

ORDINANCE NO. 2026-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 6 ACRES, BEING OUT OF BILLIE AND ED MILES SUBDIVISION UNIT 2, BLOCK 1, LOTS 1A, 1B, AND 2, CURRENTLY ADDRESSED AT 830, 832, AND 870 GRUENE ROAD, FROM C-1A (NEIGHBORHOOD COMMERCIAL DISTRICT) AND R-3 SUP (MULTIFAMILY DISTRICT WITH A SPECIAL USE PERMIT TO ALLOW BED AND BREAKFAST AND RETAIL) TO C-4A (RESORT 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-4A (Resort 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 City Council desires to amend the Zoning Map by changing the zoning of approximately 6 acres being out of Billie and Ed Miles Subdivision Unit 2, Block 1, Lots 1A, 1B, and 2, currently addressed at 830, 832, and 870 Gruene Road from C-1A (Neighborhood Commercial District) and R-3 SUP (Multifamily District with a Special Use Permit to allow bed and breakfast and retail) to C-4A (Resort 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 C-1A (Neighborhood Commercial District) and R-3 SUP (Multifamily District with a Special Use Permit to allow bed and breakfast and retail) to C-4A (Resort Commercial District):

Approximately 6 acres, being out of Billie and Ed Miles Subdivision Unit 2, Block 1, Lots 1A, 1B, and 2, as described on Exhibit "A" and depicted 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THAT all other ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent that they are in conflict.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 12th day of January 2026.

PASSED AND APPROVED: Second reading this 26th day of January 2026.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor

ATTEST:

GAYLE WILKINSON, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

Exhibit "A"



METES AND BOUNDS DESCRIPTION FOR A 5.790 ACRE TRACT OF LAND (ZONING TRACT)

BEING a 5.970 acre tract of land and being all of Lot 1A and a portion of Lot 1B, Block 1, of the Billie and Ed Miles Subdivision as recorded in Volume 11, Page 286 of the Map and Plat Records of Comal County, Texas, and all of Lot 2, Block 1, of the Billie and Ed Miles Subdivision Unit 2, as recorded in Volume 13, Page 317 of the Map and Plat Records of Comal County, Texas, as conveyed to Garrison In Gruene, LLC as recorded in Document No. 201906011022 of the Official Public Records of Comal County, Texas, and said 5.970 acre tract of land being more particularly described as follows:

BEGINNING at an iron pin with cap stamped "RPLS 4907" found in the Southerly Right-Of-Way line of Hanz Drive, and being a Northwesterly corner of said Lot 2, Block 1, and the POINT OF BEGINNING and a Northwesterly corner of this herein described tract of land;

THENCE with the Southerly line of said Hanz Drive, the Northerly line of said Lot 2, N 74° 22' 24" E, a distance of 375.53 feet to "X" found in concrete for the Northeasterly corner of lot 2, the Northwesterly corner of Lot 3 of said Billie and Ed Miles Subdivision, and being the Northeast corner of this herein described tract of land;

THENCE departing the Southerly R.O.W. line of said Hanz Drive, and with the common line of said Lot 2 and Lot 3, S 15° 35' 33" E, at a distance of 226.21 feet passing a 1/2" iron pin found for the Southwest corner of said Lot 3, and continuing into said Lot 1B for a total distance of 577.40 feet to a point in the Northerly line of Lot 2, Block 1, Gruene 16 Subdivision as recorded in Document No. 201406025491 of the Map and Plat Records of Comal County, Texas, for the Southeast corner of this herein described tract of land;

THENCE departing said Southeast corner, and along with the Northerly line of Lot 2, and Lot 1 of said Gruene 16 Subdivision, S 56° 12' 53" W, a distance of 387.85 feet to a point in the Easterly Right-Of-Way line of Gruene Road found for the Southwesterly corner of this herein described tract of land, and the beginning of a non-tangent curve to the right;;

THENCE departing the Northwesterly corner of Lot 1, Gruene 16 Subdivision and with the Easterly line of said Gruene Road and with the westerly line of said Lot 1B, and with said non-tangent curve to the right having a radius of 1880.15 feet, an arc length of 340.86 feet, a delta angle of 10° 23' 14", and a chord bearing and distance of N 20° 46' 46" W, 340.39 feet to a 1/2" iron pin with cap stamped "RPLS-4233" found for a corner of said Lot 1A;

THENCE continuing with the Easterly line of Gruene Road, N 15° 27' 00" W, a distance of 134.07 feet to a point for the common corner of said Lot 1A, and the Southwesterly corner of Lot 2, Block 1, and being the beginning of a curve to the right;

THENCE continuing with the Easterly line of said Gruene Road, and said curve to the right having a radius of 2834.93 feet, an arc length of 211.65 feet, a delta angle of $04^\circ 16' 39''$, and a chord bearing and distance of N $13^\circ 22' 08''$ W, 211.32 feet to a "MAG" nail found for a Northwesterly corner and beginning of a curve to the right;

THENCE departing the Easterly line of Gruene Road and with said curve to the right having a radius of 15.00 feet, an arc length of 22.53 feet, a delta angle of $86^\circ 11' 53''$, and a chord bearing and distance of N $32^\circ 11' 58''$ E, 20.47 feet to the POINT OF BEGINNING, and containing 5.970 acres of land.

Bearings based on the Texas State Plane Coordinate System, Texas South Central Zone (4204), North American Datum 1983.

"This document was prepared under 22 TAC §663.21, 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."

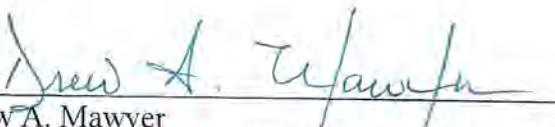
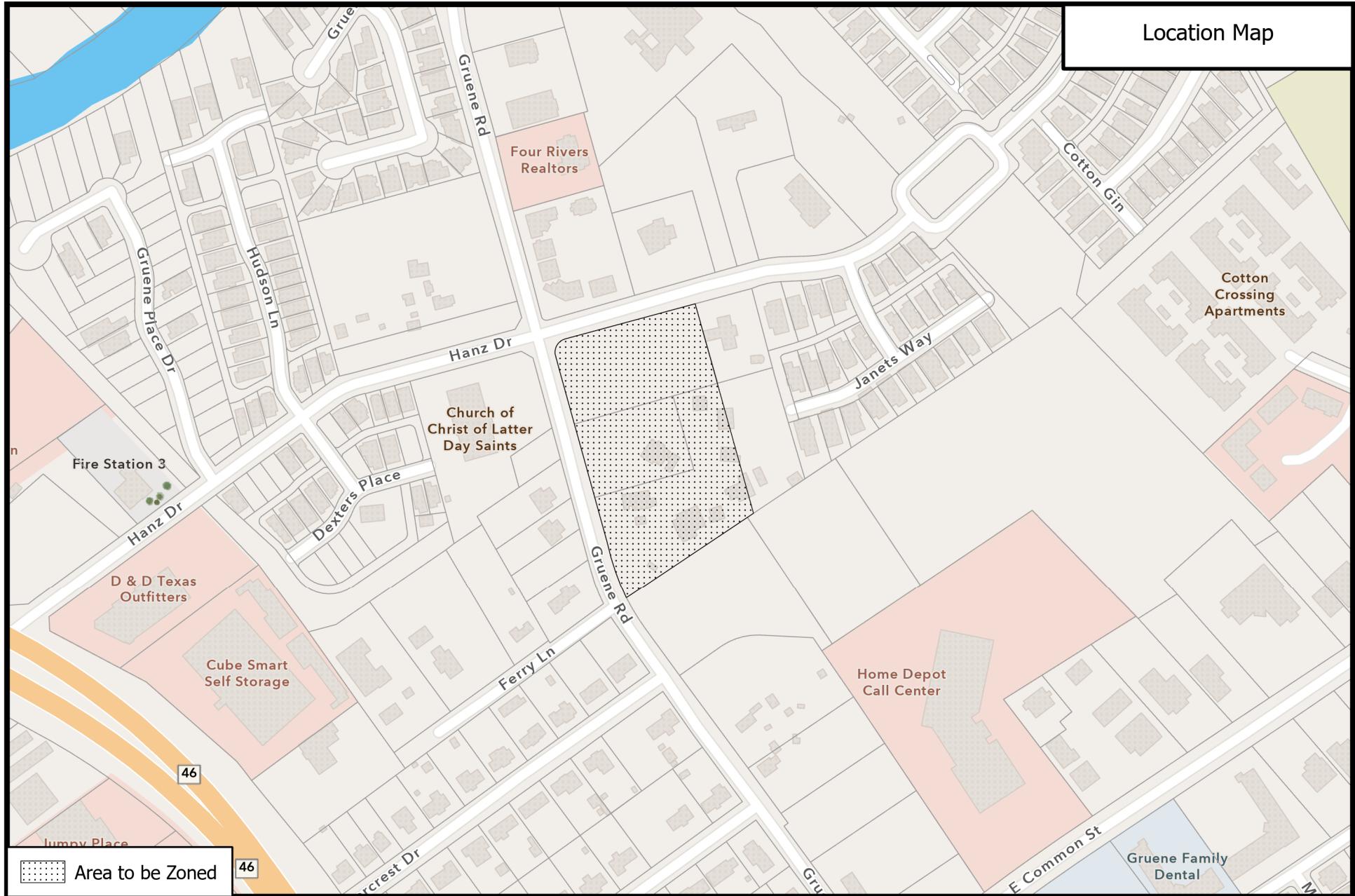

Drew A. Mawyer
Registered Professional Land Surveyor No. 5348
TBPLS Firm Registration #10191500
5151 W. SH 46, NEW BRAUNFELS, TX 78132
INK 622-Garrison Gruene Zoning 5.790 AC 102125



Exhibit "B"



PZ25-0394

870, 832, & 830 Gruene Rd - R-3 SUP & C-1A to C-4A

0 200 400
Feet



Path:
\\chfs-1\Departments\Planning\ZoneChange & SUPs\2025\PZ25-0394 - 870 Gruene Rd -

Source: City of New Braunfels Planning
Date: 12/3/2025

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.