

ORDINANCE NO. 2025-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 5 ACRES, BEING OUT OF THE JOHN THOMPSON SURVEY 21, ABSTRACT 608, CURRENTLY ADDRESSED AT 4001 IH 35 S, FROM C-3 (COMMERCIAL DISTRICT) AND APD (AGRICULTURAL/PRE-DEVELOPMENT DISTRICT) TO C-1B (GENERAL BUSINESS 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 C-1B (General Business 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 5 acres being out of the John Thompson Survey 21, Abstract 608, currently addressed at 4001 IH 35 S from C-3 (Commercial District) and APD (Agricultural/Pre-Development District) to C-1B (General Business 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 C-3 (Commercial District) and APD (Agricultural/Pre-Development District) to C-1B (General Business District):

Approximately 5 acres, being out of the John Thompson Survey 21, Abstract 608, 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THAT all other ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent that they are in conflict.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 23rd day of June 2025.

PASSED AND APPROVED: Second reading this 14th day of July 2025.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor

ATTEST:

GAYLE WILKINSON, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

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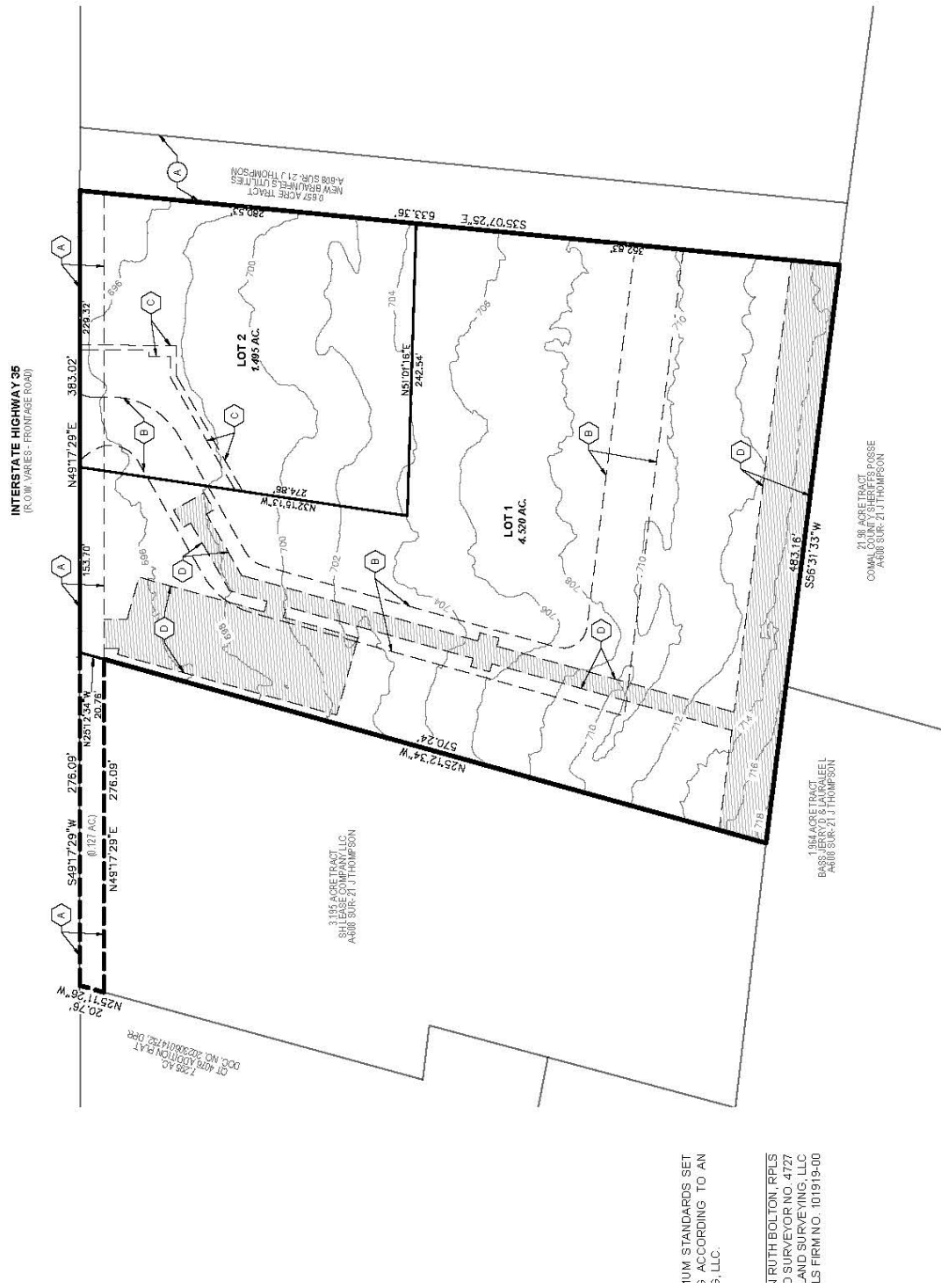


EXHIBIT "B"

PROPERTY DESCRIPTION:

Being 4.52 acres of land out of the John Thompson Survey No. 21, Abstract No. 608, Comal County, Texas and also being a portion of that certain 6.02 acre tract described in Document No. 200406025607 of the Official Public Records of Comal County, Texas; Said 4.52 acre tract being more particularly described as follows and as surveyed under the supervision of Intrepid Surveying & Engineering Corporation in December, 2024:

BEGINNING at a 1/2 inch iron rod found in the southeast line of Interstate Highway No. 35 for the north corner of that certain 2.909 acre tract described in Document No. 201206020034 of said Official Public Records, the west corner of said 6.02 acre tract and the west corner hereof;

THENCE North 49°17'29" East a distance of 153.70 feet along the southeast line of Interstate Highway No 35 and the northwest line of said 6.02 acre tract to a 1/2 inch iron rod set for the north corner hereof;

THENCE over and across said 6.02 acre tract, the following 2 courses:

1. South 32°15'13" East a distance of 274.86 feet to a 1/2 inch iron rod set for an interior corner hereof;
2. North 51°01'16" East a distance of 242.54 feet to a 1/2 inch iron rod set in the southwest line of that certain 0.657 acre tract described in Volume 579, Page 735 of the Deed Records of Comal County, Texas and the northeast line of said 6.02 acre tract for a north corner hereof;

THENCE along the common lines of said 6.02 acre tract, the following 3 courses:

1. South 35°07'25" East a distance of 352.83 feet along the southwest line of said 0.657 acre tract to a 1/2 inch iron rod found in the northwest line of that certain 47.35 acre tract described in Volume 213, Page 01 of said Deed Records for the south corner of said 0.657 acre tract and the east corner hereof;
2. South 56°31'33" West a distance of 483.16 feet along the northwest lines of said 47.35 acre tract and that certain 1.964 acre tract described in Document No. 200606054338 of said Official

Public Records to a 1/2 inch iron rod found for the east corner of said 2.909 acre tract and the south corner hereof;

3. North 25°12'34" West a distance of 591.00 feet along the northeast line of said 2.909 acre tract to the POINT OF BEGINNING containing 4.52 acres more or less, and as shown on certified plat herewith.

NOTE : The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational purposes and does not override item 2 of Schedule B hereof

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
01/03/2025 11:19:45 AM
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Bobbie Koepp