

ORDINANCE NO. 2025-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 0.75 ACRES, BEING OUT OF THE L. SALINAS SURVEY NO. 458 ABSTRACT NO. 531, CURRENTLY ADDRESSED AT 160 FM 1863, FROM APD (AGRICULTURAL PREDEVELOPMENT DISTRICT) TO C-1A (NEIGHBORHOOD COMMERCIAL 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-1A (Neighborhood Commercial 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 requested rezoning is in support of the recommendations in the Land Use Fiscal Analysis;

WHEREAS, the City Council desires to amend the Zoning Map by changing the zoning of approximately 0.75 acres being out of the L. Salinas Survey No. 458 Abstract No. 531, currently addressed at 160 FM 1863 from APD (Agricultural Predevelopment District) to C-1A (Neighborhood Commercial 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 APD (Agricultural Predevelopment District) to C-1A (Neighborhood Commercial District):

Approximately 0.75 acres, being out of the L. Salinas Survey No. 458 Abstract No. 531, 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THAT all other ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent that they are in conflict.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 27th day of October, 2025.

PASSED AND APPROVED: Second reading this 10th day of November, 2025.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor

ATTEST:

GAYLE WILKINSON, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

EXHIBIT "A"

CELCO SURVEYING

REG. # 10193975

TEL: 830-214-5109

SURVEY PLAT

18018 OVERLOOK LOOP, SUITE 105

UNIT 239

SAN ANTONIO, TEXAS 78259

eddie@celcosurveying.com

www.celcosurveying.com

SCALE
1" = 40'HELEN K PARKER
DOC. # 2013-PCA-0215SCOTT K ANDERSON
DOC. # 9806006234
0.743 ACRESTRAILBLAZER MANAGEMENT LTD
DOC. # 200206027646

- LEGEND
- = IRON ROD FOUND
 - = IRON ROD SET
 - x— = WIRE FENCE
 - PUE = PUBLIC UTILITY EASEMENT
 - DE = DRAINAGE EASEMENT
 - BL = BUILDING LINE
 - E/M = ELECTRIC METER
 - ☒ = AIR CONDITIONER
 - ☆ = LIGHT POLE
 - ⊙ = WASTEWATER MANHOLE
 - ⋈ = WATER VALVE
 - ⚡ = POWER POLE
 - +— = O/H POWERLINE

A EASEMENT TO COMAL POWER COMPANY AS
RECORDED IN VOLUME 52, PAGE 524, DEED
RECORDS, COMAL COUNTY, TEXAS.
(BLANKET EASEMENT--DOES AFFECT THIS
TRACT)

BEARING BASIS DERIVED FROM TEXAS STATE
PLANE COORDINATE SYSTEM, TEXAS SOUTH
CENTRAL ZONE, NAD 83 DATUM.

ADDRESS: 160 FM 1863, NEW BRAUNFELS, TEXAS

LEGAL DESCRIPTION: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

CATEGORY 1A CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS SURVEY
SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS
MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, TSPS LAND TITLE SURVEY.

BUYER: HAW PROPERTIES 1863, LLC, A TEXAS LIMITED LIABILITY COMPANY

TITLE CO: FIRST AMERICAN TITLE

G.F.#: 25-0563-C

LENDER: TBD

PLAN No.: 2025-5007

SURVEY DATE: FEBRUARY 20, 2025

GEORGE E. LUCAS R.P.L.S. 4180

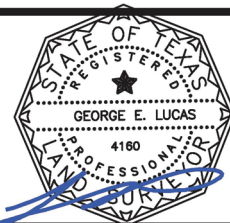


EXHIBIT "B"

FIELD NOTE DESCRIPTION TRACT FOR A 0.743 ACRE TRACT OF LAND:

BEING A 0.743 ACRE TRACT OR PARCEL OF LAND SITUATED IN COMAL COUNTY, TEXAS, BEING OUT AND A PART OF THE L. SALINAS SURVEY NO. 458, ABSTRACT NO. 531, COMAL COUNTY, TEXAS, AND BEING ALL OF THAT SAME TRACT OF LAND CONVEYED TO SCOTT K. ANDERSON IN A DEED RECORDED IN DOCUMENT NO. 9806006234, OFFICIAL RECORDS, ANDERSON COUNTY, TEXAS, (HEREINAFTER REFERRED TO AS THE "ANDERSON TRACT"), SAID 0.743 ACRES OF LAND, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod set on the northwest right-of-way line of Farm-to-Market Road 1863, for the south corner of a tract of land conveyed to Trailblazer Management, Ltd., in a deed recorded in Document No. 200206027646, Official Public Records, Comal County, Texas, (hereinafter referred to as the "Trailblazer Tract"), being the east corner and POINT OF BEGINNING of herein described tract:

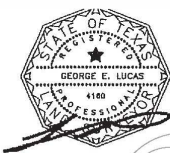
THENC with the southeast line of this tract and the northwest right-of-way line of Farm-to-Market Road 1863, South 52°08'24" West a distance of 135.00 feet to an iron rod set for the southeast corner of a tract of land conveyed to Helen K. Parker in a deed recorded in Document No. 2013-PCA-0215, Official Public Records, Comal County, Texas, (hereinafter referred to as the "Parker Tract"), being the south corner of this tract;

THENCE with the southwest line of this tract and the northeast line of the Parker Tract, the following two (2) calls:

1. North 37°07'51" West a distance of 239.98 feet to an iron rod set;
2. North 52°08'24" East a distance of 135.00 feet to an iron rod set on the southwest line of the Trailblazer Tract, being the north corner of this tract;

THENCE with the northeast line of this tract and the southwest line of the Trailblazer Tract, South 37°07'51" East a distance of 239.98 feet to the POINT OF BEGINNING, containing 0.743 acres of land, more or less.

CELCO Surveying
P.O. Box 701267
San Antonio, Texas, 78270
Firm Registration No. 10193975
PHONE: 830-214-5109
e-mail: eddie@celcosurveying.com



BY: GEORGE E. LUCAS
R.P.L.S. No. 4160
State of Texas
February 20, 2025
2025-5007

Bearing basis is the Texas State Plane Coordinate system, NAD 83 Datum, Texas South Central Zone

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
06/17/2025 03:37:27 PM
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Bobbie Koepp