

ORDINANCE NO. 2026-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 4 ACRES, BEING OUT OF THE A M EZNAURIZAR SURVEY, ABSTRACT 20, CURRENTLY ADDRESSED AT 695 SAENGERHALLE ROAD, FROM APD AH (AGRICULTURAL/PRE-DEVELOPMENT DISTRICT, AIRPORT HAZARD OVERLAY) TO APD AH SUP (AGRICULTURAL/PRE-DEVELOPMENT DISTRICT, AIRPORT HAZARD OVERLAY WITH A SPECIAL USE PERMIT TO ALLOW AN ASSISTED LIVING FACILITY); 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 a Special Use Permit, the City Council has given due consideration to all components of said permit; and

WHEREAS, the City recognizes that granting such a permit is possible while promoting the health, safety and general welfare of the public, by providing harmony between existing zoning districts and land uses; and

WHEREAS, it is the intent of the City to ensure for the health, safety and general welfare of the public by providing compatible and orderly development, which may be suitable only in certain locations in a zoning district through the implementation of a Special Use Permit meeting those requirements cited in Sections 3.6-2 and 3.6-3, Chapter 144 of the New Braunfels Code of Ordinances; and

WHEREAS, the property is located in an area suitable for an Assisted Living Facility use; and

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

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

WHEREAS, the City Council desires to grant a Special Use Permit at 695 Saengerhalle Road, to allow an Assisted Living Facility in the APD AH (Agricultural/Pre-Development District, Airport Hazard Overlay); **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 adding the following tract of land as a "Special Use Permit" for the uses and conditions herein described:

Being out of the A M Eznaurizar Survey, Abstract 20, being as delineated on Exhibit "A" and depicted on Exhibit "B" attached.

SECTION 2

THAT the Special Use Permit be subject to the following additional conditions:

1. Development of the site shall comply with all applicable Code of Ordinances requirements, including but not limited to buffering, landscaping, access, and site design standards.

SECTION 3

THAT all other ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent that they are in conflict.

SECTION 4

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 5

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 February 2026.

PASSED AND APPROVED: Second reading this 9th day of March 2026.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor

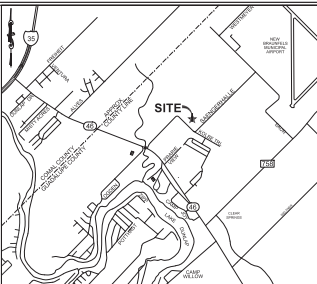
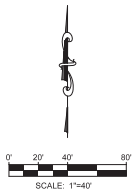
ATTEST:

GAYLE WILKINSON, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

Exhibit "A"



VICINITY MAP
(Not to Scale)

LEGEND	
	TEMPORARY BENCHMARK
	IRON ROD FOUND (SIZE NOTED)
	IRRIGATION CONTROL VALVE
	TELEPHONE PEDESTAL
	TRANSFORMER
	ELECTRIC METER
	WATER METER
	WASTE WATER MANHOLE
	FIRE HYDRANT
	POWER POLE
	LIGHT POLE
	GUY ANCHOR
	GAS VALVE
	SIGN
	BURIED GAS MARKER
	VAULT
	WATER SPRIGOT
	MAILBOX
	CONCRETE
	GRAVEL/RIVER ROCK
	PROPERTY LINE
	ADJOWNER LINE
	BARBED WIRE FENCE
	CHAIN LINK FENCE
	WOOD FENCE
	EDGE OF PAVEMENT
	OVERHEAD UTILITY
	FLOW LINE/INFLOW
	MINOR CONTOUR LINES
	MAJOR CONTOUR LINES
	GUARD RAIL
	TOP OF BANK
	RIGHT OF WAY SPOT ELEVATION
	VOL. 224, PG. 0781 TRACT I BEARINGS AND DISTANCES
	VOL. 224, PG. 0781 TRACT II BEARINGS AND DISTANCES
	VOL. 140, PG. 842 BEARINGS AND DISTANCES
	VOL. 224, PG. 0781 BEARINGS AND DISTANCES
	OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS
	PLAT RECORD, GUADALUPE COUNTY, TEXAS

- GENERAL NOTES:**
- BEARINGS ARE BASED ON PROPERTY CORNERS FOUND AND ROTATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE (4044), NAD 1983, GEOID 18. DISTANCES ARE IN U.S. SURVEY FEET (GRID).
 - UNDERGROUND UTILITIES NOT LOCATED OR SHOWN.
 - PROPERTY IS SUBJECT TO ALL APPLICABLE DEVELOPMENT CODES AND ZONING ORDINANCES.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THE SURVEYOR DID NOT RESEARCH THE DEED RECORDS.
 - PER WWW.FEMA.GOV, THIS PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN MAP NUMBER 48107010F, DATED 12/20/07 AND 48107020F, DATED 12/20/04.
 - FENCES SHOWN HEREON ARE GRAPHIC ONLY. WITH DIMENSIONAL TIES SHOWN AT SPECIFIC LOCATIONS WHERE THEY WERE PHYSICALLY MEASURED. MEASUREMENTS ARE TO THE INSIDE OF THE FENCE FROM THE SUBJECT PROPERTY. THE FENCE LINE MAY MEASURE BETWEEN MEASURED LOCATIONS.

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II, AND TITLE SURVEY.

THIS FIELD WORK WAS COMPLETED ON DECEMBER 8, 2025.

Seth Reichert
SETH REICHERT, RPLS
R.P.L.S. NO. 4735
DECEMBER 17, 2025

FIELD CREW: DP, ZH
DRAWN BY: ALA
REVISION #

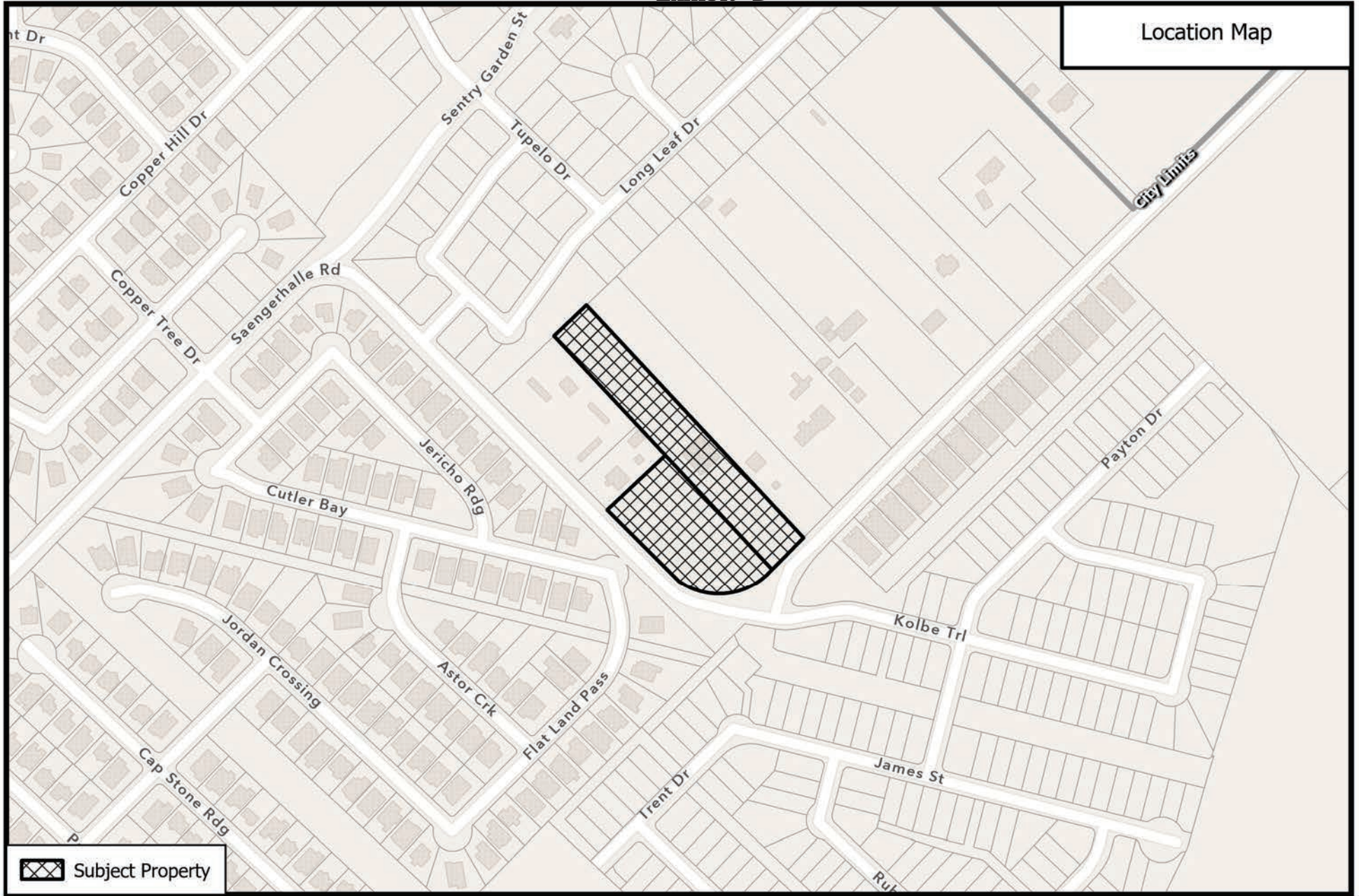
TOPOGRAPHIC SURVEY
3.822 ACRE TRACT
SITUATED IN THE A.M. ENSAURIZAR SURVEY, SUBDIVISION NO. 66
ABSTRACT NUMBER 20, CITY OF NEW BRAUNFELS,
GUADALUPE COUNTY, TEXAS
ADDRESS: 695 SAENGERHALLE ROAD, NEW BRAUNFELS, TEXAS

PREPARED FOR
Ayo Phillips
7500 Rialto Blvd,
Austin, TX 78735

DILLO DEV
Engineering | Surveying | Planning
Contact: Seth Reichert, RPLS
Tel: (830) 282-0333 Email: Info@DilloDev.com
Address: 967 Broadway, New Braunfels, TX 78130
TX Engineering Firm No. F-22833
TX Surveying Firm No. 10194711
JOB NO. 25168
SHEET 1 OF 1

- BENCHMARKS:**
- TEMPORARY BENCHMARK #1:
1/2" IRS WYELLOW CAP STAMPED "DILLO DEV BENCHMARK"
ELEVATION: 635.43
 - TEMPORARY BENCHMARK #2:
1/2" IRS WYELLOW CAP STAMPED "DILLO DEV BENCHMARK"
ELEVATION: 635.52

Exhibit "B"



SUP25-464 695 Saengerhalle Rd - SUP for Assisted Living Facility

0 190 380
Feet



Path:
L:\Boards and Commissions\ZoneChange & SUPs\2026\SUP25-464 - 695 Saengerhalle Rd -

Source: City of New Braunfels Planning
Date: 2/2/2026

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.