist Church Subdivision, Block 1, Lot 1R, currently addressed at 2154 Loop 337 from APD (Agricultural/Pre-development District) and C-1 (Local Business District) to C-1B (General Business District); and

**now, therefore;**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS:**

**SECTION 1**

**THAT** pursuant to Section 1.2-3, Chapter 144 of the New Braunfels Code of Ordinances, the Zoning Map of the City of New Braunfels is revised by rezoning the following tract of land from APD (Agricultural/Pre-development District) and C-1 (Local Business District) to C-1B (General Business District):

Approximately 25 acres, being out of the Oakwood Baptist Church Subdivision, Block 1, Lot 1R, as delineated on Exhibit "A" and depicted in Exhibit "B", attached.

**SECTION 2**

**THAT** all other ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent that they are in conflict.

**SECTION 3**

**THAT** if any provisions of this ordinance shall be held void or unconstitutional, it is hereby provided that all other parts of the same which are not held void or unconstitutional shall remain in full force and effect.

**SECTION 4**

**THIS** ordinance will take effect upon the second and final reading in accordance with the provisions of the Charter of the City of New Braunfels.

**PASSED AND APPROVED:** First reading this 24<sup>th</sup> day of February 2025.

**PASSED AND APPROVED:** Second reading this 10<sup>th</sup> day of March 2025.

**CITY OF NEW BRAUNFELS**

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**NEAL LINNARTZ**, Mayor

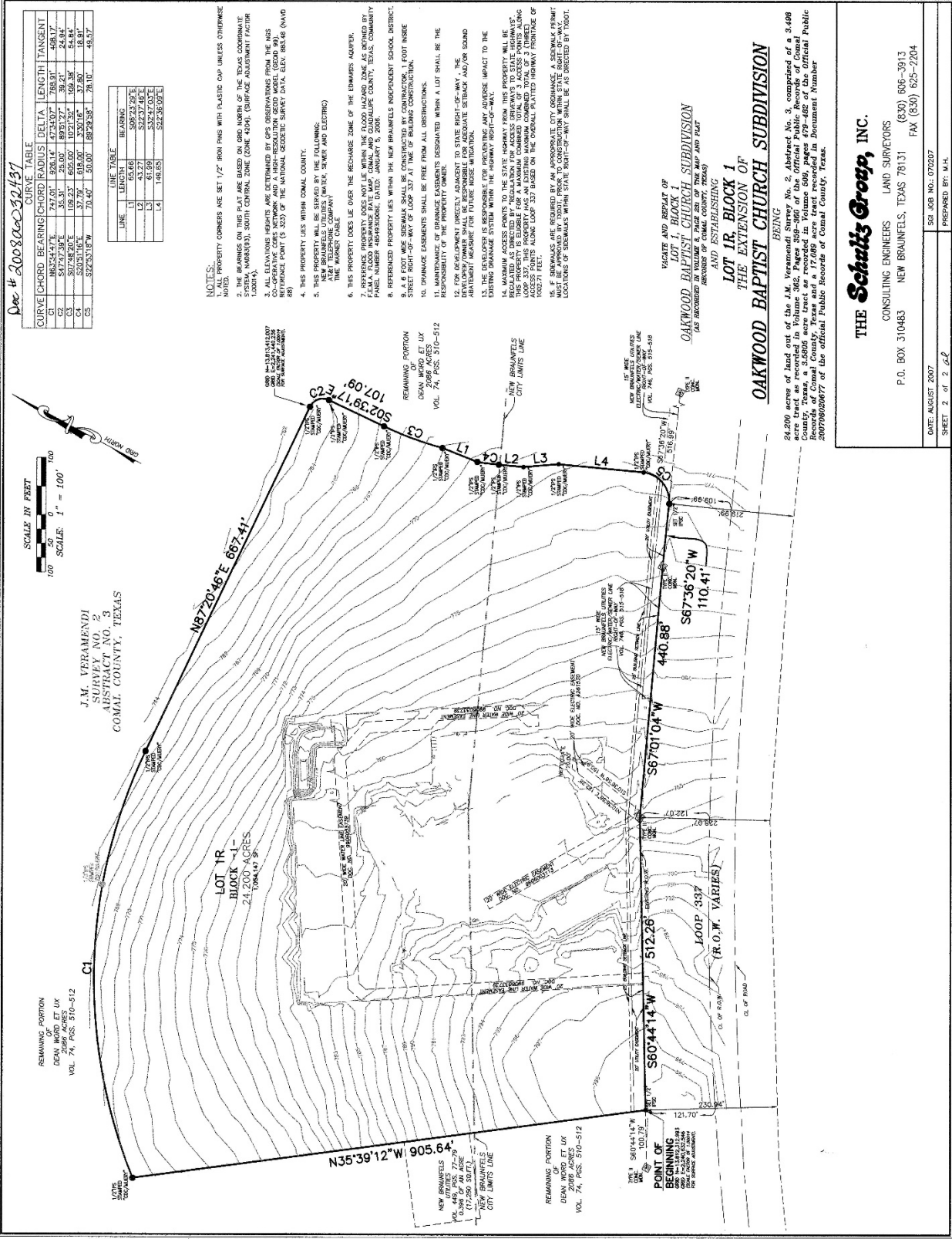
**ATTEST:**

\_\_\_\_\_  
**GAYLE WILKINSON**, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**VALERIA M. ACEVEDO**, City Attorney

# EXHIBIT "A"



Dec # 20080032437

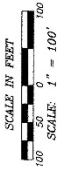
CURVE TABLE

CURVE	CHORD	CHORD RADIUS	DELTA	LENGTH	TANGENT
C1	86524.71'	747.01'	828.14'	47240.7'	768.91'
C2	10748.20'	109.21'	60.00'	12713.47'	109.38'
C3	50235.165'	37.79'	618.00'	2307.16'	37.80'
C4	50235.165'	70.47'	50.00'	6878.38'	78.10'
C5	50235.165'	70.47'	50.00'	6878.38'	78.10'

LINE TABLE

LINE	BEARING	LENGTH
L1	S0239.174°E	107.09'
L2	S0239.174°E	107.09'
L3	S0239.174°E	107.09'
L4	S0239.174°E	107.09'

- NOTES:
1. ALL PROPERTY CORNERS ARE SET 1/2" IRON PINS WITH PLASTIC CAP UNLESS OTHERWISE NOTED.
  2. THE BEARINGS ON THIS PLAN ARE BASED ON GRID NORTH OF THE TEXAS COORDINATE SYSTEM (NAD83), SOUTH CENTRAL ZONE (ZONE 49N). (SURFACE ALIGNMENT FACTOR 1.00014).
  3. ALL ELEVATIONS HEIGHTS ARE DETERMINED BY GPS OBSERVATIONS FROM THE AUS CO-OPERATIVE CORP NETWORK AND A HIGH-RESOLUTION DEMO MODEL (GSDM 99). (GSDM POINT IS 3257 OF THE NATIONAL GEODETIC SURVEY DATA. ELEV 8854.6 NAVD 83).
  4. THIS PROPERTY LIES WITHIN COMAL COUNTY.
  5. THIS PROPERTY WILL BE SERVED BY THE FOLLOWING:  
NEW BRAUNFELS UTILITIES (WATER, SEWER AND ELECTRIC)  
THE WARDNER CABLE COMPANY.
  6. THIS PROPERTY DOES LIE OVER THE RECHARGE ZONE OF THE EDWARDS AQUIFER.
  7. REFERENCE PROPERTY DOES NOT LIE WITHIN THE FLOOD HAZARD ZONE AS DEFINED BY THE FLOOD INSURANCE RATE MAP (FIRM) FOR LAUREL COUNTY, TEXAS, COMMUNITY PANEL NUMBER 4834800000, DATED JANUARY 5, 2006.
  8. REFERENCED PROPERTY LIES WITHIN THE NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT.
  9. A 4.6 FOOT WIDE SIDEWALK SHALL BE CONSTRUCTED BY CONTRACTOR, 1 FOOT INSIDE STREET RIGHT-OF-WAY OF LOOP 337 AT TIME OF BUILDING CONSTRUCTION.
  10. DRAINAGE ELEMENTS SHALL BE FREE FROM ALL OBSTRUCTIONS.
  11. MAINTENANCE OF DRAINAGE ELEMENTS DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
  12. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING SUFFICIENT LIGHTING AND SOUND ABATEMENT MEASURE FOR FUTURE NOISE MITIGATION.
  13. THE DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE NEIGHBORHOOD.
  14. MANUFACTURED HOMES ON THIS LOT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS AS DIRECTED BY "REGULATION FOR ACCESS DRIVWAYS TO STATE HIGHWAYS" (SECTION 201.001) OF THE TEXAS ADMINISTRATIVE CODE, CHAPTER 201, SUBCHAPTER 1.001, LOOP 337. THIS PROPERTY HAS AN EXISTING MAXIMUM COMBINED TOTAL OF 4 FUTURE ACCESS POINTS ALONG LOOP 337 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF THIS TRACT.
  15. IF SIDEWALKS ARE REQUIRED BY AN APPROPRIATE CITY ORDINANCE, A SIDEWALK FRONTAGE SHALL BE APPROVED BY TDDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TDDOT.



J.M. VIREMENDI  
SURVEY NO. 2  
ABSTRACT NO. 3  
COMAL COUNTY, TEXAS

REPAIR AND REBUILT OF  
LOT 1, BLOCK 1  
OAKWOOD BAPTIST CHURCH SUBDIVISION  
(AS RECORDED IN VOLUME 6, PAGE 581 OF THE MAP AND PLAT  
RECORDS OF COMAL COUNTY, TEXAS)  
AND ESTABLISHING  
LOT 1R, BLOCK 1  
THE EXTENSION OF  
LOOP 337

24.200 acres of land out of the J.M. Viremendi, No. 2, Abstract, No. 3, comprising 44.848 acres tract as recorded in Volume 362, Pages 369-380 of the Official Public Records of Comal County, Texas, a 3.6905 acre tract as recorded in Volume 606, Pages 479-482 of the Official Public Records of Comal County, Texas, and a 0.0000 acre tract as recorded in Document Number 200708020077 of the official Public Records of Comal County, Texas.

**THE Schalks Group, INC.**  
CONSULTING ENGINEERS LAND SURVEYORS

P.O. BOX 310483 NEW BRAUNFELS, TEXAS 78131 FAX (830) 606-3913  
(830) 625-2204

DATE: AUGUST 2007 SSI JOB NO.: 070207  
SHEET 2 of 2 PREPARED BY: M.H.

EXHIBIT "B"

