

ORDINANCE NO. 2024-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS, DESIGNATING REINVESTMENT ZONE NO. 2024-01; PROVIDING ELIGIBILITY OF THE ZONE FOR COMMERCIAL-INDUSTRIAL TAX ABATEMENT; CONTAINING FINDINGS THAT THE AREA QUALIFIES TO BE DESIGNATED AS A REINVESTMENT ZONE AND THE IMPROVEMENTS SOUGHT ARE FEASIBLE AND PRACTICABLE AND OF BENEFIT TO THE LAND AND THE CITY; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Whereas, the City Council of the City of New Braunfels has caused notice to be published in a newspaper having general circulation in the City and has delivered such notice to the presiding officer of the governing body of each taxing unit that includes in its boundaries real property described herein that is to be included in the proposed reinvestment zone described herein; and

Whereas, the City Council of the City of New Braunfels has conducted a public hearing on the designation of the area described herein as a reinvestment zone at its regularly scheduled meeting on November 12, 2024, at 6:00 p.m. in the Council Chambers at City Hall where members of the public were allowed to speak and present evidence for or against the designation;

Now, therefore, be it ordained by the City Council of the City of New Braunfels, Texas, that:

Section 1. The City Council of the City of New Braunfels, Texas, finds that the area described herein will, if designated as a reinvestment zone, be reasonably likely to contribute to the retention or expansion of primary employment, or to attract major investment in the zone that will be of benefit to the property and contribute to the economic development of the City. The City Council further finds that the improvements sought are feasible and practicable and would be of benefit to the land to be included in the zone and to the City after the expiration of a tax abatement agreement.

Section 2. Pursuant to the provisions of Section 312.201 of the Texas Tax Code, the property described in Exhibit "A" attached hereto and made a part hereof for all purposes is hereby designated as a reinvestment zone and for identification is assigned the name "Reinvestment Zone No. 2024-01".

Section 3. The property within Reinvestment Zone No. 2024-01 is eligible for commercial-industrial tax abatement effective on January 1, 2025.

Section 4. All provisions of the ordinances of the City of New Braunfels in conflict with the provisions of this Ordinance shall be repealed, and all other provisions of the ordinances of the City of New Braunfels not in conflict with the provisions of this Ordinance shall remain in full force and effect.

Section 5. Should any sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance as a whole or a part or provision thereof other than the part thereof found to be unconstitutional, illegal, or invalid.

Section 6. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provide.

APPROVED on First Reading on the 12th day of November 2024.

APPROVED AND ADOPTED on Second Reading on the 25th day of November 2024.

CITY OF NEW BRAUNFELS, TEXAS

NEAL LINNARTZ, MAYOR

ATTEST:

GAYLE WILKINSON, CITY SECRETARY

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, CITY ATTORNEY

Exhibit "A"
Reinvestment Zone Location

DESCRIPTION OF
12.52 ACRES 545,366 SQ. FT.

A TRACT OR PARCEL CONTAINING 12.52 ACRES OR 545,366 SQUARE FEET OF LAND, SITUATED IN THE LEWIS J DYCHES SURVEY NO. 2, ABSTRACT NO. 180, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 43.21 ACRE TRACT OF LAND DESCRIBED IN DEED TO BLUE SPRINGS BUSINESS PARK, LLC., AS RECORDED IN DOCUMENT NO. 2021153887, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY (O.P.R.W.C.T.), TEXAS, SAME BEING KNOWN AS LOT 1, BLOCK A, BLUE SPRINGS BUSINESS PARK, LLC, AS RECORDED IN DOCUMENT NO. 2022085235 (O.P.R.W.C.T.), WITH SAID 12.52 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 83):

BEGINNING AT A 1/2" IRON ROD STAMPED "BAKER" (NAD 83-TX-CENTRAL ZONE GRID COORDINATES N: 10,194,692.63, E: 3,132,803.33), FOUND IN THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF SOUTHEAST INNER LOOP (180' R.O.W.), BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A, BLUE SPRINGS BUSINESS PARK, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 17° 36' 22" EAST, WITH THE COMMON LINE OF SAID LOT 1 BLOCK A, BLUE SPRINGS BUSINESS PARK, OF THE SOUTHWEST R.O.W. LINE OF SAID SOUTH EAST INNER LOOP, AND OF LOT 1, BLOCK A, OF THE ROCK SPRINGS HOSPITAL SUBDIVISION, AS RECORDED AND DESCRIBED IN DOCUMENT NO. 2014008206, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, (P.R.W.C.T.), A DISTANCE OF 976.07 FEET TO A 1/2" IRON ROD STAMPED "BAKER" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A, BLUE SPRINGS BUSINESS PARK, BEING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK A, ROCK SPRINGS HOSPITAL, BEING IN THE NORTH LINE OF A TRACT OF LAND, DESCRIBED IN DEED TO CITIGROUP TECHNOLOGY, INC., AS RECORDED IN DOCUMENT NO. 2012002667, O.P.R.W.C.T., SAME BEING KNOWN AS LOT 1, BLOCK A, PROJECT LONESTAR SUBDIVISION, AS RECORDED AND DESCRIBED IN CABINET CC, SLIDE 349, P.R.W.C.T., AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE COMMON LINE OF SAID LOT 1 BLOCK A, BLUE SPRINGS BUSINESS PARK AND SAID LOT 1, BLOCK A, PROJECT LONESTAR SUBDIVISION, THE FOLLOWING TWO (2) COURSES AND DISTANCES;

1. SOUTH 68° 31' 41" WEST, A DISTANCE OF 403.75 FEET TO A 5/8" IRON ROD CAPPED FOUND FOR AN ANGLE POINT;
2. SOUTH 69° 06' 24" WEST, A DISTANCE OF 12.92 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8" IRON ROD CAPPED FOUND FOR THE COMMON ANGLE POINT OF SAID LOT 1 BLOCK A, BLUE SPRINGS BUSINESS PARK AND SAID LOT 1, BLOCK A, PROJECT LONESTAR, BEARS SOUTH 69° 06' 24" WEST, A DISTANCE OF 12.92 FEET;

THENCE, NORTH 21° 23' 31" WEST, THROUGH AND ACROSS SAID LOT 1, BLOCK A, BLUE SPRINGS BUSINESS PARK, A DISTANCE OF 1,011.96 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 1 BLOCK A, BLUE SPRINGS BUSINESS PARK, BEING THE SOUTH R.O.W. LINE OF SAID SOUTH EAST INNER LOOP, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8" IRON ROD FOUND FOR AN ANGLE POINT ON SAID COMMON LINE OF LOT 1 BLOCK A, BLUE SPRINGS BUSINESS PARK AND THE SOUTH R.O.W. LINE OF SAID SOUTH EAST INNER LOOP BEARS, SOUTH 72° 23' 45" WEST, A DISTANCE OF 422.18 FEET;

THENCE, NORTH 72° 23' 45" EAST, WITH THE COMMON LINE OF SAID LOT 1, BLOCK A, BLUE SPRINGS BUSINESS PARK, AND THE SOUTHEAST R.O.W. LINE OF SAID SOUTH EAST INNER LOOP, A DISTANCE OF 581.87 FEET TO THE **PLACE OF BEGINNING** AND CONTAINING 12.52 ACRES OR 545,366 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 59321-BUILDING-3 PREPARED BY WINDROSE LAND SERVICES.

SAVE AND EXCEPT
1.789 ACRES 77,937 SQ. FT.

A TRACT OR PARCEL CONTAINING 1.789 ACRES OR 77,937 SQUARE FEET OF LAND, SITUATED IN THE LEWIS J DYCHES SURVEY NO. 2, ABSTRACT NO. 180, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 43.421 ACRE TRACT OF LAND DESCRIBED IN DEED TO BLUE SPRINGS BUSINESS PARK, LLC., AS RECORDED IN DOCUMENT NO. 2021153887, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY (O.P.R.W.C.T.), TEXAS, SAME BEING KNOWN AS LOT 1, BLOCK A, OF THE BLUE SPRINGS BUSINESS PARK, LLC, SUBDIVISION, AS RECORDED IN DOCUMENT NO. 2022085235 (O.P.R.W.C.T.), WITH SAID 1.789 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 83):

COMMENCING, AT A 1/2" IRON ROD STAMPED "BAKER" FOUND IN THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF SOUTHEAST INNER LOOP (180' R.O.W.), BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A, BLUE SPRINGS BUSINESS PARK;

THENCE, SOUTH 17° 36' 22" EAST, WITH THE COMMON LINE OF SAID LOT 1 BLOCK A, BLUE SPRINGS BUSINESS PARK AND THE SOUTHWEST R.O.W. LINE OF SAID SOUTHEAST INNER LOOP, A DISTANCE OF 26.44 FEET TO THE **POINT OF BEGINNING** (NAD 83-TX-CENTRAL ZONE GRID COORDINATES N: 10,194,667.44 E: 3,132,811.32), AND NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

Exhibit "A"

Reinvestment Zone Location

THENCE, SOUTH 17° 36' 22" EAST, WITH THE COMMON LINE OF SAID LOT 1 BLOCK A, BLUE SPRINGS BUSINESS PARK, THE SOUTHWEST R.O.W. LINE OF SAID SOUTHEAST INNER LOOP, AND OF LOT 1, BLOCK A, OF THE ROCK SPRINGS HOSPITAL SUBDIVISION AS RECORDED IN DOCUMENT NO. 2014008206, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, (P.R.W.C.T.), A DISTANCE OF 929.98 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A CAPPED 1/2 INCH IRON ROD STAMPED "BAKER" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A, BLUE SPRINGS BUSINESS PARK, BEING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK A, ROCK SPRINGS HOSPITAL AND BEING IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO CITIGROUP TECHNOLOGY, INC., AS RECORDED IN DOCUMENT NO. 2012002667, O.P.R.W.C.T., SAME BEING KNOWN AS LOT 1, BLOCK A, OF THE PROJECT LONESTAR SUBDIVISION, RECORDED IN CABINET CC., SLIDE 349, P.R.W.C.T. BEARS, SOUTH 17° 36' 22" EAST, A DISTANCE OF 19.65 FEET;

THENCE, THROUGH AND ACROSS SAID LOT 1, BLOCK A, BLUE SPRINGS BUSINESS PARK, THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES:

1. SOUTH 68° 46' 07" WEST, A DISTANCE OF 158.20 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
2. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 79.94 FEET, A CENTRAL ANGLE OF 20° 59' 46", AN ARC LENGTH OF 29.30 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 57° 22' 04" EAST – 29.13 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT;
3. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 90.68 FEET, A CENTRAL ANGLE OF 69° 15' 55", AN ARC LENGTH OF 109.63 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 13° 32' 00" EAST – 103.07 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
4. NORTH 21° 17' 20" WEST, A DISTANCE 124.04 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
5. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 19.49 FEET, A CENTRAL ANGLE OF 89° 58' 06", AN ARC LENGTH OF 30.60 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 23° 40' 53" EAST – 27.55 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
6. NORTH 68° 39' 56" EAST, A DISTANCE OF 30.68 FEET TO AN ANGLE POINT FOR AN INTERIOR CORNER;
7. NORTH 21° 14' 10" WEST, A DISTANCE OF 204.87 FEET TO AN ANGLE POINT FOR AN INTERIOR CORNER;
8. SOUTH 68° 56' 37" WEST, A DISTANCE OF 36.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
9. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 19.03 FEET, A CENTRAL ANGLE OF 89° 54' 59", AN ARC LENGTH OF 29.87 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 66° 05' 53" EAST – 26.89 FEET TO AN ANGLE POINT;
10. NORTH 21° 11' 40" WEST, A DISTANCE OF 164.83 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
11. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 19.03 FEET, A CENTRAL ANGLE OF 90° 12' 07", AN ARC LENGTH OF 30.11 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 23° 51' 15" EAST – 27.10 FEET TO AN ANGLE POINT;
12. NORTH 68° 57' 18" EAST, A DISTANCE OF 35.79 FEET TO AN ANGLE POINT FOR AN INTERIOR CORNER;
13. NORTH 21° 11' 44" WEST, A DISTANCE OF 168.94 FEET TO AN ANGLE POINT FOR AN INTERIOR CORNER;
14. SOUTH 68° 46' 17" WEST, A DISTANCE OF 35.45 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
15. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 19.24 FEET, A CENTRAL ANGLE OF 84° 41' 30", AN ARC LENGTH OF 28.44 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 69° 30' 17" WEST – 25.92 FEET TO AN ANGLE POINT;
16. NORTH 21° 19' 14" WEST, A DISTANCE OF 108.93 FEET TO AN ANGLE POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
17. NORTH 72° 34' 04" EAST, A DISTANCE 134.72 FEET TO THE **PLACE OF BEGINNING** AND CONTAINING 1.789 ACRES OR 77,937 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 59321-BUILDING-3, PREPARED BY WINDROSE LAND SERVICES.



COREY CAMPBELL
R.P.L.S. NO. 7076
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800



09-24-2024
DATE:

SHEET 2 OF 4
713.458.2281 | 9360 CORPORATE DRIVE, STE 102, SELMA, TX 78154

Ordinance Number: 2024-
Description: _____
Date Approved: _____

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Case File Number:
Exhibits _____ Attached