

ORDINANCE NO.2025-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 35 ACRES, BEING LOT 1, BLOCK 1 OUT OF THE FM 1102 35-ACRE TRACT SUBDIVISION, CURRENTLY BOUNDED BY HUNTER ROAD TO THE NORTH AND FM 1102 TO THE SOUTH, AND SITUATED AT THE INTERSECTION OF HUNTER ROAD AND ROLLING FIELD, FROM R-1A-6.6 AH (SINGLE-FAMILY DISTRICT WITH AIRPORT HAZARD OVERLAY) AND M-1A AH (LIGHT INDUSTRIAL DISTRICT WITH AIRPORT HAZARD OVERLAY) TO R-3L AH SUP (MULTIFAMILY LOW DENSITY DISTRICT WITH AIRPORT HAZARD OVERLAY AND A TYPE 1 SPECIAL USE PERMIT TO ALLOW MULTIPLE SINGLE-FAMILY DWELLING UNITS WITH ALTERNATE DESIGN STANDARDS); 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 a Special Use Permit, the City Council has given due consideration to all components of said permit; and

WHEREAS, the City recognizes that granting such a permit is possible while promoting the health, safety and general welfare of the public, by providing harmony between existing zoning districts and land uses; and

WHEREAS, it is the intent of the City to ensure for the health, safety and general welfare of the public by providing compatible and orderly development, which may be suitable only in certain locations in a zoning district through the implementation of a Special Use Permit meeting those requirements cited in Sections 3.6-2 and 3.6-3, Chapter 144 of the New Braunfels Code of Ordinances; and

WHEREAS, the property is located in an area suitable for the proposed use; and

WHEREAS, the requested rezoning is in accordance with Envision New Braunfels, the City's Comprehensive Plan; and

WHEREAS, the requested rezoning is in accordance with the City's Strategic Plan; and

WHEREAS, the City Council desires to grant a Special Use Permit on Lot 1, Block 1 of the FM 1102 35-Acre Tract Subdivision, to allow the R-3L (Multifamily Low Density District) with a Type 1 Special Use Permit to allow multiple single-family dwelling units with alternate design standards);
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 adding the following tract of land as a

“Special Use Permit” for the uses and conditions herein described:

Being Lot 1, Block 1 of the FM 1102 35-Acre Tract Subdivision, being as delineated on Exhibit “A” and depicted on Exhibit “B” attached.

SECTION 2

THAT the Special Use Permit be subject to the following additional conditions:

1. An approved LOC is required from NBU for the proposed multifamily/condominium development.
2. One 1.5-inch caliper tree shall be planted for every 40 feet of street frontage along Hunter Road and FM 1102.
3. One 1.5-inch caliper tree shall be planted for every dwelling unit. The location of each tree shall be planted no more than 30 feet from its respective dwelling unit. All trees shall be selected from the City’s approved plant list.
4. The minimum distance between structures shall follow the minimums required by the currently adopted International Building Code (IBC) and International Residential Code (IRC) as applicable.
5. Lot coverage requirements shall not be applicable.
6. Development of the site shall be in compliance with the above-listed development standards. Any significant alterations to the approved development standards will require an amendment to the SUP.

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 27th day of May, 2025.

PASSED AND APPROVED: Second reading this 9th day of June, 2025.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor

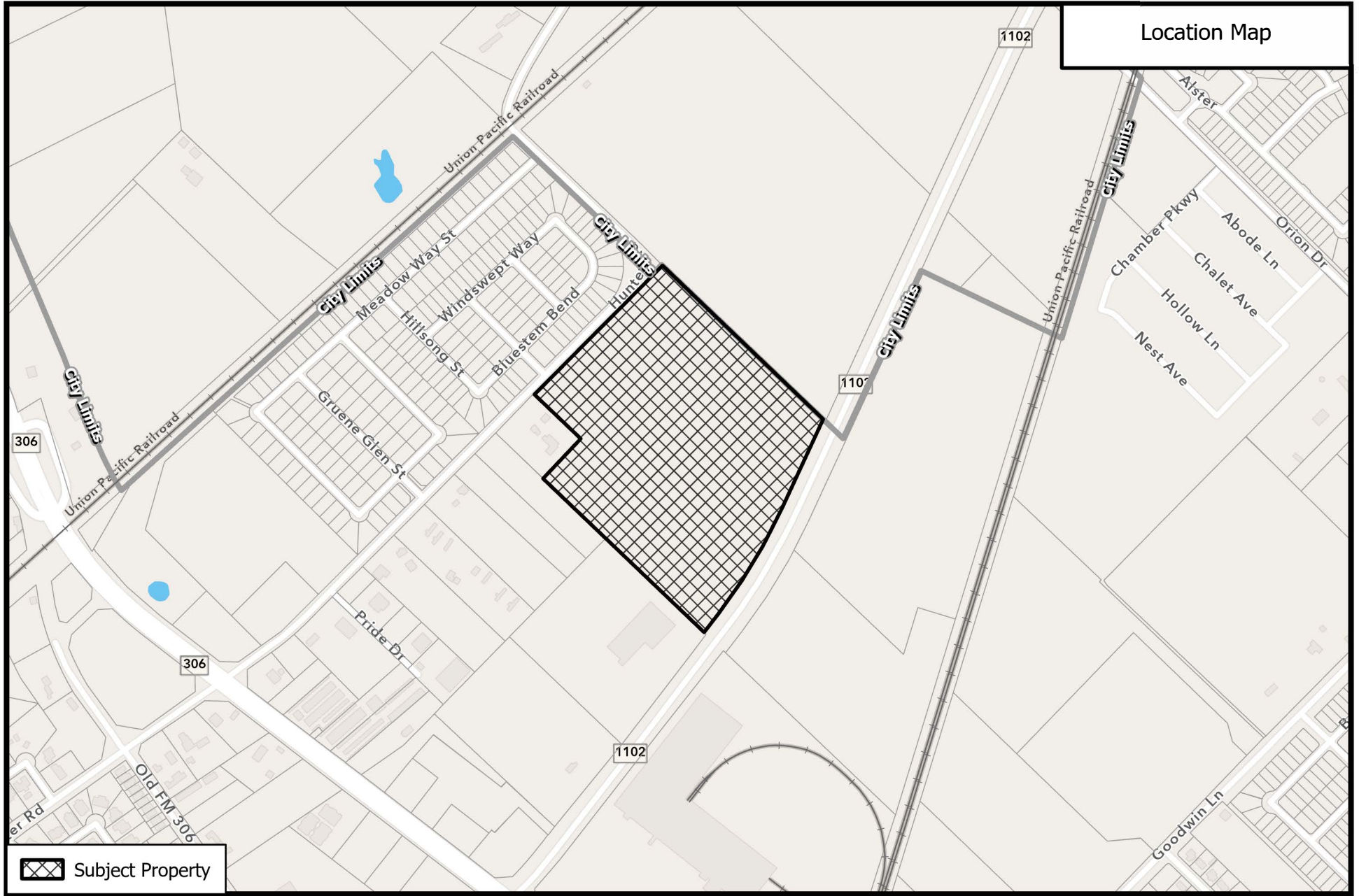
ATTEST:

GAYLE WILKINSON, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

EXHIBIT "A"



SUP25-103 R-1A 6.6 AH & M-1A AH to R-3L AH SUP

0 390 780 Feet



Path: P:\ZoneChange & SUPs\2025\SUP25-103 - Hunter Rd - R-1A-6.6 to R-3L SUP (Type

Source: City of New Braunfels Planning
Date: 5/5/2025

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.

EXHIBIT "B"

ALTA/NSPS LAND TITLE SURVEY

35.250 ACRE TRACT OF LAND OUT OF THE ORILLA RUSSELL LEAGUE NO. 2,
ABSTRACT NO. 485, COMAL COUNTY, TEXAS, BEING THE SAME TRACT CALLED
35.250 ACRES, "EXHIBIT B", CALLED "TRACT 1", RECORDED IN DOCUMENT NO.
201106003216, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

NOLAND & VERA KOEPP LIMITED PARTNERSHIP, LTD.
REMAINDER OF A CALLED 72.00 AC.
"TRACT 3"
DOC#200506019928
(CALLED 76.00 AC. VOL. I, PG. 771)
O.P.R.C.C.T.



SCALE: 1"=100'

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.

FENCES SHOWN HEREON ARE GRAPHIC ONLY, WITH
DIMENSIONAL TIES SHOWN AT SPECIFIC LOCATIONS WHERE
THEY WERE PHYSICALLY MEASURED. THE FENCE LINE MAY
MEANDER BETWEEN SAID MEASURED LOCATIONS. THE
DIMENSIONS SHOWING THE DISTANCE BETWEEN THE FENCE
AND THE PROPERTY LINE ALSO INDICATES WHICH SIDE OF
THE PROPERTY LINE THE FENCE IS ON.

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

TABLE A:

- MONUMENTS HAVE BEEN LOCATED AT ALL MAJOR
CORNERS OF THE BOUNDARY.
- THE ADDRESS OF THE SITE IS 2250 HUNTER ROAD,
NEW BRAUNFELS, TEXAS 78132. THIS ADDRESS IS
SHARED WITH THE ADJOINING 2.163 ACRE PROPERTY.
THIS PROPERTY WILL LIKELY REQUIRE A NEW ADDRESS
ASSIGNMENT.
- ACCORDING TO MAP NO. 4809100455F OF THE
FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD
INSURANCE RATE MAPS FOR COMAL COUNTY, DATED
9/2/2009, THE SUBJECT TRACT IS SITUATED WITHIN
UNSHADED ZONE X DEFINED AS AREAS DETERMINED TO
BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
(500-YEAR FLOOD).
- THE AREA OF THIS SITE IS 35.250 ACRES.
- ALL SUBSTANTIAL FEATURES OBSERVED WHILE
CONDUCTING FIELD WORK IS SHOWN HEREON.
- ALL NAMES OF ADJOINING LANDOWNERS BASED ON
COMAL COUNTY APPRAISAL DISTRICT ARE SHOWN
HEREON.

SURVEYOR'S CERTIFICATION

TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED
WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS
FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY
ALTA/NSPS LAND TITLE SURVEYS, AND INCLUDES ITEMS 1, 2, 3, 4, 8 & 13 OF TABLE
A THEREOF.

FIELDWORK WAS PERFORMED ON 08/12/2022

DATED THIS 29 DAY OF Aug, 2022

DOROTHY J. TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295

464.001



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

DESIGNED BY: LAF
FIELD CREW: JG

