

ORDINANCE NO. 2026-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 2.3 ACRES, BEING OUT OF THE AM ESNAURIZAR SURVEY, ABSTRACT 20, CURRENTLY ADDRESSED AT 1752 AND 1756 SAUR LANE, FROM APD AH (AGRICULTURAL/PRE-DEVELOPMENT, AIRPORT HAZARD OVERLAY DISTRICT) TO M-1A AH (LIGHT INDUSTRIAL, AIRPORT HAZARD OVERLAY 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 AH (Light Industrial, Airport Hazard Overlay 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 2.3 acres being out of the AM Esnaurizar Survey, Abstract 20, currently addressed at 1752 and 1756 Saur Lane from APD AH (Agricultural/Pre-Development, Airport Hazard Overlay District) to M-1A AH (Light Industrial, Airport Hazard Overlay 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 AH (Agricultural/Pre-Development, Airport Hazard Overlay District) to M-1A AH (Light Industrial, Airport Hazard Overlay District):

Approximately 2.3 acres, being out of the AM Esnaurizar Survey, Abstract 20, as delineated on Exhibit "A" and depicted 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THAT all other ordinances, or parts of ordinances, in conflict herewith are hereby repealed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 23rd day of March 2026.

PASSED AND APPROVED: Second reading this 13th day of April 2026.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor

ATTEST:

GAYLE WILKINSON, City Secretary

APPROVED AS TO FORM:

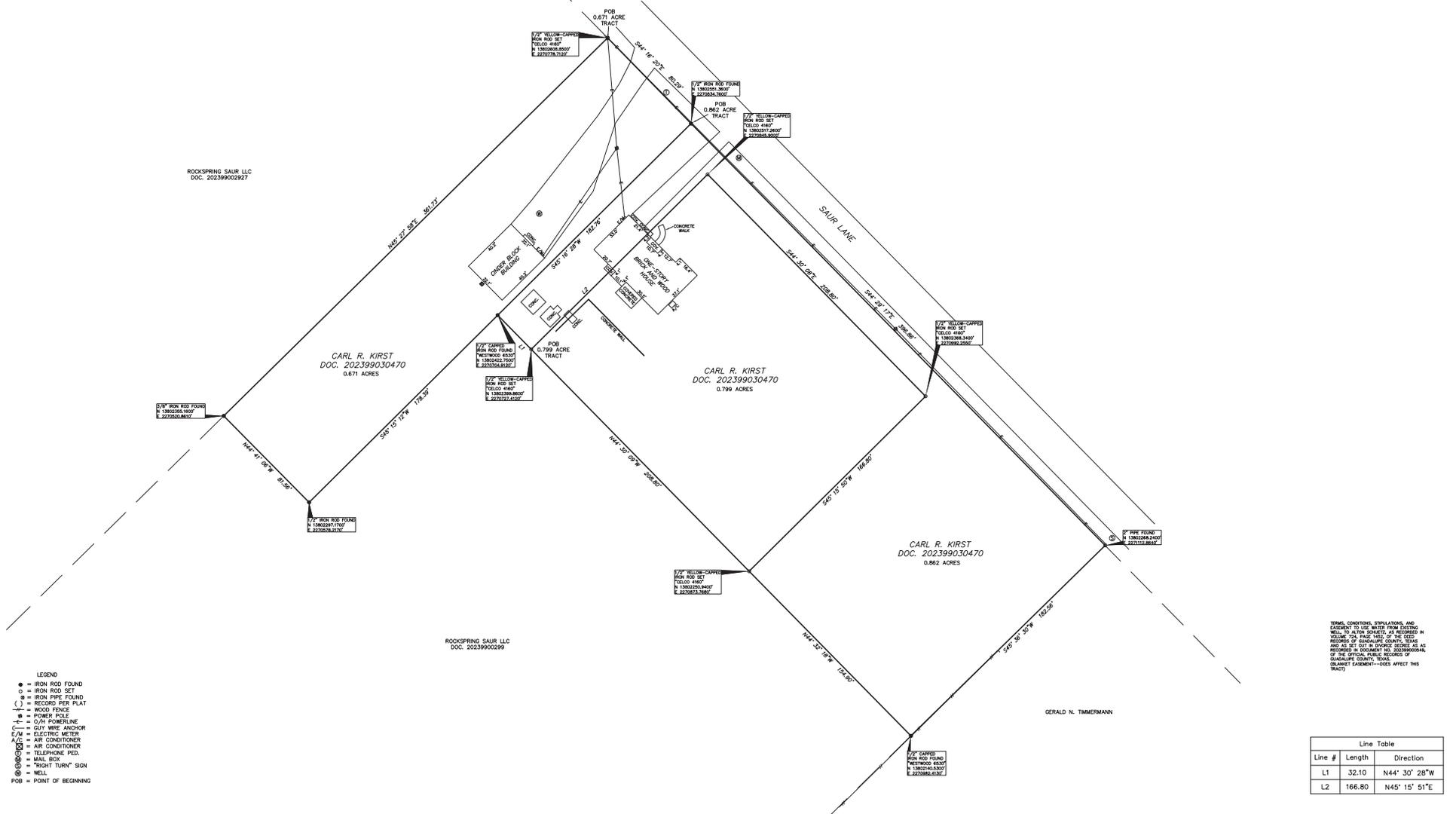
VALERIA M. ACEVEDO, City Attorney

Exhibit "A"

SCALE
1" = 30'

BEARING AND DISTANCE ARE OBTAINED BY
DIPY 2022 AND SHOULD BE WITHIN PRECISE
TO 0.0001 OF CONSTRUCTION.

BEARING BASIS DERIVED FROM TEXAS STATE
PLANE COORDINATE SYSTEM, TEXAS SOUTH
CENTRAL ZONE, NAD 83 DATUM.



TERMS, CONDITIONS, STIPULATIONS, AND
EXEMPTION TO THE WATER PUMP (TAPPING)
WELLS BY ALTON SCHLETT, AS RECORDED IN
VOLUME 224 PAGE 1024 OF THE 2022
RECORDS OF DALLAS COUNTY, TEXAS
AND AS SET OUT IN INSTRUMENT NO. AS
RECORDED IN VOLUME 224, INSTRUMENT NO. 2022000004,
OF THE OFFICIAL PUBLIC RECORDS OF
DALLAS COUNTY, TEXAS.
(INSTRUMENT EXEMPT—DOES NOT AFFECT THIS
TRACT)

Line Table		
Line #	Length	Direction
L1	32.10	N44° 30' 28"W
L2	166.80	N45° 15' 51"E

CELCO SURVEYING
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SURVEY PLAT

P.O. BOX 701267
SAN ANTONIO, TEXAS 78270

CATEGORY 1A CERTIFICATION
THE UNDERSIGNED DOES HEREBY CERTIFY TO THE EFFECTS LISTED BELOW THAT THIS SURVEY
SUBSTANTIALLY COMPLES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF
PRACTICE REQUIREMENTS FOR A CATEGORY 1A, TSPS, LAND TITLE SURVEY.

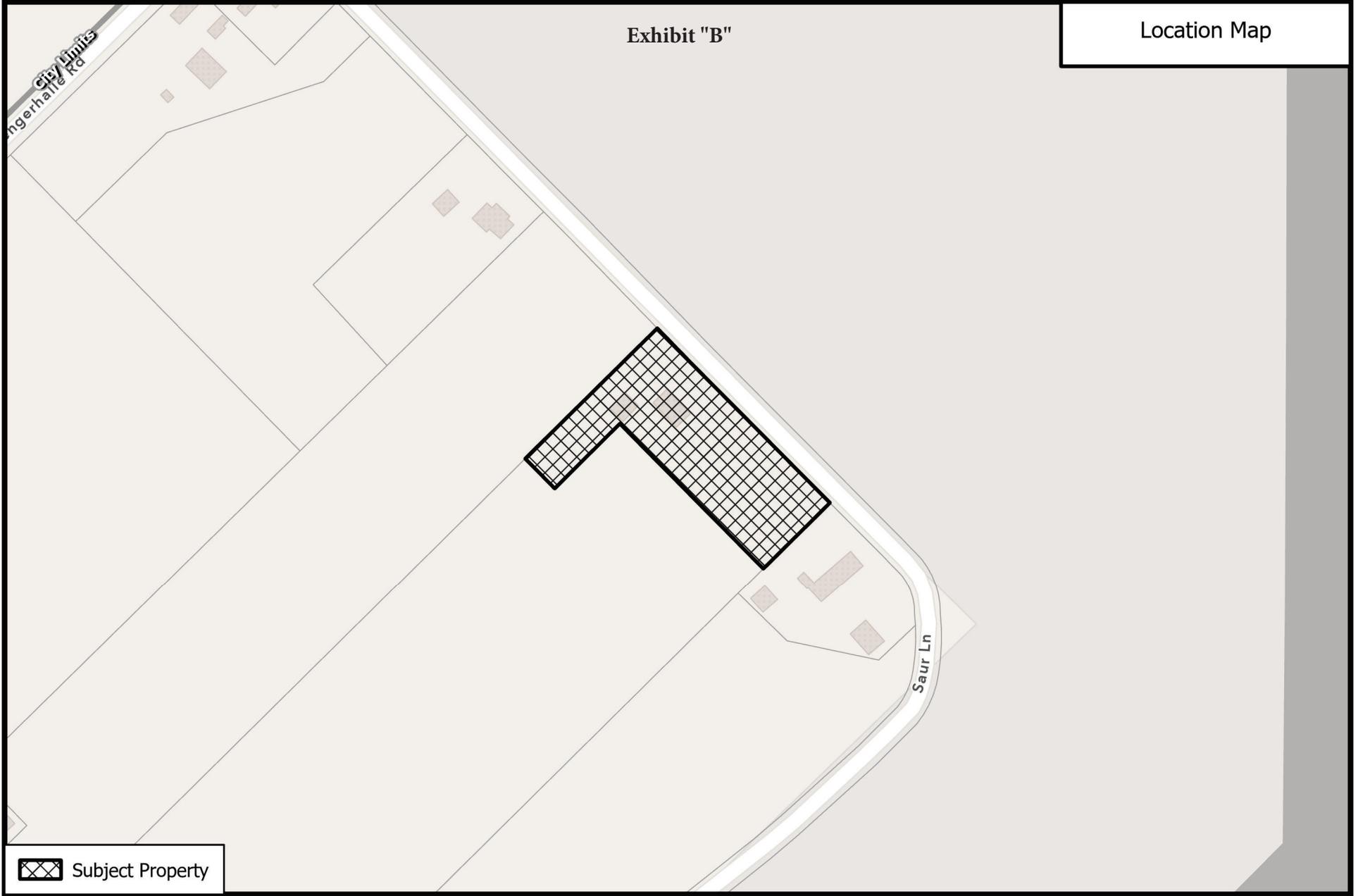
BUYER: LYNETTE CAROLINA OTERO OSORIO AND HENRY ESPINOZA LENDER: N/A
TITLE CO: CORRIDOR TITLE G.P.#: 25-3834-L
PLAN No.: 2022-3054 SURVEY DATE: NOVEMBER 24, 2022

ADDRESS: 1752 AND 1756 SAUB LANE, NEW BRAUNFELS, TEXAS
LEGAL DESCRIPTION:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.



Exhibit "B"

Location Map



 Subject Property



PZ26-0023
1756 Saur Ln - APD AH to M-1A AH

