

ORDINANCE NO. 2025-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 4 ACRES, BEING OUT OF THE J M VERAMENDI SURVEY, ABSTRACT 2, CURRENTLY ADDRESSED AT 1251 ERVENDBERG AVENUE, FROM R-2 AH (SINGLE-FAMILY AND TWO-FAMILY DISTRICT WITH AIRPORT HAZARD OVERLAY) TO C-4A AH (RESORT COMMERCIAL DISTRICT WITH AIRPORT HAZARD OVERLAY); REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SAVINGS CLAUSE; AND DECLARING AN EFFECTIVE DATE.

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-4A AH (Resort Commercial District with Airport Hazard Overlay), 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 4 acres being out of the J M Veramendi Survey, Abstract 2, currently addressed at 1251 Ervendberg Avenue from R-2 AH (Single-Family and Two-Family District with Airport Hazard Overlay) to C-4A AH (Resort Commercial District with Airport Hazard Overlay); 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 R-2 AH (Single-Family and Two-Family District with Airport Hazard Overlay) to C-4A AH (Resort Commercial District with Airport Hazard Overlay):

Approximately 4 acres, being out of the J M Veramendi Survey, Abstract 2, as delineated on Exhibit "A" and described 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THAT all other ordinances, or parts of ordinances, in conflict herewith are hereby repealed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 23rd day of June 2025.

PASSED AND APPROVED: Second reading this 14th day of July 2025.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor

ATTEST:

GAYLE WILKINSON, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

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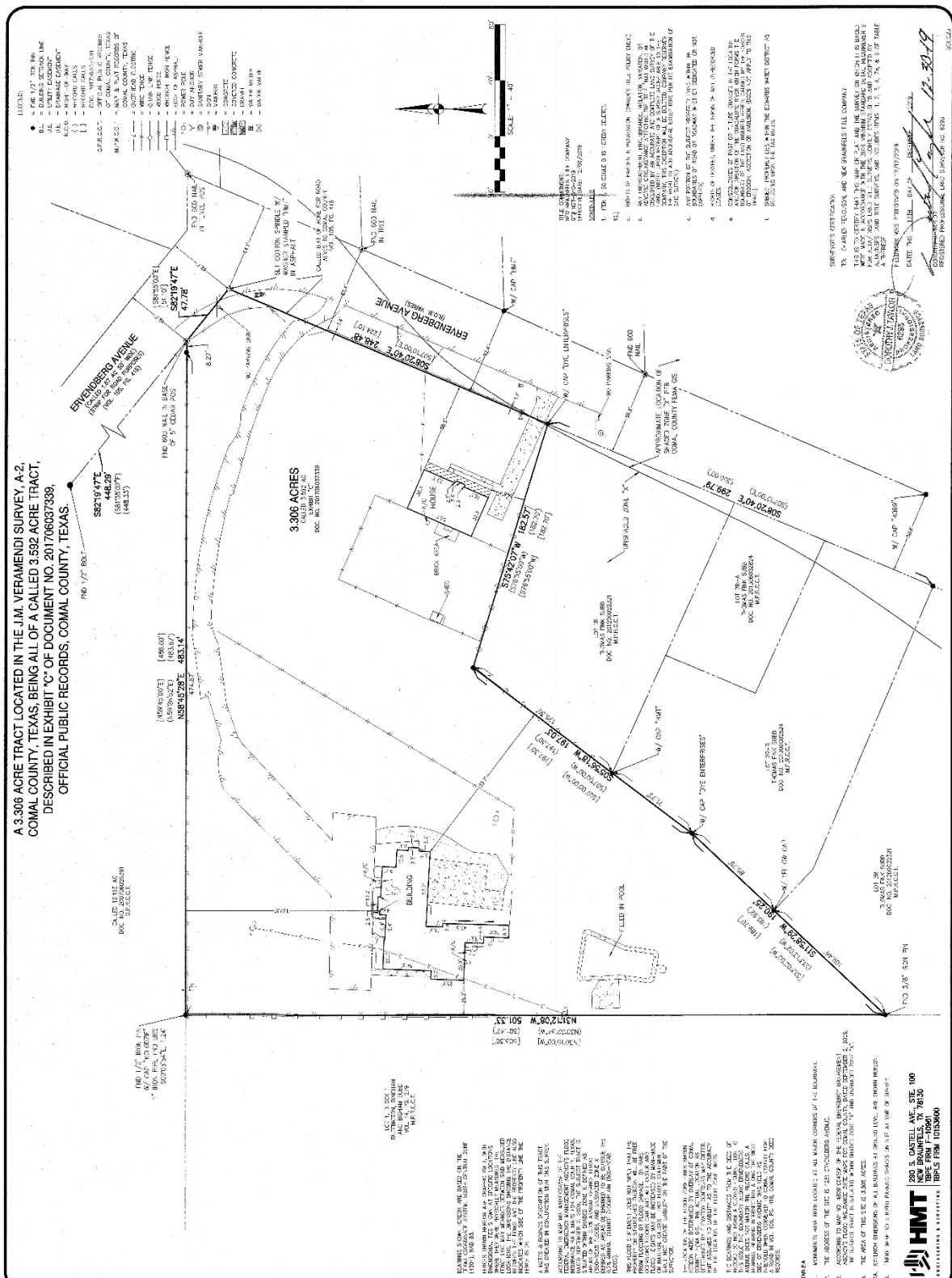


EXHIBIT "B"



290 S. Castell Avenue, Ste. 100
New Braunfels, TX 78130
(830) 625-8555
TBPE-FIRM F-10961
TBPLS FIRM 10153600

METES AND BOUNDS DESCRIPTION FOR A 3.306 ACRE TRACT

Being a 3.306 acre tract located in the J.M. Veramendi Survey, A-2, Comal County, Texas, being all of a called 3.592 acre tract, described in Exhibit "C" of Document No. 201706037339, Official Public Records, Comal County, Texas, said 3.306 acre tract being more particularly described as follows:

BEGINNING at a 60D nail found in the base of a 5" cedar post in the Southwest right-of-way line of Ervendberg Avenue for the East corner of a called 12.195 acre tract, described in Document No. 200706026391, Official Public Records, Comal County, Texas, same being the South corner of a called 1.67 acre, 50-foot wide strip for road purposes, described in Volume 105, Page 416, Deed Records, Comal County, Texas, and the North corner of the herein described tract and the Northwest corner of a called 0.41 of an acre tract conveyed to Comal County for road purposes, described in Volume 105, Page 418, Comal County Texas;

THENCE with the West right-of-way of Ervendberg Avenue, said 0.41 of an acre tract and the East line of the herein described tract, the following 2 calls:

1. S 82°19'47" E a distance of 47.78 feet to a cotton spindle (w/ washer stamped "HMT") set in asphalt for an angle point;
2. S 08°20'40" E a distance of 248.48 feet to a 1/2" iron pin (w/ cap "Dye Enterprises") found for the Northeast corner of Lot 1R, Thomas Fink Subdivision, recorded in Document No. 201206022321, Map and Plat Records, Comal County, Texas, same being an angle point of the herein described tract;

THENCE departing the right-of-way of Ervendberg Avenue, with the common line of said Lot 1R and the herein described tract, S 75°42'07" W a distance of 182.57 feet to a 1/2" iron pin found for the Northwest corner of said Lot 1R, same being an interior corner of the herein described tract;

THENCE with the common line of said Lot 1R, Lot 2R-B, Thomas Fink Subdivision, recorded in Document No. 201306002824, Map and Plat Records, Comal County, Texas, and the herein described tract, S 05°56'18" W, passing at a distance of 125.30 feet a 1/2" iron pin (w/ cap "HMT") found for a common corner of Lot 1R and Lot 2R-B, continuing in all a total distance of 197.03 feet to a 1/2" iron pin (w/ cap "Dye Enterprises") found for an angle point;

THENCE with the common line of said Lot 2R-B, Lot 3R, Thomas Fink Subdivision, recorded in Document No. 201206022321, Map and Plat Records, Comal County, Texas, and the herein described tract, S 11°58'29" W, passing at a distance of 80.79 feet a 1/2" iron pin (w/ illegible yellow cap) found for a common corner of Lot 3R and Lot 2R-B, continuing in all a total distance

of 190.25 feet to a 3/8" iron pin found in the Northeast line of Lot 1, Block 1, Buffington, Bingham and Bigham Subdivision, recorded in Volume 14, Page 279, Map and Plat Records, Comal County, Texas, for the West corner of said Lot 3R, same being the South corner of the herein described tract;

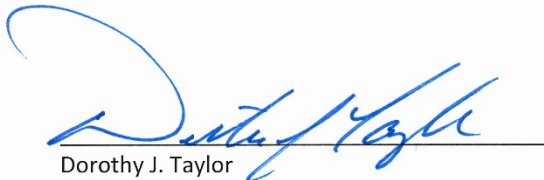
THENCE with the common line of said Lot 1 and the herein described tract, N 31°12'08" W a distance of 501.33 feet to a 1/2" iron pin (w/ cap "Kolodzie") found in the Southeast line of said 12.195 acre tract for the North corner of said Lot 1, same being the West corner of the herein described tract, from which a 1" iron pipe found bears S 00°03'54" E a distance of 1.24 feet;

THENCE with the common line of said 12.195 acre tract and the herein described tract, N 58°45'28" E, passing at a distance of 474.87 feet a 1/2" iron pin found, and continuing in all a total distance of 483.14 feet to the POINT OF BEGINNING and containing a 3.306 acre tract in Comal County, Texas.

Bearings shown hereon are based on the Texas Coordinate System, South Central Zone (4204), NAD 83.

Surveyed the 12th day of December, 2019.

Reference survey of said 3.306 acre tract prepared this same date.



Dorothy J. Taylor

Registered Professional Land Surveyor No. 6295

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12-30-19