

ORDINANCE NO. 2021-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 4.3 ACRES OUT OF THE J. M. VERAMENDI SURVEY NO. 1, ABSTRACT 2, COMAL COUNTY, TEXAS, LOCATED AT THE SOUTEAST CORNER OF THE INTERSECTION OF GRUENE ROAD AND EWELLING LANE, FROM “R-2” SINGLE AND TWO-FAMILY DISTRICT TO “C-O” COMMERCIAL OFFICE 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-O” Commercial Office District, the City Council has given due consideration to all components of said district; 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; and

WHEREAS, the City Council desires to amend the Zoning Map by rezoning approximately 4.3 acres out of the J. M. Veramendi Survey No. 1, Abstract 2, Comal County, Texas, located at the southeast corner of the intersection of Gruene Road and Ewelling Lane from “R-2” Single and Two-Family District to “C-O” Commercial Office District, **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 described tract of land from “R-2” Single and Two-Family District to “C-O” Commercial Office District:

Approximately 4.3 acres out of the J. M. Veramendi Survey No. 1, Abstract 2, Comal County, Texas, located at the southeast corner of the intersection of Gruene Road and Ewelling Lane as described in Exhibit "A" and delineated in Exhibit "B" attached.

SECTION 2

THAT all provisions of the Code of Ordinances of the City of New Braunfels not herein amended or repealed shall remain in full force and effect.

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THAT all other ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent that they are in conflict.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 26th day of April, 2021.

PASSED AND APPROVED: Second reading this 10th day of May, 2021.

CITY OF NEW BRAUNFELS

RUSTY BROCKMAN, Mayor

ATTEST:

CAITLIN KROBOT, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

BEING 4.353 acres of land out of the J.M. Veramendi Two League Survey No. Two, Comal County, Texas, and being all of that certain tract of land conveyed by Eunice Hovestadt, to William Hovestadt, Jr. by deed dated September 16, 1963 and recorded in Volume 135 at Pages 108-109 of the Deed Records of Comal County, Texas, and described more particularly by metes and bounds as follows:

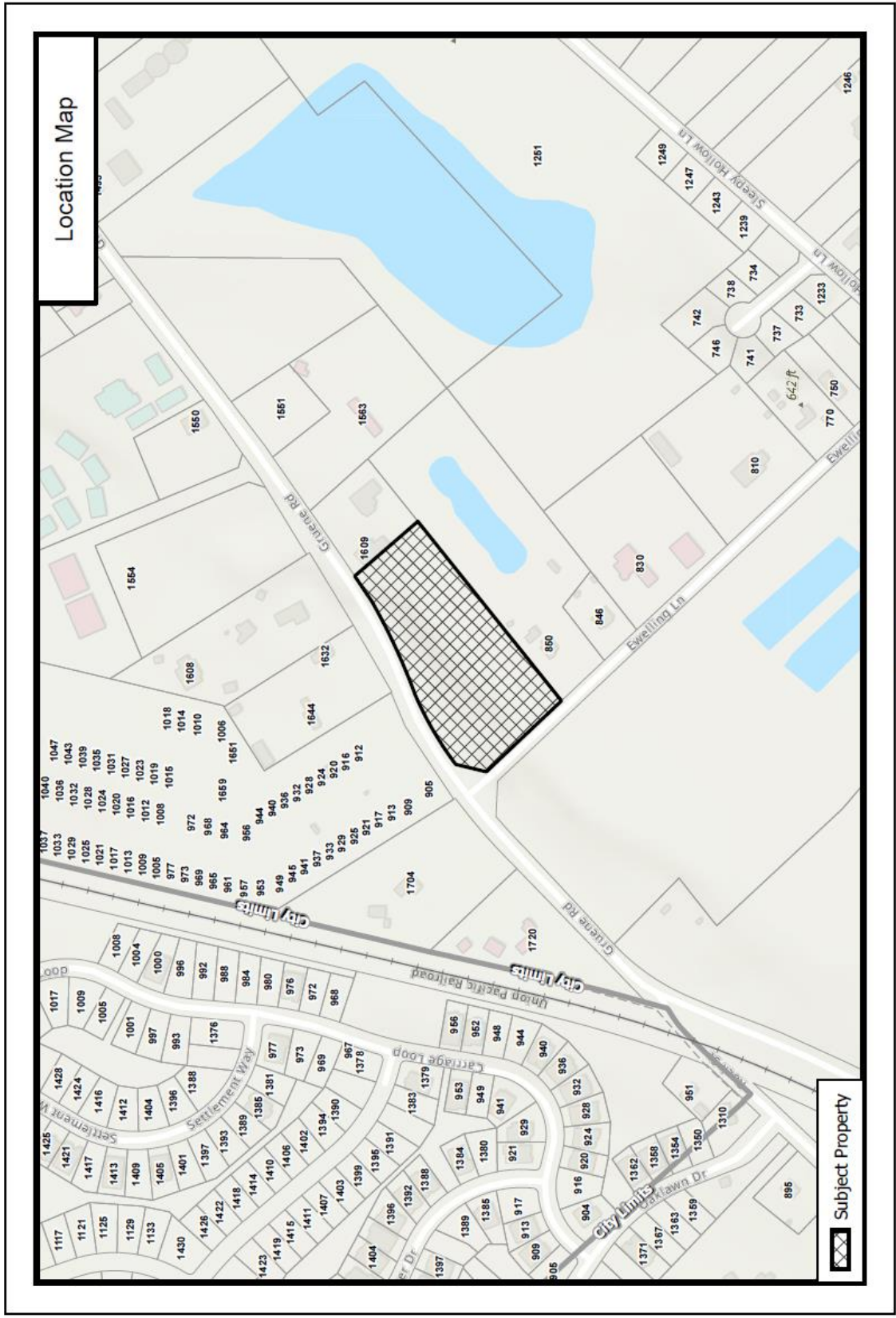
BEGINNING at the point of intersection of the so-called Eweling Lane at it's Northeast end with the Southeast side of the Old Austin Road for West corner of this 4.353 acre tract herein conveyed;

THENCE, with the Southeast side of said road, N. 57° 00' E. 229.0 feet, N. 57°06' E. 286.7 feet, N. 62°07' E. 135.2 feet to the West corner of a 1.1 acre tract owned by H.A. Foerster;

THENCE, with the Foerster Southwest line, S. 42°30' E. 233.5 feet to the South corner of the Foerster tract for E. corner of this 4.353 acre tract;

THENCE, S. 51°50' W. 628.6 feet to an iron pin in the Northeast side of the Eweling Lane, set for the South corner of this 4.353 acre tract;

THENCE, with the Northeast side of the said Eweling Lane, N. 42°30' W. 354.1 feet to the PLACE OF BEGINNING.



PZ21-0084
Rezoning from R-2 to C-O

Source: City of New Braunfels Planning
 Date: 4/12/2021

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.



Path: \\CHFS-1\Departments\Planning\ZoneChange-SUP-Repairs\2021\PZ21-0084 - Guene Rd &