

ORDINANCE NO. 2026-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 0.1 OF AN ACRE, BEING OUT OF THE OAK RUN SCHOOL 2 SUBDIVISION, BLOCK 1, LOT 2B, CURRENTLY ADDRESSED AT 2212 ALYSSA WAY, FROM R-1 (SINGLE-FAMILY DISTRICT) TO R-1 SUP (SINGLE FAMILY DISTRICT WITH A SPECIAL USE PERMIT TO ALLOW A TELECOMMUNICATIONS TOWER); 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 a Special Use Permit, the City Council has given due consideration to all components of said permit; and

WHEREAS, the City recognizes that granting such a permit is possible while promoting the health, safety and general welfare of the public, by providing harmony between existing zoning districts and land uses; and

WHEREAS, it is the intent of the City to ensure for the health, safety and general welfare of the public by providing compatible and orderly development, which may be suitable only in certain locations in a zoning district through the implementation of a Special Use Permit meeting those requirements cited in Sections 3.6-2 and 3.6-3, Chapter 144 of the New Braunfels Code of Ordinances; and

WHEREAS, the property is located in an area suitable for a Telecommunications Tower; and

WHEREAS, the requested rezoning is in accordance with Envision New Braunfels, the City's Comprehensive Plan; and

WHEREAS, the requested rezoning is in accordance with the City's Strategic Plan; and

WHEREAS, the City Council desires to grant a Special Use Permit at 2212 Alyssa Way, to allow a Telecommunications Tower in the R-1 (Single-Family 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 adding the following tract of land as a "Special Use Permit" for the uses and conditions herein described:

Being out of the Oak Run School 2 Subdivision, Block 1, Lot 2B, being as delineated on Exhibit "A" and depicted on Exhibit "B" attached.

SECTION 2

THAT the Special Use Permit be subject to the following additional conditions:

1. Landscaping and screening shall comply with Section 144-5.7 of the Code of Ordinances. The landscaping plan shall be revised to provide evergreen screening vegetation from the City's approved plant list capable of achieving a minimum height of six (6) feet within two years.
2. The maximum height of the monopole telecommunications tower shall be 150 feet.
3. The property will remain in compliance with the approved site plan Exhibit "C". Any significant changes to the site plan will require a revision to the SUP.

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 26th day of January 2026.

PASSED AND APPROVED: Second reading this 9th day of February 2026.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor

ATTEST:

GAYLE WILKINSON, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

REFERENCE DRAWING - SURVEY:

Exhibit "A"

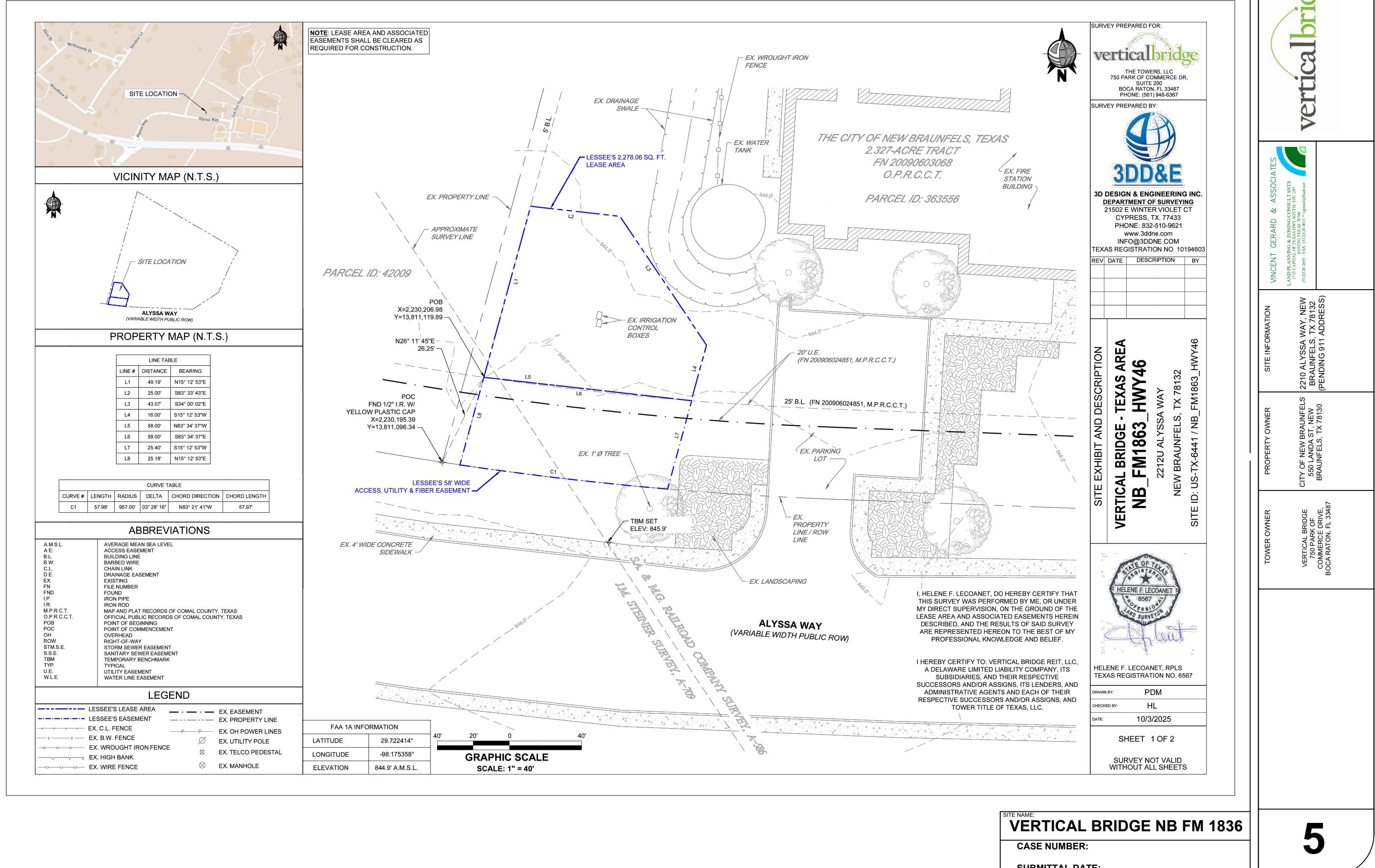
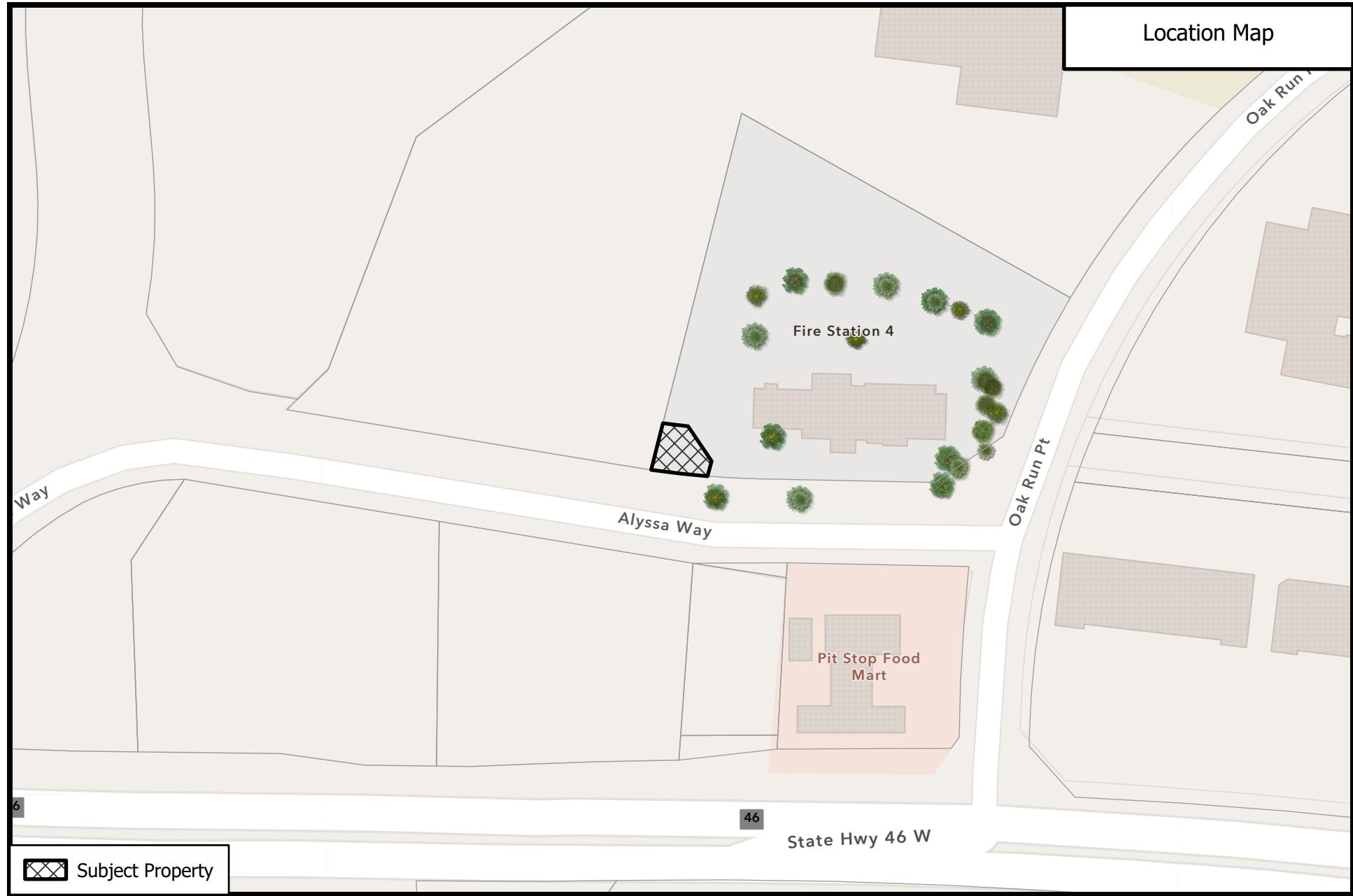


Exhibit "B"

Location Map



SUP25-421
2212 Alyssa Way - SUP for Telecommunications Tower

Path:
L:\Boards and Commissions\ZoneChange & SUPs\2026\SUP25-421 - 2212 Alyssa Way - SUP

Source: City of New Braunfels Planning
Date: 12/17/2025

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels, its officials or employees for any discrepancies, errors, or variances which may exist.



DETAILED SPECIAL USE PLAN:

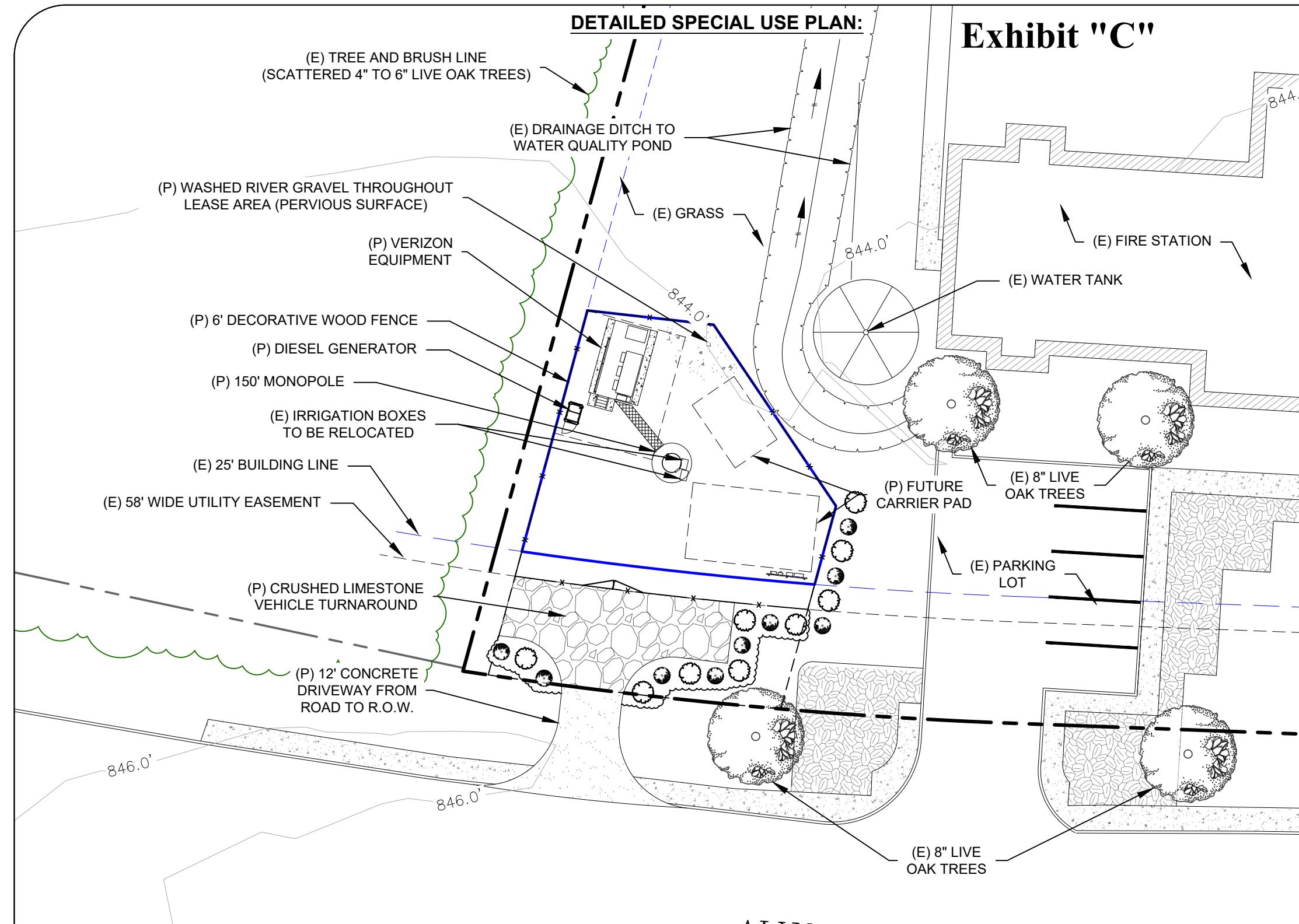
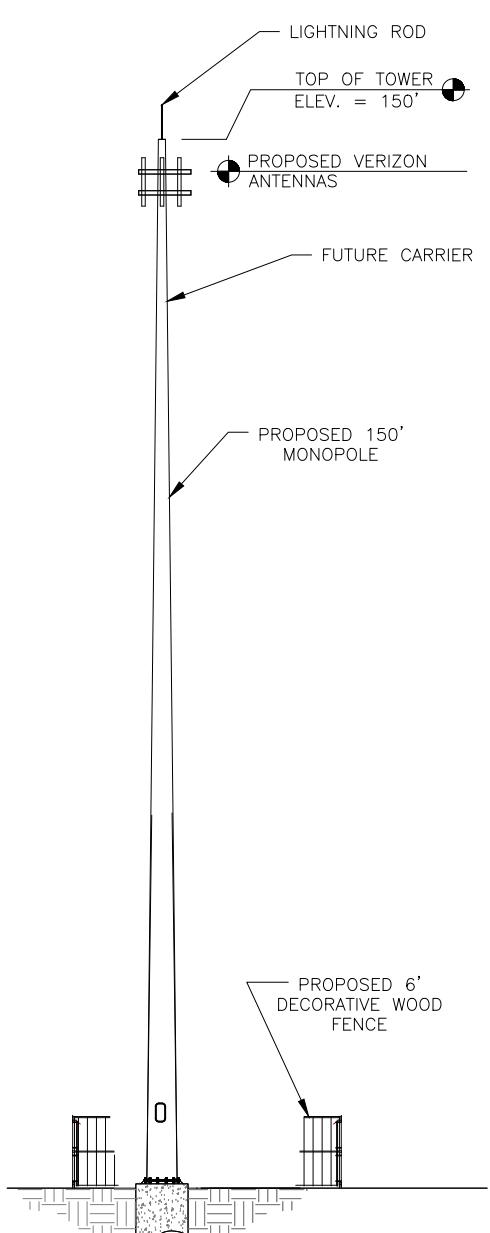


Exhibit "C"

LEGEND	
PROPERTY LINE	
LEASE AREA	
EASEMENTS	
BUILDING LINES	
EXISTING BUILDINGS	
DECORATIVE WOOD FENCE	

TOWER ELEVATION



VINCENT GERARD & ASSOCIATES LAND PLANNING & ZONING CONSULTANTS 1715 CAPITAL OF TEXAS HIGHWAY SOUTH STE. 307 AUSTIN, TEXAS 78746 (512) 238-3665 FAX: (512) 238-4011 vgandassociates@juno.com

PROPERTY OWNER	SITE INFORMATION
CITY OF NEW BRAUNFELS 550 LANDA ST, NEW BRAUNFELS, TX 78130	2210 ALYSSA WAY, NEW BRAUNFELS, TX 78132 (PENDING 911 ADDRESS)

TOWER OWNER
VERTICAL BRIDGE
750 PARK OF
COMMERCE DRIVE,
BOCA RATON, FL 33487

NOTES:

1. THIS SITE AND STRUCTURE WILL BE FILED IN ACCORDANCE WITH ALL NEW BRAUNFELS CURRENT BUILDING CODES
2. THIS STRUCTURE WILL BE CONSTRUCTED FOR UP TO 3 CARRIERS ON THE TOWER.
3. LANDSCAPING WILL BE INSTALLED ALONG WITH A TREATED WOOD FENCE FOR SCREENING. XERISCAPE DROUGHT-TOLERANT PLANTS TO BE UTILIZED. NO WATER IS NEEDED FOR THIS LAND USE. SEE LANDSCAPE PLAN SHEET
4. VERTICAL BRIDGE WILL ACTIVELY MARKET FOR OTHER CARRIERS ON THIS FACILITY.

