

ORDINANCE NO. 2020-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 12.3 ACRES (10.7 ACRES OUT OF THE J. THOMPSON SURVEY NO. 20, ABSTRACT 608, AND APPROXIMATELY 1.6 ACRES OUT OF LOT 1R, SCHLEICHER ESTATES) FROM “R-1” SINGLE-FAMILY DISTRICT TO APPROXIMATELY 8.5 ACRES AS “R-1A-4” SINGLE FAMILY SMALL LOT RESIDENTIAL DISTRICT AND 4 ACRES AS “R-1A-5.5” SINGLE-FAMILY RESIDENTIAL 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 “R-1A-4” Single Family Small Lot Residential District and the “R-1A-5.5” Single Family Residential District, the City Council has given due consideration to all components of said districts; 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; and

WHEREAS, the City Council desires to amend the Zoning Map by rezoning approximately 10.7 acres out of the J. Thompson Survey no. 20, Abstract 608, and approximately 1.6 acres out of lot 1R, Schleicher Estates, from “R-1” Single-Family District to approximately 8.5 acres as “R-1A-4” Single Family Small Lot Residential District and approximately 4 acres as “R-1A-5.5” Single Family Residential 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 rezoning the following described tract of land from “R-1” to “R-1A-4” Single Family Small Lot Residential District and “R-1A-5.5” Single Family Residential District:

Approximately 10.7 acres out of the J. Thompson Survey no. 20, Abstract 608, and approximately 1.6 acres out of lot 1R, Schleicher Estates, as delineated

in Exhibits “A” and “B” attached.

SECTION 2

THAT all provisions of the Code of Ordinances of the City of New Braunfels not herein amended or repealed shall remain in full force and effect.

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THAT all other ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent that they are in conflict.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 24th day of August, 2020.

PASSED AND APPROVED: Second reading this 14th day of September, 2020.

CITY OF NEW BRAUNFELS

RUSTY BROCKMAN, Mayor

ATTEST:

Andrew A. Lyons III, Assistant City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

LEGEND:
R.O.W. = RIGHT-OF-WAY
() = RECORD INFORMATION
DPBRECT = DEED AND PLAT RECORDS
OF BEGAR COUNTY, TEXAS
OPBRECT = OFFICIAL PUBLIC RECORDS
OF BEGAR COUNTY, TEXAS

BEING A 12.286 ACRE TRACT OF LAND SITUATED IN THE CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS, BEING A PORTION OF THE REMAINING PORTION OF A CALLED 19.6752 ACRE TRACT OF LAND, AS CONVEYED TO JOHNNIE J. RODRIGUEZ, TRUSTEE, AND RECORDED IN VOLUME 680, PAGE 126, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, AND ALSO BEING A PORTION OF LOT 1R, BLOCK 1, SCHLEIDHER ESTATES SUBDIVISION, AS RECORDED IN VOLUME 8, PAGE 185, OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

ZONING EXHIBIT

SCALE: 1" = 100'

LOCATION MAP
NTS

FIELD NOTE DESCRIPTION:

[illegible]

NOTES:
1. BEARINGS BASED ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE
(4204), NORTH AMERICAN DATUM 1983.

PAGE 1 OF 1

EXHIBIT "A"

