

ORDINANCE NO. 2025-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 72.097 ACRES OUT OF THE A.M. ESNAURIZAR GRANT, ABSTRACT NO. 1, FROM APD AH (AGRICULTURAL/PRE-DEVELOPMENT, AIRPORT HAZARD OVERLAY DISTRICT) TO M-1A AH (LIGHT INDUSTRIAL, AIRPORT HAZARD OVERLAY DISTRICT), GENERALLY LOCATED SOUTH OF KOHLENBERG ROAD AND WEST OF FM 1101; 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 72.097 acres out of the A.M. Esnaurizar Grant, Abstract No. 1, 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 72.097 acres out of the A.M. Esnaurizar Grant, Abstract No. 1, as delineated on Exhibit "A" and described 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THAT all other ordinances, or parts of ordinances, in conflict herewith are hereby repealed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 24th day of November, 2025.

PASSED AND APPROVED: Second reading this 8th day of December, 2025.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor

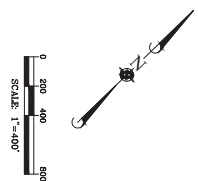
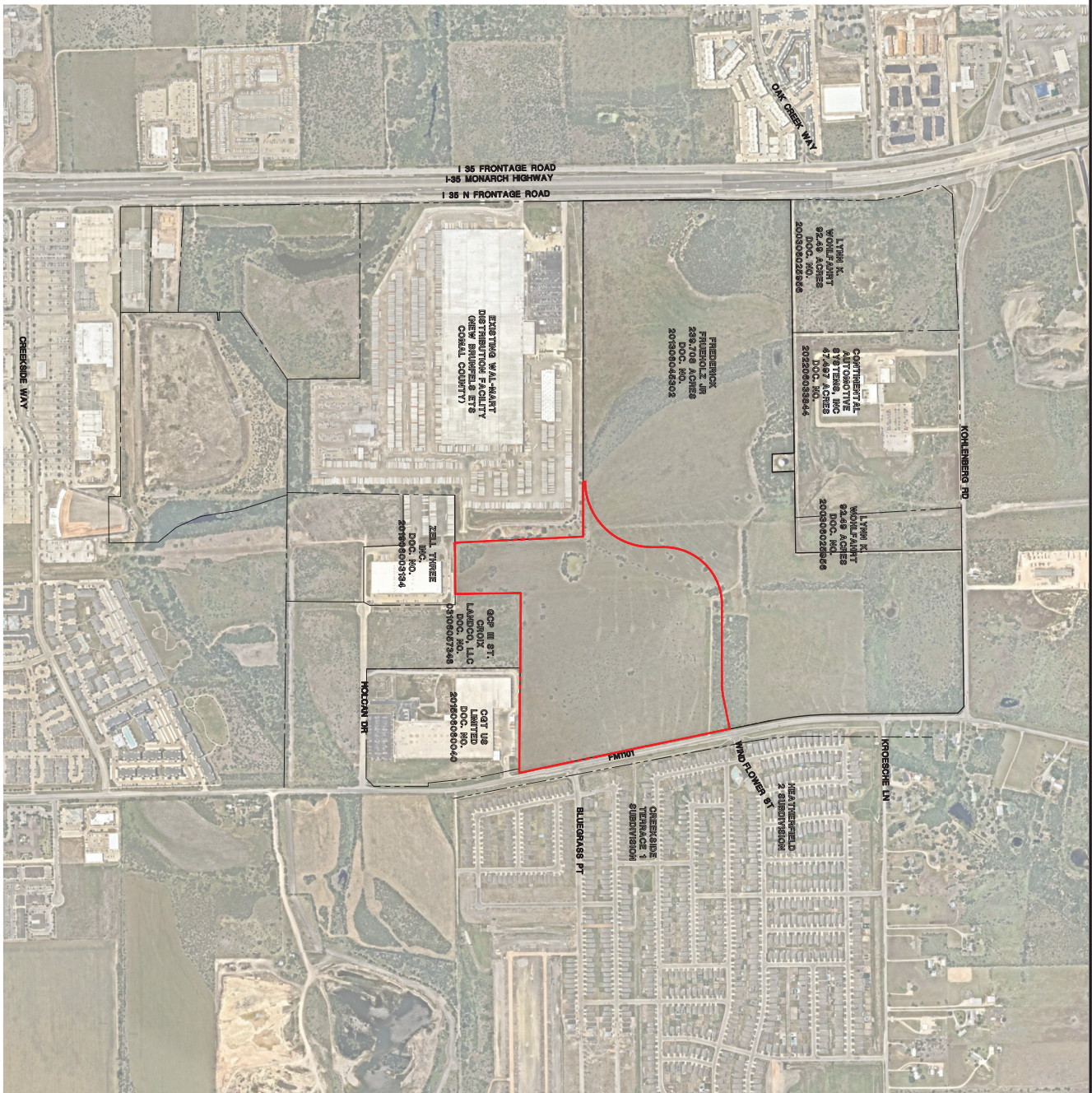
ATTEST:

GAYLE WILKINSON, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

EXHIBIT "A"



-EXHIBIT "B"

LEGAL DESCRIPTION

72.097 ACRES OUT OF THE A. M. ESNAURIZAR GRANT, ABSTRACT NO. 1, IN COMAL COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 239.708 ACRE TRACT CONVEYED TO FREDERICK FRUEHOLZ JR, BY EXECUTOR DEED OF RECORD IN DOCUMENT NO. 201306045302, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

METES & BOUNDS

72.097 ACRES OUT OF THE A. M. ENSAURIZAR GRANT, ABSTRACT NO. 1, IN COMAL COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 239.708 ACRE TRACT CONVEYED TO FREDERICK FRUEHLING JR, BY EXECUTOR DEED OF RECORD IN DOCUMENT NO. 201306045302, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS; SAID 72.097 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD WITH "DAM 5346" CAP FOUND IN THE NORTHWEST RIGHT-OF-WAY LINE OF F.M. 1101 (R.O.W. VARIES), FOR THE MOST SOUTHERLY CORNER OF SAID 239.708 ACRE TRACT AND HEREOF;

THENCE, N43°18'51"W, LEAVING SAID NORTHWEST RIGHT-OF-WAY LINE, IN PART ALONG THE NORTHEAST LINE OF LOT 1, BLOCK 1, TITAN INDUSTRIAL NB PARK 1, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201506050740, OF SAID OFFICIAL PUBLIC RECORDS, AND IN PART ALONG THE NORTHEAST LINE OF LOT 5, BLOCK 1, GOLDENROD INDUSTRIAL NB PARK, A SUBDIVISION OF RECORD IN DOCUMENT NO. 202306002754, OF SAID OFFICIAL PUBLIC RECORDS, BEING A SOUTHWEST LINE OF SAID 239.708 ACRE TRACT, A DISTANCE OF 1489.12 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHERN MOST CORNER OF SAID LOT 5, FOR AN ANGLE POINT HEREOF;

THENCE, S45°28'03"W, ALONG THE NORTHWEST LINE OF SAID LOT 5, BEING A SOUTH LINE OF SAID 239.708 ACRE TRACT, A DISTANCE OF 544.81 FEET TO A 1/2-INCH IRON ROD FOUND IN THE NORTHEAST LINE OF LOT 4, BLOCK 1, TITAN INDUSTRIAL NB PARK UNIT 3, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201906003134, OF SAID OFFICIAL PUBLIC RECORDS, BEING AN ANGLE POINT IN THE NORTHWEST LINE OF SAID LOT 5, FOR THE SOUTHWESTERLY CORNER OF SAID 239.708 ACRE TRACT AND HEREOF;

THENCE, N44°07'35"W, ALONG THE NORTHEAST LINE OF SAID LOT 4, BEING A SOUTHWEST LINE OF SAID 239.708 ACRE TRACT, A DISTANCE OF 424.63 FEET TO A 1/2-INCH IRON ROD WITH "CB SA PROP COR" CAP FOUND AT A SOUTH CORNER OF LOT 1, BLOCK 1, WAL-MART SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 9, PAGE 119, PLAT RECORDS OF COMAL COUNTY, TEXAS, FOR THE MOST WESTERLY CORNER HEREOF;

THENCE, LEAVING THE NORTHEAST LINE OF SAID LOT 4, ALONG THE SOUTHEAST LINE AND NORTHEAST LINE OF SAID LOT 1, WAL-MART SUBDIVISION, BEING A WEST LINE OF SAID 239.708 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N43°27'43"E, A DISTANCE OF 1062.76 FEET TO A 1/2-INCH IRON ROD FOUND AT THE EASTERMOST CORNER OF SAID LOT 1, WAL-MART SUBDIVISION, FOR AN ANGLE POINT; AND

2.N43°52'05"W, A DISTANCE OF 452.70 FEET TO A CALCULATED POINT, FOR THE NORTHWESTERLY CORNER HEREOF;

THENCE, LEAVING THE NORTHEAST LINE OF SAID LOT 1, WAL-MART SUBDIVISION, OVER AND ACROSS SAID 239.708 ACRE TRACT, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1. N46°07'55" E, A DISTANCE OF 17.28 FEET TO A CALCULATED POINT AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

2. ALONG SAID CURVE, HAVING A RADIUS OF 544.87 FEET, A CENTRAL ANGLE OF 88°36'51", AN ARC LENGTH OF 842.70 FEET, AND A CHORD WHICH BEARS S88°52'25"E, A DISTANCE OF 761.19 FEET TO A CALCULATED POINT AT THE POINT OF TANGENCY OF SAID CURVE;

3. N46°49'09"E, A DISTANCE OF 116.83 FEET TO A CALCULATED POINT AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

4. ALONG SAID CURVE, HAVING A RADIUS OF 479.93 FEET, A CENTRAL ANGLE OF 90°01'03", AN ARC LENGTH OF 754.02 FEET, AND A CHORD WHICH BEARS S88°44'01"E, A DISTANCE OF 678.83 FEET TO A CALCULATED POINT AT THE POINT OF TANGENCY OF SAID CURVE;

5. S43°43'30"E, A DISTANCE OF 645.93 FEET TO A CALCULATED POINT AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

6. ALONG SAID CURVE, HAVING A RADIUS OF 582.68 FEET, A CENTRAL ANGLE OF 10°28'54", AN ARC LENGTH OF 106.59 FEET, AND A CHORD WHICH BEARS S49°44'14"E, A DISTANCE OF 106.45 FEET TO A CALCULATED POINT AT THE POINT OF TANGENCY OF SAID CURVE; AND

7.554°58'44"E, A DISTANCE OF 279.88 FEET TO A CALCULATED POINT IN SAID NORTHWEST RIGHT-OF-WAY LINE, BEING THE SOUTHEAST LINE OF SAID 239.708 ACRE TRACT, FOR THE MOST EASTERLY CORNER HEREOF;

THENCE, ALONG SAID NORTHWEST RIGHT-OF-WAY LINE, BEING THE SOUTHEAST LINE OF SAID 239.708 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S34°32'12"W, A DISTANCE OF 1101.32 FEET TO A CALCULATED POINT, FOR AN ANGLE POINT; AND

2.S34°09'30"W, A DISTANCE OF 679.75 FEET TO THE POINT OF BEGINNING, AND CONTAINING 72.097 ACRES (3,140,532 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYORS CERTIFICATION

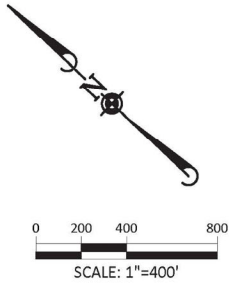
I HEREBY CERTIFY THAT AN INSPECTION WAS MADE IN AUGUST, 2025 ON THE GROUND OF THE TRACT OF LAND AS SHOWN HEREON AND THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY AND IN GOOD STANDING IN THE STATE OF TEXAS, AND THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.


RICHARD LANTIS
RPLS NO. 6908
MANHARD CONSULTING
1120 S CAPITAL OF TEXAS HWY, BLDG 1, STE 21
AUSTIN, TEXAS 78746



PROJ. MGR.: RL
DRAWN BY: TZ
SURV. DATE: 08/05/25
ISSUE DATE: 09/22/25
SCALE: 1"=400'

SHEET
1 OF 1
NBTX01.02



LINE TABLE		
LINE	BEARING	LENGTH
L1	N43°18'51"W	1489.12'
L2	S45°28'03"W	544.81'
L3	N44°07'35"W	424.63'
L4	N43°27'43"E	1062.76'
L5	N43°52'05"W	452.70'
L6	N46°07'55"E	17.28'
L7	N46°49'09"E	116.83'
L8	S43°43'30"E	645.93'
L9	S54°58'44"E	279.88'
L10	S34°32'12"W	1101.32'
L11	S34°09'30"W	679.75'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	544.87'	88°36'51"	842.70'	S88°52'25"E	761.19'
C2	479.93'	90°01'03"	754.02'	S88°44'01"E	678.83'
C3	582.68'	10°28'54"	106.59'	S49°44'14"E	106.45'

LEGEND

-  = PROPERTY LINE
 = ADJOINING PROPERTY LINE
 = FOUND 1/2-INCH IRON ROD
 = CALCULATED POINT
P.O.B. = POINT OF BEGINNING

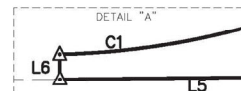
SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

2. COMPARE THIS PLAT, BENCHMARKS AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

3. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD HAVE NOT BEEN SHOWN.

4. THIS BOUNDARY SURVEY DOES NOT CONSTITUTE A TITLE SURVEY, AND SHOULD NOT BE USED TO CONVEY REAL PROPERTY.



BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS
COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(2011),
EPOCH 2010 DATUM, UTILIZING THE ALTERRA CENTRAL RTKNET
VIRTUAL REFERENCE NETWORK