

ORDINANCE NO. 2026-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 0.3 ACRES, BEING OUT OF THE STARLIGHT TERRACE SUBDIVISION UNIT 1, BLOCK 2, LOT 9, CURRENTLY ADDRESSED AT 1038 AND 1042 SEIDEL STREET, FROM M-1 (LIGHT INDUSTRIAL DISTRICT) TO R-2A (SINGLE-FAMILY AND TWO-FAMILY 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-2A (Single-Family and Two-Family 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 0.3 acres being out of the Starlight Terrace Subdivision Unit 1, Block 2, Lot 9, currently addressed at 1038 and 1042 Seidel Street from M-1 (Light Industrial District) to R-2A (Single-Family and Two-Family 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 M-1 (Light Industrial District) to R-2A (Single-Family and Two-Family District):

Approximately 0.3 acres, being out of the Starlight Terrace Subdivision Unit 1, Block 2, Lot 9, as depicted on Exhibit "A" and delineated 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THAT all other ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent that they are in conflict.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 27th day of July 2026.

PASSED AND APPROVED: Second reading this 10th day of August 2026.

CITY OF NEW BRAUNFELS

MICHAEL FRENCH, Mayor

ATTEST:

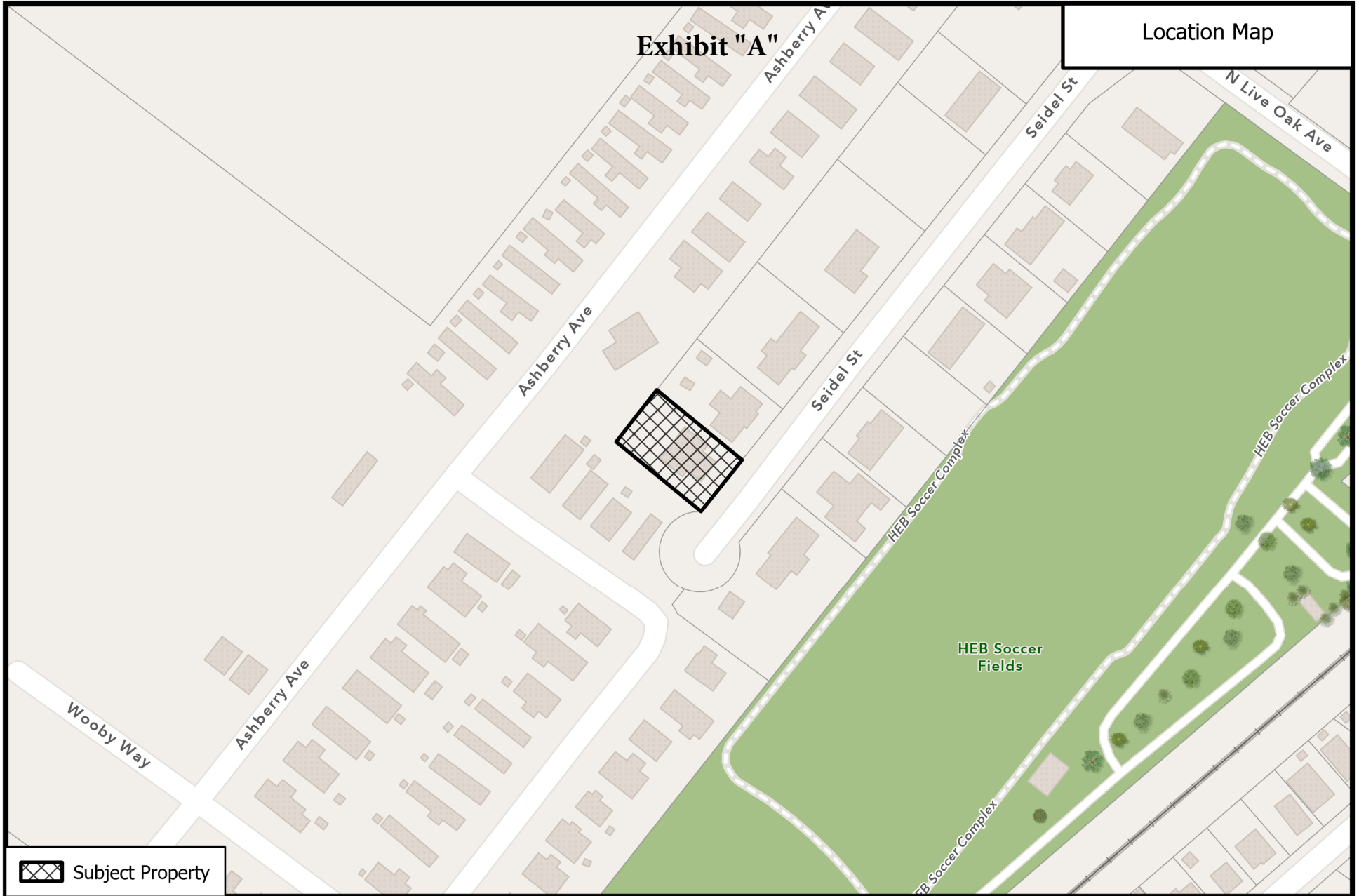
GAYLE WILKINSON, City Secretary

APPROVED AS TO FORM:

City Attorney's Office

Exhibit "A"

Location Map



PZ26-0214 1038 & 1042 Seidel St - M-1 to R-2A

0 90 180
Feet



Path:
L:\Boards and Commissions\ZoneChange & SUPs\2026\PZ26-0214 - 1038 Seidel St - M-1 to

Source: City of New Braunfels Planning
Date: 7/9/2026

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.

SCALE: 1"=20'

LOT 9
10,599 SQ. FT.
0.2433 ACRES

ONE STORY BRICK & SIDING DUPLEX

CONC. DRIVE

GOV. CONC.

A/C PAD

CONC.

PROPERTY CORNER BEARS
N 43°02'30" W, 0.334'
FROM CENTER OF
2 INCH CHAIN LINK
FENCE POST

DETAIL A
(NOT TO SCALE)

SEE
DETAIL A

EDGE OF ASPHALT

5' AERIAL EASEMENT AT A HEIGHT OF 20' AND ABOVE
(PER PLAT)

FENCE IN 0.4'

6' B.S. (205/846)

15.3'

25' B.S. (PER PLAT) (205/846)

FENCE OUT 3.7'

10' UTILITY ESM'T. (12/158)

6' UTILITY ESM'T. (224/544)

10' UTILITY ESM'T. (12/158)

6' UTILITY ESM'T. (224/544)

FENCE OUT 2.4'

FENCE OUT 2.5'

FENCE OUT 3.6'

N 38°19'12" E 79.95'

S 38°19'12" W 79.95'

S 39°20' W 80'

N 50°40' W 132.22'

N 51°28'21" W 132.57'

S 51°28'21" E 132.57'

(S 50°40' E 132.22')

N 38°36'56" E 79.73'

(N 39°20' E 80.00')

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS,
EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF
ANY) AS FOLLOWS: VOLUME 4, PAGE 34 & VOLUME 12,
PAGE 58 OF THE MAP AND PLAT, AND VOLUME 224,
PAGE 544 OFFICIAL PUBLIC RECORDS, COMAL COUNTY,
TEXAS.

(C) = CLEANOUT
 (CV) = IRRIGATION CONTROL VALVE

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:



 FIRM REGISTRATION NO.
10111700

**Westar
Alamo**

LAND SURVEYORS, L.L.C.

P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-8500, FAX (210) 372-9999

▲ = CALCULATED POINT
 (●) = FOUND 1/2" IRON ROD
 () = RECORD INFORMATION
 B.S. = BUILDING SETBACK
 C.M. = CONTROLLING MONUMENT
 (E) = ELECTRIC METER
 (W) = WATER METER
 (P) = POWER POLE
 (E) = OVERHEAD ELECTRIC
 (P) = TELEPHONE PEDESTAL
 (C) = CABLE PEDESTAL
 // = CHAIN LINK FENCE
 // = WOOD FENCE

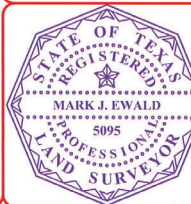
DWG: CH RVD: MJE

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND THE LOCAL OFFICIALS AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey is located within the FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 480931C, Panel No. 0435 from which is dated 5/8/2024, at 0.4536 from the intersection of the centerline of the property may be in Flood Zone(s) X (SHADED). Because this is a boundary survey, the surveyor did not take any actions to determine the Flood Zone status of the surveyed property. The Flood Zone status of the property set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONE STATUS OF THE PROPERTY. The interpretations of FEMA or State or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas (SFHAs) can be found at <https://www.fema.gov/portal>.

Owner:
T.B.D.

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, certify that the above plat represents an actual survey made on the ground under my supervision, and that my professional opinion is that there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, except as may appear herein, to the best of my knowledge and belief.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095



DATE: 5/1/2026

TITLE COMPANY: N/A