

**ORDINANCE NO. 2026-**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 0.73 ACRES, BEING KOEHLER SUBDIVISION, LOT 1B, CURRENTLY ADDRESSED AT 190 OLD ENGEL ROAD, FROM APD (AGRICULTURAL/PRE-DEVELOPMENT DISTRICT) TO M-1A (LIGHT INDUSTRIAL 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 M-1A (Light Industrial 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 0.73 of an acre out of the Koehler Subdivision, Lot 1B, currently addressed at 190 Old Engel Road, from APD (Agricultural/Pre-Development District) to M-1A (Light Industrial 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) to M-1A (Light Industrial District):

Approximately 0.73 of an acre, Koehler Subdivision, Lot 1B, 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**THAT** all other ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent that they are in conflict.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 23<sup>rd</sup> day of February, 2026.

**PASSED AND APPROVED:** Second reading this 9<sup>th</sup> day of March, 2026.

**CITY OF NEW BRAUNFELS**

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**NEAL LINNARTZ**, Mayor

**ATTEST:**

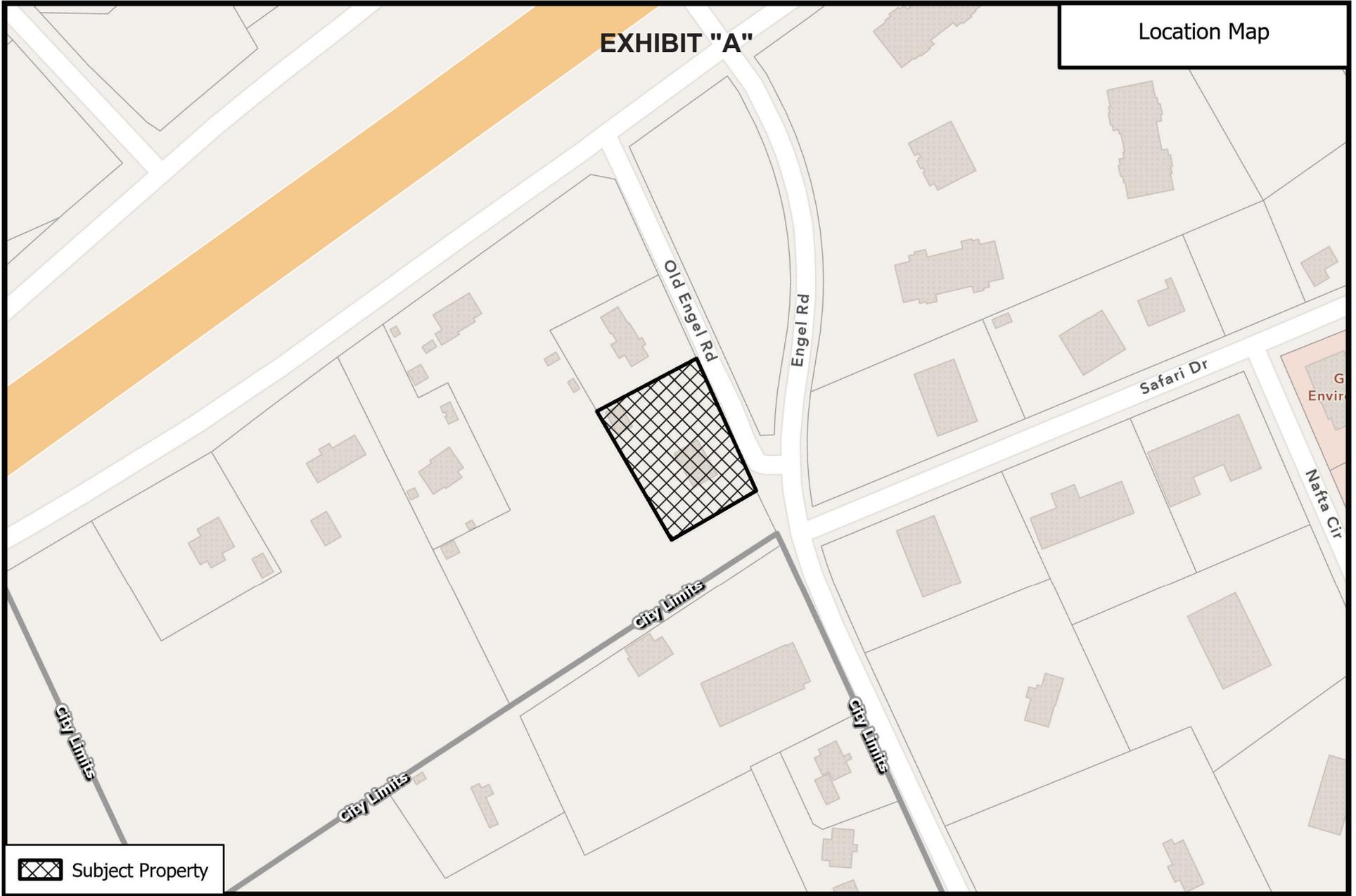
\_\_\_\_\_  
**GAYLE WILKINSON**, City Secretary

**APPROVED AS TO FORM:**

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

**EXHIBIT "A"**

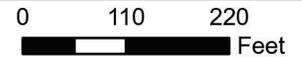
**Location Map**



 Subject Property



**PZ25-0454**  
**190 Old Engel Rd - APD to M-1A**

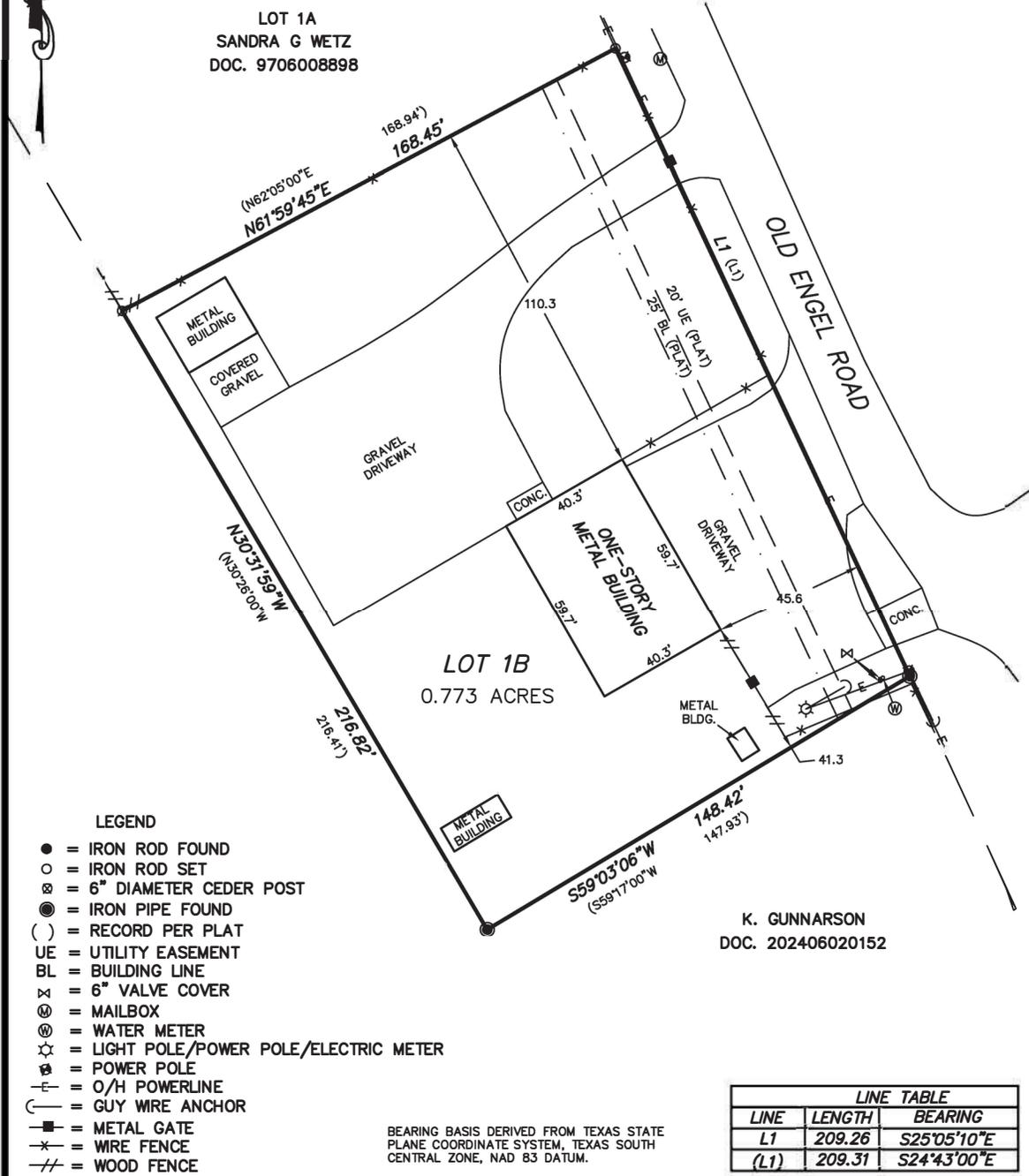


# SURVEY PLAT

SCALE  
 1" = 40'

## EXHIBIT "B"

BUILDING LINES MAY CHANGE PER CITY OR COUNTY ORDINANCE, AND SHOULD BE VERIFIED WITH THE CITY OR COUNTY PRIOR TO ANY DESIGN OR NEW CONSTRUCTION. ANY BUILDING LINES SHOWN ON SURVEY ARE ONLY AS PER RECORDED PLATS OR RESTRICTIONS, AND NOT AS PER LOCAL BUILDING OR PLANNING ORDINANCES.



ADDRESS: 190 OLD ENGEL ROAD, NEW BRAUNFELS, TEXAS

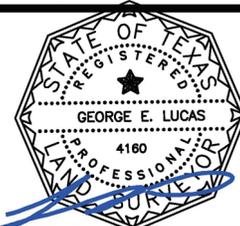
LEGAL DESCRIPTION: ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN COMAL COUNTY, TEXAS, BEING KNOWN AND DESIGNATED AS LOT 1B, KOEHLER SUBDIVISION, ACCORDING TO VACATING AND RESUBDIVISION PLAT RECORDED IN VOLUME 9, PAGE 346, COMAL COUNTY, TEXAS, MAP AND PLAT RECORDS.

### CATEGORY 1A CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 3, LAND TITLE SURVEY.

BUYER: MARK LOUIS MOTT, TRUSTEE OF MLM TRUST  
 TITLE CO: NEW BRAUNFELS TITLE COMPANY  
 LENDER: CHRIS L. KOEHLER AND LINDA F. KOEHLER

G.F.#: NB-5037-25



PLAN No.: 2025-3510

SURVEY DATE: OCTOBER 7, 2025

GEORGE E. LUCAS R.P.L.S. 4160