

ORDINANCE NO. 2019-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING 19.05 ACRES OUT OF THE J THOMPSON SURVEY 21 A-608, LOCATED AT THE TERMINUS OF COURTYARD DRIVE, FROM “R-2” SINGLE AND TWO-FAMILY AND “C-1” LOCAL BUSINESS DISTRICTS TO “M-1A” LIGHT INDUSTRIAL DISTRICT; 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 “M-1A” Light Industrial District, the City Council has given due consideration to all components of said district; and

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

WHEREAS, the City Council desires to amend the Zoning Map by rezoning 19.05 acres out of the J Thompson Survey 21 A-608, located at the terminus of Courtyard Drive, from “R-2” Single and Two-family District and “C-1” Local Business District to “M-1A” Light Industrial District; **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 described tract of land from “R-2” and “C-1” to “M-1A” Light Industrial District:

19.05 acres out of the J Thompson Survey 21 A-608, located at the terminus of Courtyard Drive, as delineated on Exhibit “A” and described in Exhibit “B” attached.

SECTION 2

THAT all provisions of the Code of Ordinances of the City of New Braunfels not herein amended or repealed shall remain in full force and effect.

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THAT all other ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent that they are in conflict.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 25th day of March, 2019.

PASSED AND APPROVED: Second reading this 8th day of April, 2019.

CITY OF NEW BRAUNFELS

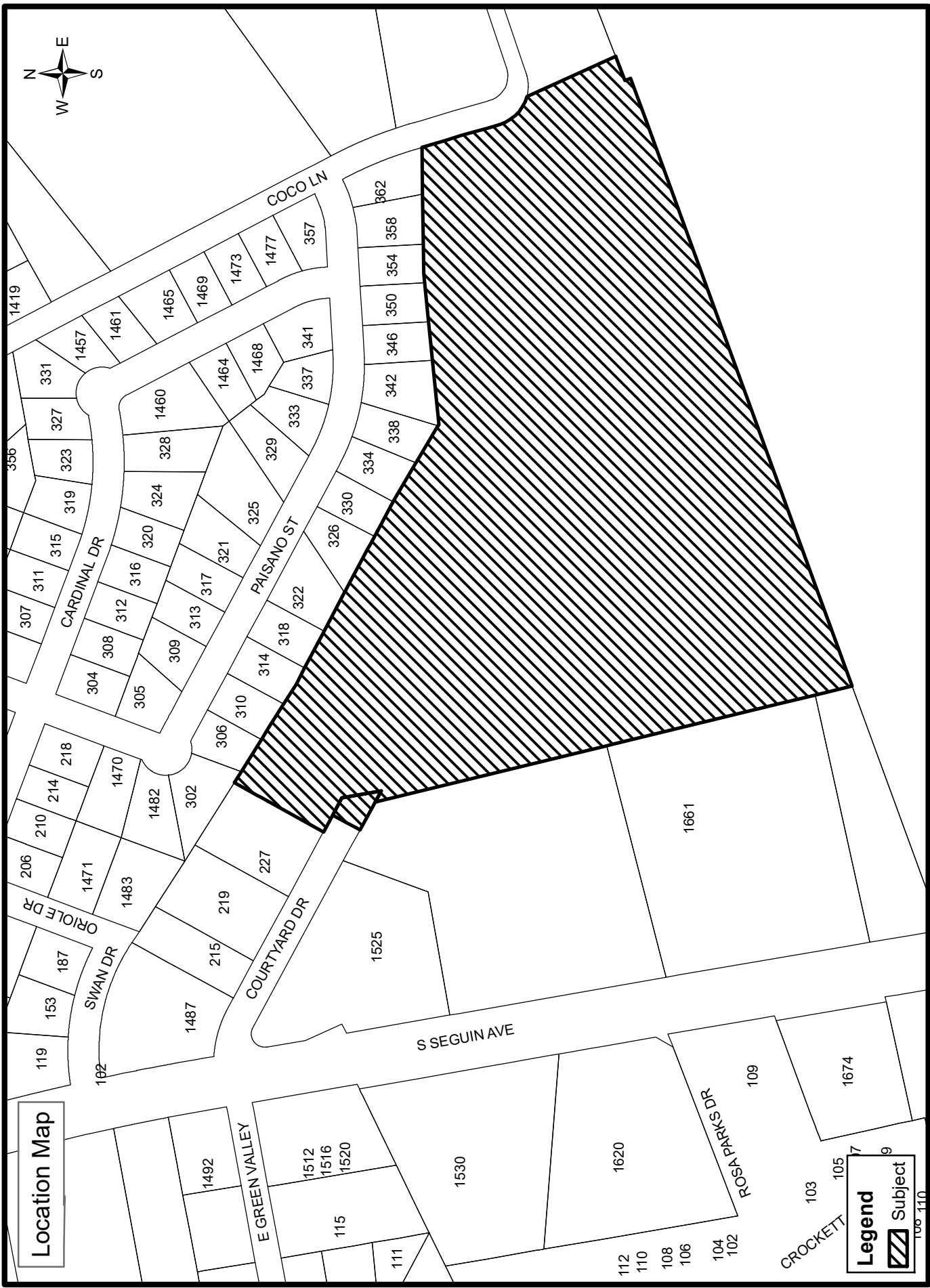
BARRON CASTEEL, Mayor

ATTEST:

PATRICK D. ATEN, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney



PZ-19-001
Courtyard Drive
R-2 and C-1 to M-1A





410 N. Seguin Ave.
New Braunfels, TX 78130
HMTNB.COM
830.625.8555 • FAX: 830.625.8556
TBPLS FIRM 10153600

METES AND BOUNDS DESCRIPTION FOR A 16.06 ACRE TRACT

Being 16.06 acres of land located in the James Thompson Survey, A-608, Comal County, Texas. Said tract being that same land described as "Tract One", 21.170 acres and "Tract Two", 0.084 of an acre in a deed to Holmig Family Partnership, Ltd., recorded in Document No. 200706009539 of the Official Public Records of Comal County, Texas. Said tract being more particularly described as follows:

BEGINNING at a the Southwest corner of herein described tract and on the North line of a called 225.36 acre tract, recorded in Document No. 9806013438 of the Official Public Records of Comal County, Texas;

THENCE across said 21.170 acre tract, the following three courses:

- 1) North 15°43'18"West, a distance of 487.66 feet to a corner;
- 2) North 75°11'18"East, a distance of 53.01 feet to a corner;
- 3) North 14°56'40"West, a distance of 607.69 feet to a corner on the South line of said Helms Terrace, Unit 5, a subdivision recorded in Volume 7, Page 42 of the Comal County Plat Records, Texas;

THENCE with the North line of said 21.170 acre tract, the following seven courses:

- 1.) South 57°57'46"East, a distance of 92.67 feet to a ½" iron rod found;
- 2.) South 61°30'47"East, a distance of 201.94 feet to a ½" iron rod found;
- 3.) South 61°32'48"East, a distance of 198.28 feet to a point;
- 4.) South 59°23'57"East, a distance of 173.59 feet to a point for the common corner of Lots 18 and 19;
- 5.) North 84°02'33"East, a distance of 326.41 feet to a point;
- 6.) South 89°28'20"East, a distance of 219.15 feet to a ½" iron rod found for the Southeast corner of Lot 24, Helms Terrace Subdivision, Unit 6, lying in the West line of Coco Drive;
- 7.) South 89°30'39"East, a distance of 35.82 feet to a ½" iron rod found in the East margin of Coco Drive for the Northeast corner of said 21.170 acre tract and the West line of a called 4.48 acre tract "First Tract" conveyed to the City of New Braunfels, recorded in Volume 134, Page 535 of the Comal County Deed Records;

THENCE with the East line of said 21.170 acre tract, the following two courses:

- 1.) South 12°50'11"East, crossing said Coco Drive, a distance of 220.03 feet to a ½" iron rod found for the Southwest corner of Coco Drive and the Northwest corner of a called 2.915 acre tract, conveyed to the City of New Braunfels, recorded in Document No. 200206025005 of the Official Public Records of Comal County, Texas;
- 2.) With the West line of said 2.915 acre tract, South 25°22'41"East, a distance of 174.85 feet to a ½" iron rod found for the Southeast corner of said 21.170 acre tract and the Southwest corner of said 2.915 acre tract, lying on said North line of a called 225.36 acre tract;

THENCE with the South line of said 21.170 acre tract and the North line of said 225.36 acre tract, South 69°01'32"West, a distance of 1119.82 feet to the POINT OF BEGINNING and containing 16.06 acres of land in Comal County, Texas.

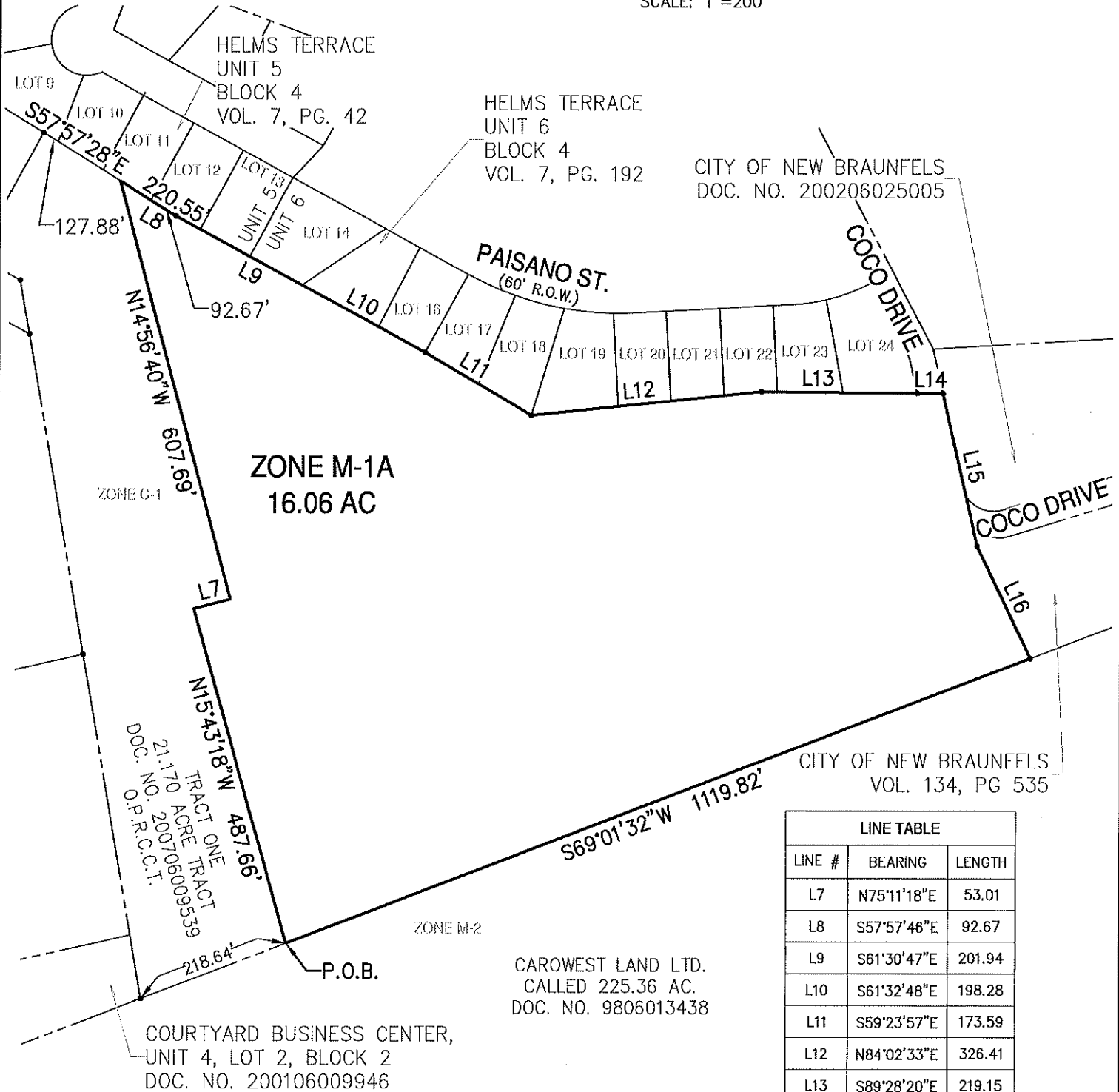
REZONING EXHIBIT - 16.06 ACRE TRACT FROM
ZONE R-2 TO ZONE M-1A
OUT OF A 21.17 ACRE TRACT OF LAND OUT OF J.
THOMPSON SURVEY, ABSTRACT 608, RECORDED
IN DOCUMENT NO. 200706009539, DEED
RECORDS, COMAL COUNTY, TEXAS.

LEGEND:

- = FND 1/2" IRON PIN
- R.O.W. = RIGHT-OF-WAY
- P.O.B. = POINT OF BEGINNING
- O.P.R.C.T. = OFFICIAL PUBLIC RECORDS
OF COMAL COUNTY, TEXAS



SCALE: 1"=200'





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METES AND BOUNDS DESCRIPTION FOR A 2.99 ACRE TRACT

Being 2.99 acres of land located in the James Thompson Survey, A-608, Comal County, Texas. Said tract being that same land described as "Tract One", 21.170 acres and "Tract Two", 0.084 of an acre in a deed to Holmig Family Partnership, Ltd., recorded in Document No. 200706009539 of the Official Public Records of Comal County, Texas. Said tract being more particularly described as follows:

BEGINNING at a ½" iron rod found at the End of Courtyard Drive, a West corner of said 21.170 acre tract, for a West corner of herein described tract;

THENCE along a Northwest line of said 21.170 acre tract, North 28°46'10"East, a distance of 60.10 feet to the ½" iron rod found for a West corner of herein described tract;

THENCE with the Northeast margin of Courtyard Street and a West line of said 21.170 acre tract, North 61°37'13"West, a distance of 33.49 feet to a ½" iron rod with cap "HMT" set for the Northwest corner of said 21.170 acre tract and the Southeast corner of Lot 5A, Amending Plat of Courtyard Business Center, Unit Two, a subdivision recorded in Volume 9, Page 219 of the Map Records of Comal County, Texas;

THENCE with the Northwest line of said 21.170 acre tract and the Southeast line of said Lot 5A, North 28°31'12"East, a distance of 197.19 feet to a ½" iron rod found for the Northernmost corner of the herein described tract, and the Northeast corner of said Lot 5A, lying in the South line of Lot 9, Helms Terrace, Unit 5, a subdivision recorded in Volume 7, Page 42 of the Comal County Plat Records;

THENCE with the North line of said 21.170 acre tract and the South line of said Helms Terrace, Unit 5, South 57°57'46"East, a distance of 127.88 feet to a ½" iron rod found;

THENCE across said 21.170 acre tract, the following two courses:

- 1) South 14°56'40"East, a distance of 607.69 feet to a corner;
- 2) South 75°11'18"West, a distance of 217.80 feet to a corner;

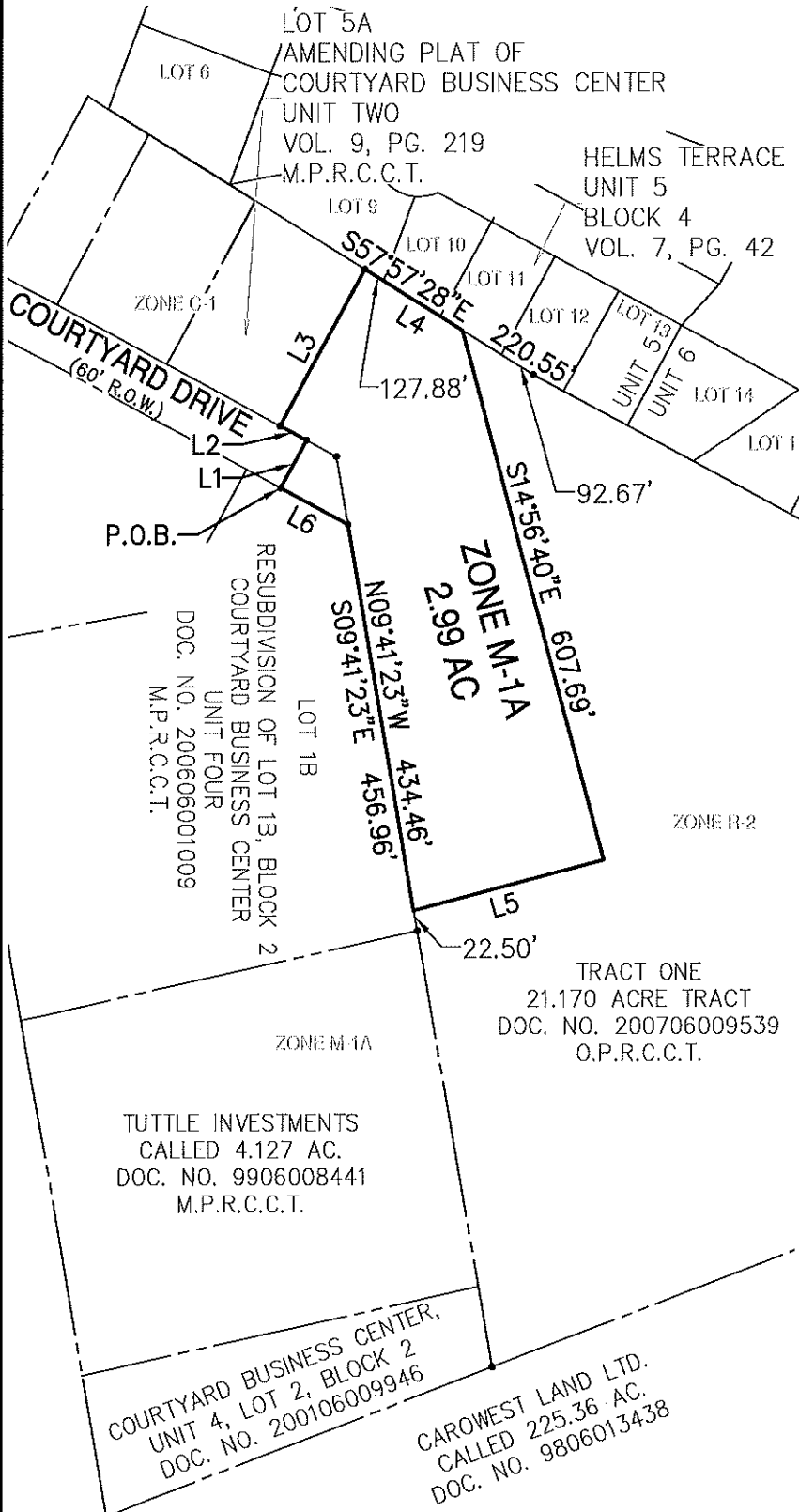
THENCE with the East line of said Lot 1B, North 09°41'23"West, a distance 434.46 feet to a ½" iron rod found for the Northeast corner of Lot 1B and the Southernmost corner of said 0.084 of an acre tract;

THENCE with the Northeast line of Lot 1B, North 61°33'58"West, a distance of 85.27 feet to the POINT OF BEGINNING and containing 2.99 acres of land in Comal County, Texas.

REZONING EXHIBIT - 2.99 ACRE TRACT FROM ZONE C-1 TO ZONE M-1A
OUT OF A 21.17 ACRE TRACT OF LAND OUT OF J. THOMPSON SURVEY,
ABSTRACT 608, RECORDED IN DOCUMENT NO. 200706009539, DEED
RECORDS, COMAL COUNTY, TEXAS.

LEGEND:

- = FND 1/2" IRON PIN
- R.O.W. = RIGHT-OF-WAY
- P.O.B. = POINT OF BEGINNING
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS
OF COMAL COUNTY, TEXAS



SCALE: 1"=200'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N28°46'10"E	60.01
L2	N61°37'13"W	33.49
L3	N28°31'12"E	197.19
L4	S57°57'46"E	127.88
L5	S75°11'18"W	217.80
L6	N61°33'58"W	85.27



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