

ORDINANCE NO. 2026-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 4 ACRES, BEING OUT OF THE A M EZNAURIZAR SURVEY, ABSTRACT 20, CURRENTLY ADDRESSED AT 695 SAENGERHALLE ROAD, FROM APD AH (AGRICULTURAL/PRE-DEVELOPMENT DISTRICT, AIRPORT HAZARD OVERLAY) TO APD AH SUP (AGRICULTURAL/PRE-DEVELOPMENT DISTRICT, AIRPORT HAZARD OVERLAY WITH A SPECIAL USE PERMIT TO ALLOW AN ASSISTED LIVING FACILITY); 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 an Assisted Living Facility 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 at 695 Saengerhalle Road, to allow an Assisted Living Facility in the APD AH (Agricultural/Pre-Development District, Airport Hazard Overlay); **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 out of the A M Eznaurizar Survey, Abstract 20, 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. Development of the site shall comply with all applicable Code of Ordinances requirements, including but not limited to buffering, landscaping, access, and site design standards.

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 23rd day of February 2026.

PASSED AND APPROVED: Second reading this 9th day of March 2026.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor

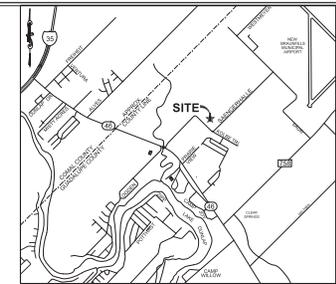
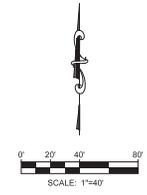
ATTEST:

GAYLE WILKINSON, City Secretary

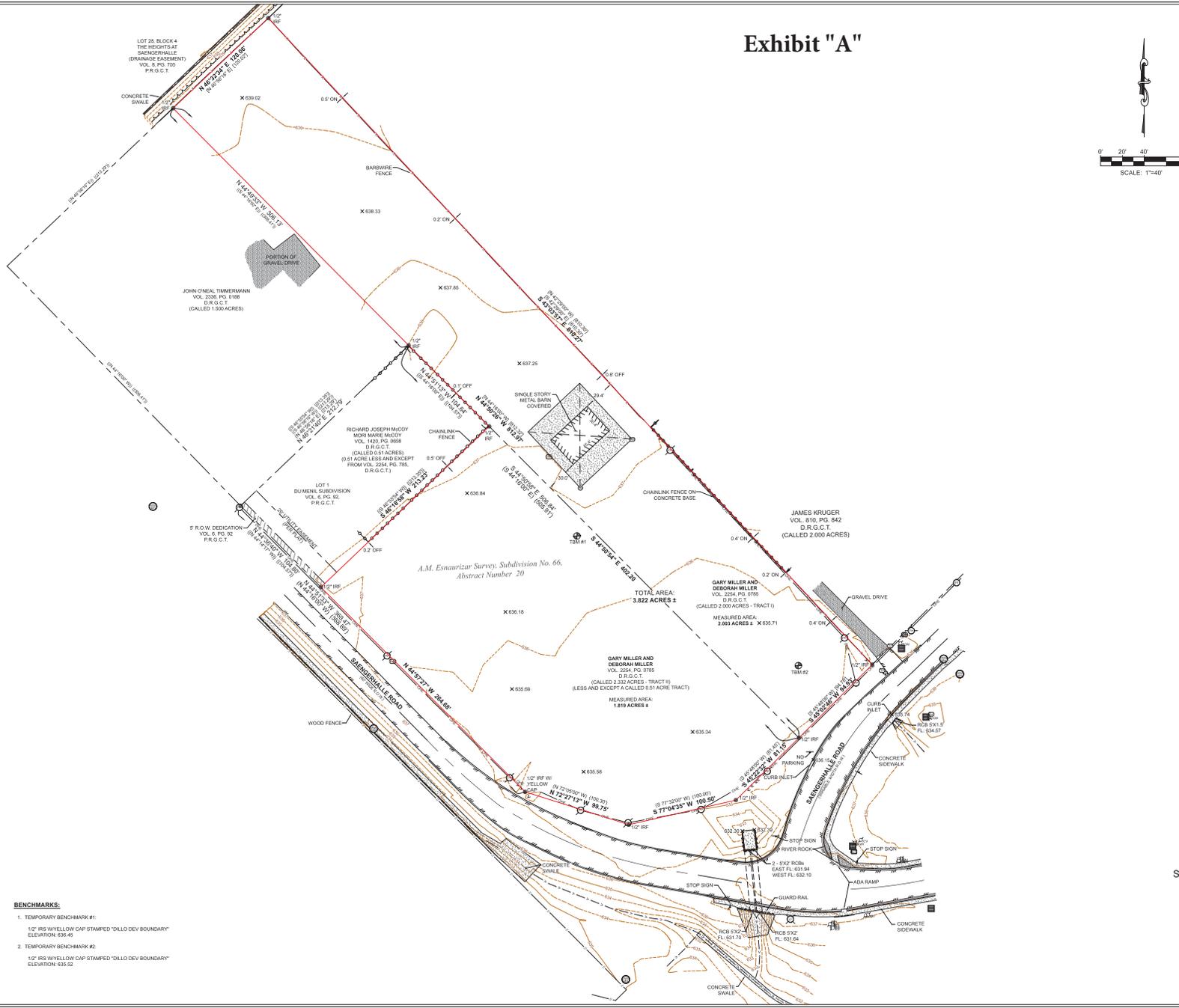
APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

Exhibit "A"



VICINITY MAP
(Not to Scale)



LEGEND

●	TEMPORARY BENCHMARK	■	CONCRETE
○	IRON ROD FOUND (USE NOTED)	▨	GRAVEL/RIVER ROCK
⊕	IRIGATION CONTROL VALVE	—	PROPERTY LINE
⊖	TELEPHONE FIBER/STAL	- - -	ADJACENT LINE
⊗	TRANSFORMER	—	BARBED WIRE FENCE
⊙	ELECTRIC METER	—	CHAIN LINK FENCE
⊕	WATER METER	—	WOOD FENCE
⊖	WASTE WATER MANHOLE	—	EDGE OF PAVEMENT
⊙	FIRE HYDRANT	—	OVERHEAD UTILITY
⊕	POWER POLE	—	FLOW LINE/SWALE
⊖	LIGHT POLE	—	MINOR CONTOUR LINES
⊙	GUY ANCHOR	—	MAJOR CONTOUR LINES
⊖	GAS VALVE	—	GUARD RAIL
⊙	IRON ROD FOUND	—	TOP OF BANK
⊖	SPOT ELEVATION	—	RIGHT OF WAY
⊙	SIGN	—	SPOT ELEVATION
⊖	BURIED GAS MARKER	—	VOL. 2264, PG. 0781 TRACT II BEARINGS AND DISTANCES
⊙	VUAULT	—	VOL. 2264, PG. 0781 TRACT I BEARINGS AND DISTANCES
⊖	WATER SPROUT	—	VOL. 810, PG. 842 BEARINGS AND DISTANCES
⊙	MALIBOX	—	VOL. 2264, PG. 0781 BEARINGS AND DISTANCES
		—	VOL. 2264, PG. 0781 BEARINGS AND DISTANCES
		—	OFFICIAL PUBLIC RECORDS: GUADALUPE COUNTY TEXAS
		—	W.L. #10
		—	D.EED RECORDS: GUADALUPE COUNTY TEXAS
		—	D.R.G.C.T.
		—	P.L.# RECORDS: GUADALUPE COUNTY TEXAS

GENERAL NOTES:

- BEARINGS ARE BASED ON PROPERTY CORNERS FOUND AND ROTATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID NORTH, SOUTH CENTRAL ZONE (4064), NAD 1983, GEOID 18. DISTANCES ARE IN U.S. SURVEY FEET (GRID).
- UNDERGROUND UTILITIES NOT LOCATED OR SHOWN.
- PROPERTY IS SUBJECT TO ALL APPLICABLE DEVELOPMENT CODES AND ZONING ORDINANCES.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THE SURVEYOR DID NOT RESEARCH THE DEED RECORDS.
- PER WWW.FEMA.GOV, THIS PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN MAP NUMBER 48107210F, DATED 11/20/07 AND 48107210F, DATED 02/20/04.
- FENCES SHOWN HEREON ARE GRAPHIC ONLY WITH DIMENSIONAL TIES SHOWN AT SPECIFIC LOCATIONS WHERE THEY WERE PHYSICALLY MEASURED. MEASUREMENTS ARE TO THE INSIDE OF THE FENCE FROM THE SUBJECT PROPERTY. THE FENCE LINE MAY MEASURE BETWEEN MEASURED LOCATIONS.

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 1A LAND TITLE SURVEY.

THIS FIELD WORK WAS COMPLETED ON DECEMBER 8, 2025

Seth Reichman
 SETH REICHMAN, RPLS
 R.P.L.S. NO. 0735
 DECEMBER 17, 2025
 FIELD CREW DP: 2/4
 DRAWN BY: ALA
 REVISION #



TOPOGRAPHIC SURVEY

3.822 ACRE TRACT
 SITUATED IN THE A.M. ESNAZIRAZ SURVEY, SUBDIVISION NO. 66
 ABSTRACT NUMBER 20, CITY OF NEW BRAUNFELS,
 GUADALUPE COUNTY, TEXAS
 ADDRESS: 695 SAENGERHALLE ROAD, NEW BRAUNFELS, TEXAS

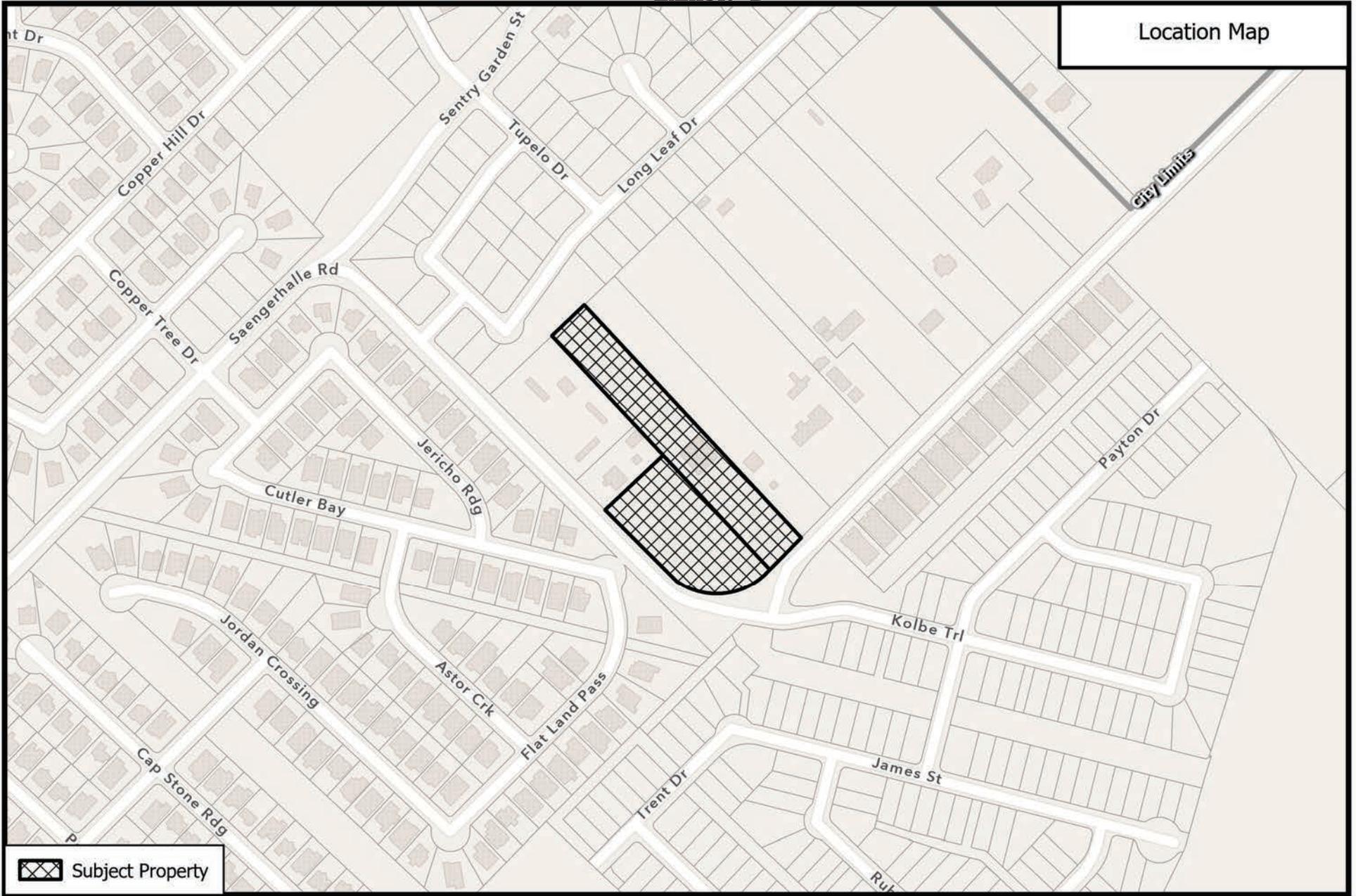
PREPARED FOR
 Ayo Phillips
 7500 Rialto Blvd,
 Austin, TX 78735

SURVEYOR
DILLO DEV
 Engineering Surveys | Planning
 Contact: Seth Reichman, RPLS
 Tel: (830) 282-0333 Email: Info@dillodev.com
 Address: 907 Broadway, New Braunfels, TX 78130
 TX Engineering Firm No. F-22833 JOB NO. 25168
 TX Surveying Firm No. 10194711 SHEET 1 OF 1

- BENCHMARKS:**
- TEMPORARY BENCHMARK #1
 1/2" IRS WYELLOW CAP STAMPED "DILLO DEV BOUNDARY"
 ELEVATION: 636.43
 - TEMPORARY BENCHMARK #2
 1/2" 400 WYELLOW CAP STAMPED "DILLO DEV BOUNDARY"
 ELEVATION: 635.52

DILLO DEVELOPMENT SERVICES, LLC
 C:\Users\jreid\OneDrive\Documents\Projects\2025\Topo\20250808_Saengerhalle_Survey_A1.dwg Dec 17:20:25 - 1/24/26

Exhibit "B"



SUP25-464 695 Saengerhalle Rd - SUP for Assisted Living Facility

