

ORDINANCE NO. 2024-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 5 ACRES, BEING LOT 2 OF THE WILLIAM E FIELD SUBDIVISION, CURRENTLY ADDRESSED AT 1493 GRUENE RD, FROM R-2 AH (SINGLE-FAMILY AND TWO-FAMILY WITH AIRPORT HAZARD OVERLAY DISTRICT) TO C-4A AH (RESORT COMMERCIAL WITH 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 C-4A (Resort Commercial 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 City Council desires to amend the Zoning Map by changing the zoning of approximately 5 acres being Lot 2 of the William E. Field Subdivision, currently addressed at 1493 Gruene Rd from R-2 AH (Single-Family and Two-Family with Airport Hazard Overlay District) to C-4A AH (Resort Commercial with 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 R-2 AH (Single-Family and Two-Family with Airport Hazard Overlay District) to C-4A AH (Resort Commercial with Airport Hazard Overlay District):

Approximately 5 acres, being Lot 2 (Tract # 2) of the William E. Field Subdivision, 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THAT all other ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent that they are in conflict.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 22nd day of April 2024.

PASSED AND APPROVED: Second reading this 13th day of May 2024.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor

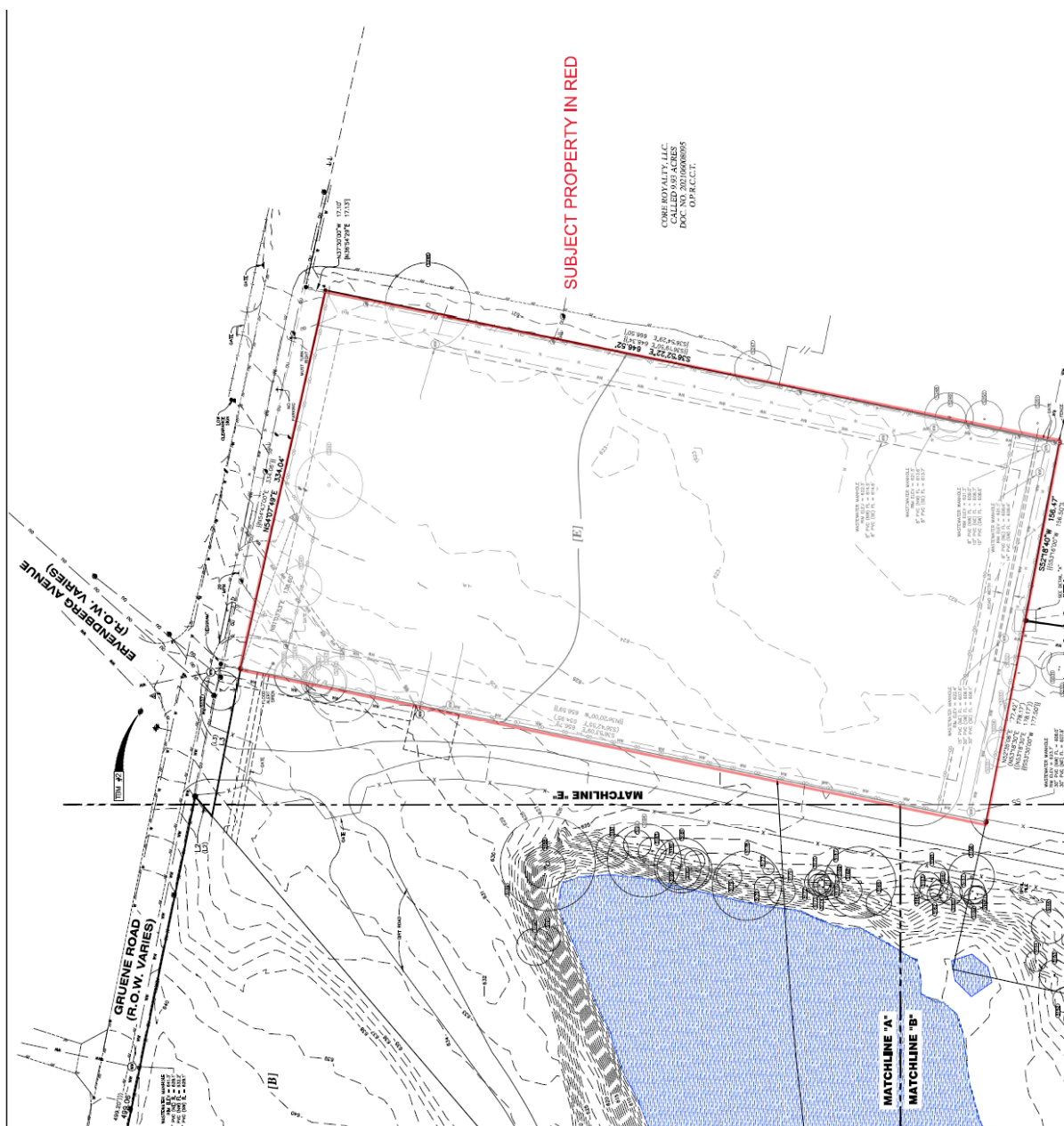
ATTEST:

GAYLE WILKINSON, City Secretary

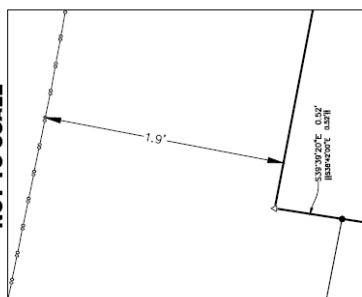
APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

EXHIBIT "A"



DETAIL "A"
NOT TO SCALE



SUBJECT PROPERTY IN RED

CORE ROYALTY, I.L.C.
CALLED 9.93 ACRES
DOC. NO. 202106008095
O.P.R.C.T.

DETAIL SHEET 5



United Facility Company
A United Facility Company

PO Box 90876, Austin Texas 78769
INFO@UFCWARDS.COM (512) 533-4284
TUBELS: FIRM #19174250

Field Crap:	40/Alm
Survey Date:	AUG. 2023
Sheet:	6 of 6

EXHIBIT "B"

