

ORDINANCE NO. 2020-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS, AMENDING THE NEW BRAUNFELS CODE OF ORDINANCES, CHAPTER 118 SUBDIVISION PLATTING, SECTION 46 STREETS REGARDING TEMPORARY TURNAROUNDS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; CONTAINING A SAVINGS CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Chapter 212 of the Texas Local Government Code empowers a city to adopt rules governing plats and subdivisions of land within the municipality's jurisdiction to promote the health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality; and

WHEREAS, the Comprehensive Plan, Envision New Braunfels, includes action items supporting code updates, including Action 1.11: Update policies and codes to achieve development patterns that implement the goals of this plan; and

WHEREAS, the City Council has directed that regulations dealing with the use and development of land be reviewed by the Planning Commission to make recommendations concerning improving those regulations; and

WHEREAS, the Planning Commission held a public hearing on November 4, 2020 and recommended approval of the proposed amendments; and

WHEREAS, the City Council held a public hearing on said amendments on November 23, 2020; and

WHEREAS, the City Council hereby finds and determines that updating the requirements for temporary street turnarounds is in the best interest of the citizens of New Braunfels, Texas.

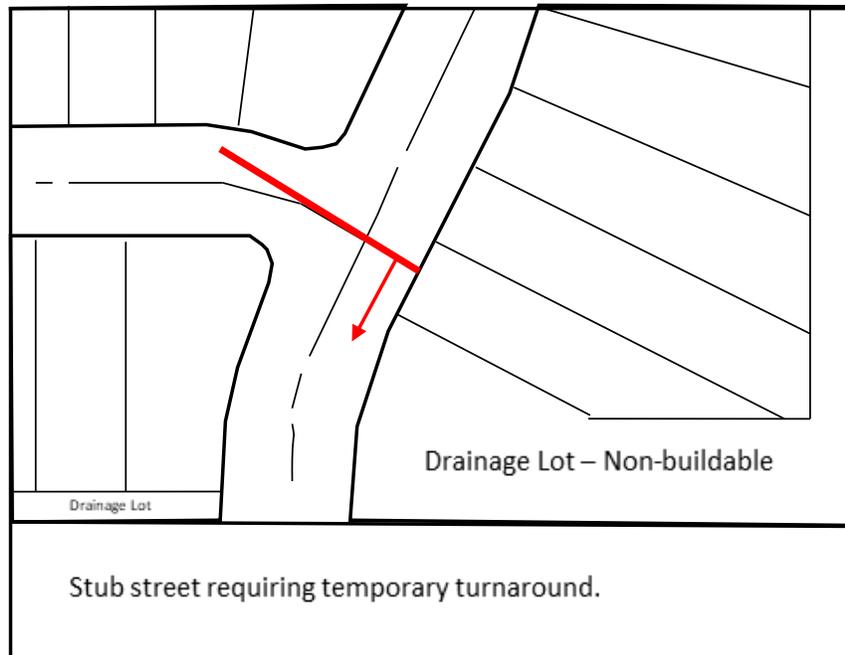
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS:

SECTION 1

THAT Chapter 118, Subdivision Platting, Sec. 46 Streets is hereby amended with additions as underlined and deletions as strikeouts as follows:

Sec. 118-46. - Streets.

- (i) *Dead-end streets.* Permanent dead-end streets shall be prohibited except as short stubs to permit future expansion and shall not exceed the depth of one lot or 25 feet, whichever is less, unless a temporary turnaround is installed in accordance with subsection (j).
- (j) *Temporary turnarounds.* Temporary turnarounds shall be required if:
 - (1) the stub street ~~exceeds the depth of~~ extends beyond one buildable lot or 250 feet, whichever is less; or,
 - (2) where the buildable lot width fronts and only has access to the stub street.For purposes of this subsection only, a stub street is measured from the centerline of the nearest intersecting street with the stub street, as illustrated below.



SECTION 2

THAT, it is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and, if any phrase, clause, sentence, paragraph or section of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance.

SECTION 3

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 4

THAT all other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict only.

SECTION 5

THAT in accordance with the provisions of the City Charter, this Ordinance may be read and published by descriptive caption only. This Ordinance has been publicly available in the office of the City Secretary prior to its adoption.

SECTION 6

THAT this Ordinance shall become adopted and effective upon its second reading, signature required by City Charter, and filing with the City Secretary's Office.

PASSED AND APPROVED: First reading this the 23rd day of November, 2020.

PASSED AND APPROVED: Second reading this the 14th day of December, 2020.

CITY OF NEW BRAUNFELS

RUSTY BROCKMAN, Mayor

ATTEST:

CAITLIN KROBOT, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney