

ORDINANCE NO. 2025-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 7 ACRES, BEING OUT OF THE J M VERAMENDI SURVEY, ABSTRACT 2, CURRENTLY ADDRESSED AT 2944 AND 2956 LOOP 337, FROM R-2 (SINGLE FAMILY AND TWO FAMILY DISTRICT), R-2 SUP (SINGLE FAMILY AND TWO FAMILY DISTRICT WITH A SPECIAL USE PERMIT TO ALLOW COMMERCIAL USES), AND C-1B (GENERAL BUSINESS DISTRICT) TO C-1B (GENERAL BUSINESS 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 C-1B (General Business 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 7 acres being out of the J M Veramendi Survey, Abstract 2, currently addressed at 2944 and 2956 Loop 337 from R-2 (Single-Family and Two-Family District), R-2 SUP (Single-Family and Two-Family District with an SUP to allow Commercial Uses), and C-1B (General Business District) to C-1B (General Business 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 from R-2 (Single-Family and Two-Family District), R-2 SUP (Single-Family and Two-Family District with an SUP to allow Commercial Uses), and C-1B (General Business District) to C-1B (General Business District):

Approximately 7 acres, being out of the J M Veramendi Survey, Abstract 2, as described on Exhibit "A" and delineated 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THAT all other ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent that they are in conflict.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 27th day of May 2025.

PASSED AND APPROVED: Second reading this 9th day of June 2025.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor

ATTEST:

GAYLE WILKINSON, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

EXHIBIT "A"



**METES AND BOUNDS DESCRIPTION
FOR A
6.075 ACRE TRACT OF LAND
"ZONING"**

BEING a 6.075 acre, or 678,266 square feet, tract of land situated in the William Mockford Survey, Abstract No. 393, and the Juan Martin de Veramendi Survey, Abstract No. 2, in Comal County, Texas, being a portion of a 15.571 acre tract of land as conveyed to Parchaus New Braunfels LP, and described in Document No. 202306004530 Official Public Records of Comal County, Texas, and said 6.075 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron pin with cap stamped "Westwood" found in the Westerly Right-of-Way (R.O.W.) line of Loop 337 (a variable width R.O.W.), being a Southeasterly corner of Lot 23, Block 6, Lark Canyon Unit One as recorded in Document No. 202206022641, of the Official Public Records of Comal County, Texas, and being the most Southeasterly corner of said 15.571 acre tract of land, the Southeasterly corner of this herein described 6.075 acre tract of land;

THENCE departing the Westerly R.O.W. line of said Loop 337, and with the common line between said Lot 23 and said 15.571 acre of land, the following calls:

N 63° 09' 09" W, a distance of 138.72 feet to a ½" iron pin with cap stamped "Westwood" found for a corner;

N 20° 53' 49" W, a distance of 475.01 and being located S 20° 53' 49" E, 14.94 feet from a Northerly corner of said Lot 23 and a ½" iron pin with cap stamped "Westwood";

THENCE departing the Easterly line of said Lot 23, and across said 15.571 acre tract, the following calls:

N 01° 21' 01" E, a distance of 124.03 feet to a point with a curve;

With said curve to the right, having an arc length of 305.57 feet, a radius of 2314.17 feet, a delta angle of 07° 33' 56", a tangent length of 153.01 feet, and a chord bearing and distance of N 02° 44' 31" E, 305.35 feet to a point;

N 53° 46' 15" E, a distance of 358.56 feet to a point in the Southerly line of Lot 1, Block 1 of ABISO New Braunfels Subdivision as recorded in Document No. 202106015298 of the Official Public Records of Comal County, Texas;

THENCE with the Southerly line of said Lot 1, Block 1, S 76° 48' 00" E, a distance of 51.11 feet to a ½" iron pin stamped "KFW" found in the Westerly line of said Loop 337, and being the Southeasterly corner of said Lot 1, a Northeasterly corner of said 15.571 acre tract of land, and being the Northeasterly corner of this herein described 6.075 acre tract of land;

THENCE departing said Southeasterly corner of Lot 1, and with the Westerly line of said Loop 337, the following calls:

With a curve to the left having an arc length of 523.11 feet, a radius of 2025.10 feet, a delta angle of $14^{\circ} 48' 01''$, a tangent length of 263.02 feet, and a chord bearing and distance of S $05^{\circ} 48' 44''$ W, 521.66 feet to a point;

S $00^{\circ} 58' 32''$ W, a distance of 616.76 feet to the POINT OF BEGINNING, and containing 6.075 acres of land.

Bearings based on the Texas State Plane Coordinate System, Texas South Central Zone (4204), North American Datum 1983.

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."


Drew A. Mawyer
Registered Professional Land Surveyor No. 5348
TBPLS Firm Registration #10191500
5151 W. SH 46, NEW BRAUNFELS, TX 78132
INK604- PARCHAUS ZONING- 6.075 AC 033125



ZONING EXHIBIT

LEGEND:

- - (IPS) SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "DAM #5348 PROP. COR." UNLESS OTHERWISE NOTED
- - (IPF) FOUND 1/2" IRON PIN UNLESS OTHERWISE NOTED
- () = RECORD INFORMATION
- MPROCT = MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
- OPRCT = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY

LOCATION MAP
N.T.S.

ABISO NEW BRAUNFELS SUBDIVISION
LOT 1, BLOCK 1
(DOC. NO. 202106015298, OPRCCT)

TRACT 1
15.571 ACRES

6.075 ACRES
(264,646 SQ. FT.)

PARCHAUS NEW BRAUNFELS
15.571 ACRES
(DOC. NO. 202306004530, OPRCCT)

LARK CANYON HOA INC.
LARK CANYON UNIT 1
LOT 23, BLOCK 6
(DOC. NO. 202206022641, OPRCCT)

IRFC WESTWOOD

LOOP 337
(VARIABLE WIDTH R.O.W.)

NOTES:

- BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.