

**ORDINANCE NO. 2025-**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 60 ACRES OUT OF THE A.M. ESNAURIZAR SURVEY, ABSTRACT 20, CURRENTLY ADDRESSED AT 1280 SAENGERHALLE ROAD, FROM R-3L AH (MULTIFAMILY LOW DENSITY DISTRICT WITH AIRPORT HAZARD OVERLAY) TO R-1A-4 AH (SINGLE-FAMILY SMALL LOT RESIDENTIAL DISTRICT WITH AIRPORT HAZARD OVERLAY), REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SAVINGS CLAUSE; AND DECLARING AN EFFECTIVE DATE.**

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**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 AH (Single-Family Small Lot Residential 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 60 acres out of the A.M. Esnaurizar Survey, Abstract 20, currently addressed at 1280 Saengerhalle Road from R-3L AH (Multifamily Low Density District with Airport Hazard Overlay) to R-1A-4 AH (Single-Family Small Lot Residential District with Airport Hazard Overlay); 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 R-3L AH (Multifamily Low Density District with Airport Hazard Overlay) to R-1A-4 AH (Single-Family Small Lot Residential District with Airport Hazard Overlay):

Approximately 60 acres out of the A.M. Esnaurizar Survey, Abstract 20, 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**THAT** all other ordinances, or parts of ordinances, in conflict herewith are hereby repealed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 27<sup>th</sup> day of January 2025.

**PASSED AND APPROVED:** Second reading this 10<sup>th</sup> day of January 2025.

**CITY OF NEW BRAUNFELS**

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**NEAL LINNARTZ**, Mayor

**ATTEST:**

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**GAYLE WILKINSON**, City Secretary

**APPROVED AS TO FORM:**

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**VALERIA M. ACEVEDO**, City Attorney

# EXHIBIT" A"

## ZONING EXHIBIT

59.394 ACRE TRACT OF LAND LOCATED IN THE A.M ESNAURIZAR SURVEY, ABSTRACT NO. 20, GUADALUPE COUNTY, TEXAS, BEING COMPRISED OF THE 3 FOLLOWING TRACTS:

1. A PORTION OF A CALLED 52.50 ACRE TRACT RECORDED IN DOCUMENT NO. 202399002975, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.
2. A PORTION OF A CALLED 17.08 ACRE TRACT RECORDED IN DOCUMENT NO. 202399002927, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.
3. A PORTION OF A CALLED 22.80 ACRE TRACT RECORDED IN DOCUMENT NO. 202399002929, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

### SURVEY NOTES:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS SURVEYOR HAS NOT CONDUCTED A TITLE SEARCH TO DEPICT OTHER MATTERS OF RECORD, SUCH AS EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.

NO ATTEMPT HAS BEEN MADE TO LOCATE ANY IMPROVEMENTS, EASEMENTS, OR RIGHTS OF WAY NOT SHOWN HEREON.

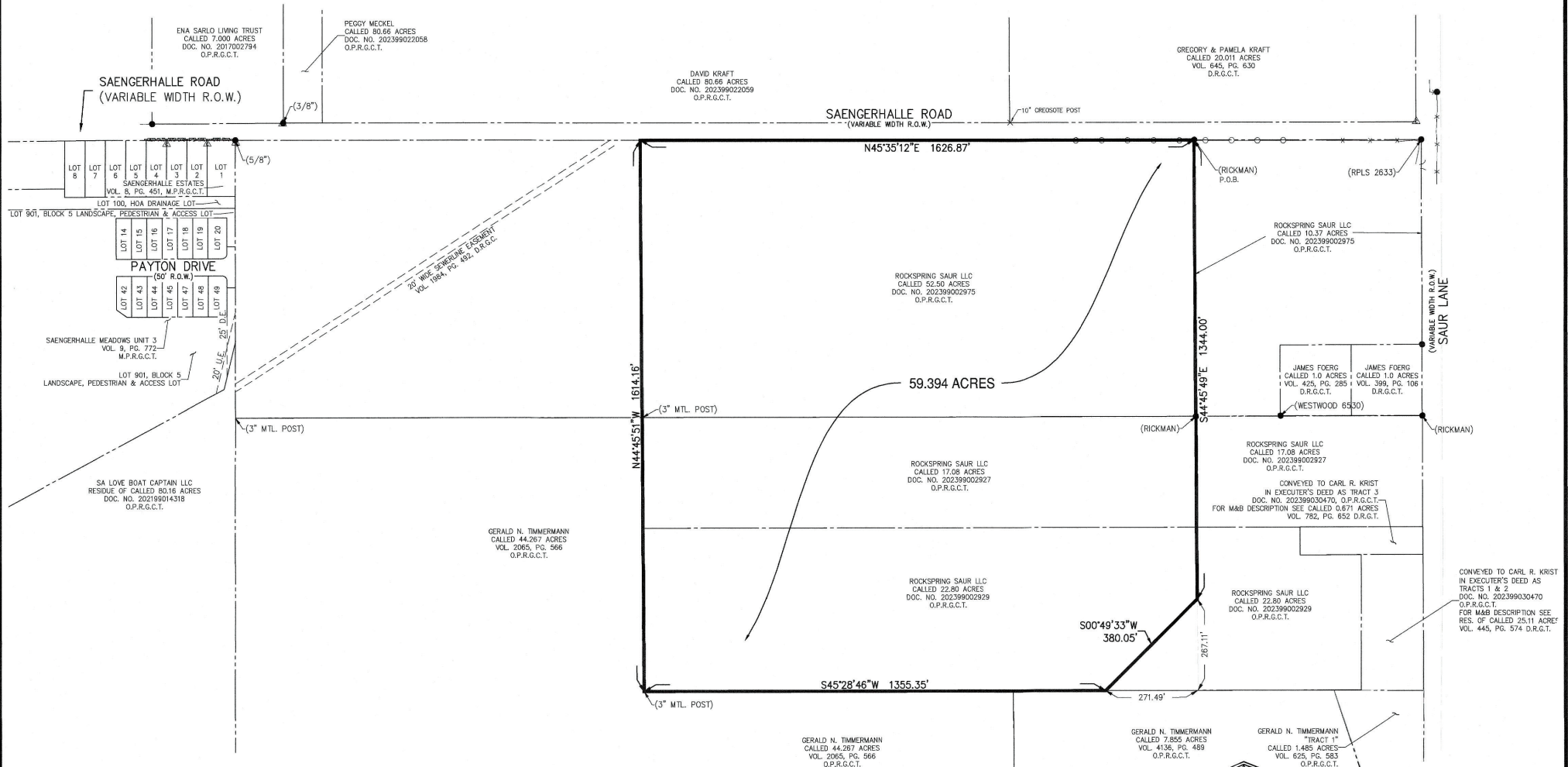
BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (NA2011) EPOCH 2010.00.

A METES & BOUNDS DESCRIPTION OF THIS TRACT WAS CREATED IN CONJUNCTION WITH THIS SURVEY.

### LEGEND:

R.O.W. = RIGHT-OF-WAY  
( ) = RECORD CALLS  
O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS  
M.P.R.G.C.T. = MAP & PLAT RECORDS, GUADALUPE COUNTY, TEXAS  
D.R.G.C.T. = DEED RECORDS, GUADALUPE COUNTY, TEXAS

SCALE: 1"=200'



METES AND BOUNDS DESCRIPTION FOR ZONING USE ONLY  
FOR A 59.394 ACRE TRACT OF LAND  
EXHIBIT "A"

Being a 59.394 acre tract of land located in the A.M Esnaurizar Survey, Abstract No. 20, Guadalupe County, Texas, being comprised of the following 3 tracts of land.:

1. a portion of a called 52.50 acre tract recorded in Document No. 202399002975, Official Public Records of Guadalupe County, Texas;
2. a portion of a called 17.08 acre tract recorded in Document No. 202399002927, Official Public Records of Guadalupe County, Texas;
3. a portion of a called 22.80 acre tract recorded in Document No. 202399002929, Official Public Records, Guadalupe County, Texas, said 59.394 acre tract of land of land being more particularly described as follows:

BEGINNING at a point in the Southeast right of way line of Saengerhalle Road for the West corner of a called 10.37 acre tract, recorded in Document No. 202399002975, Official Public Records, Guadalupe County, Texas, same point being the North corner of said 52.50 acre tract recorded in Document No. 202399002975, Official Public Records, Guadalupe County, Texas;

THENCE departing the Southeast right of way line of Saengerhalle Road, with the Northeast line of said 52.50 acre tract and the Southwest line of said 10.37 acre tract, S 44°45'49" E, continuing over and across said 17.08 acre tract recorded in Document No. 202399002927, and continuing over and across said 22.80 acre tract recorded in Document No. 202399002929, Official Public Records, Guadalupe County, Texas, a total distance of 1344.00 feet to a point for a corner of the herein described tract;

THENCE continuing over and across said 22.80 acre tract, S 00°49'33" W, a distance of 380.05 feet to a point in the Southeast line of said 22.80 acre tract, common with the Northwest line of a called 7.855 acre tract recorded in Volume 4136, Page 489, Official Public Records, Guadalupe County, Texas, for a corner of the herein described tract;

THENCE with the Northwest line of said 7.855 acre tract and the Southeast line of said 22.80 acre tract, continuing with a Northwestern line of a called 44.267 acre tract recorded in Volume 2065, Page 566, Official Public Records, Guadalupe County, Texas, S 45°28'46" W, a distance of 1355.35 feet to a point for a corner of the herein described tract;

THENCE continuing with the Northern line of said 44.267 acre tract and the Southwest line of said 22.80 acre tract, continuing with the Southwest line of the aforementioned 17.08 acre tract, and continuing over and across the aforementioned 52.50 acre tract, N 44°45'51" W, a distance of 1614.16 feet to a point in the aforementioned Southeast right of way line of Saengerhalle Road, same line being the Northwest line of said 52.50 acre tract, for a corner of the herein described tract;



THENCE with the Southeast right of way line of Saengerhalle Road and the Northwest line of said 52.50 acre tract, N 45°35'12" E, a distance of 1626.87 feet to the POINT OF BEGINNING, containing 59.394 acres of land in Guadalupe County, Texas.

Bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (NA2011) Epoch 2010.00.

Written November 19, 2024.

Reference exhibit of said 59.394 acre tract of land prepared this same date.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

FOR ZONING USE ONLY.



Dorothy J. Taylor

Registered Professional Land Surveyor No. 6295

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11-20-24

