

ORDINANCE NO. 2019-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 2.53 ACRES CONSISTING OF LOT 1A, BLOCK 1, OAK GROVE ESTATES, UNIT 2, LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF FM 306 AND OAK KNOT DRIVE, FROM “R-1” SINGLE-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 City Council desires to amend the Zoning Map by changing the zoning of approximately 2.53 acres consisting of Lot 1A, Block 1, Oak Grove Estates, Unit 2, located on the northeast corner of the intersection of FM 306 and Oak Knot Drive, from “R-1” Single-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 Sections 1.2-1 and 1.2-2, Chapter 144, of the New Braunfels Code of Ordinances and particularly the Zoning Map of the City of New Braunfels, are amended by changing the following described tract of land from “R-1” Single-Family District to “C-O” Commercial Office District:

“Lot 1A, Block 1, Oak Grove Estates, Unit 2, located on the northeast corner of the intersection of FM 306 and Oak Knot Drive, as delineated on Exhibit ‘A’, 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THAT all provisions of the Code of Ordinances of the City of New Braunfels not herein amended or repealed shall remain in full force and effect.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THAT all other ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent that they are in conflict.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 14th day of January, 2019.

PASSED AND APPROVED: Second reading this 28th day of January, 2019.

CITY OF NEW BRAUNFELS

BARRON CASTEEL, Mayor

ATTEST:

PATRICK D. ATEN, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

\\chfs-1\Departments\Planning\ZoneChange-SUP-Replats\2018 cases\PZ-18-035 Hall\Ordinance.docx



- NOTES:
1. Plat prepared August 26, 1987.
 2. Iron pins set at all corners and angle points.
 3. Contour lines shown are approximate and were scaled.
 4. According to the FIRM Flood Insurance Rate Map, Community #45493, dated June 1st, 1986, this property does not lie in Zone A.
 5. B.L. = Building Setback Line
 6. There shall be a maximum of two (2) curb cuts onto F.M. 306 and one (1) curb cut onto Oak Grove Lane from the 2.533 acre parcel and a maximum of two (2) curb cuts onto F.M. 306 and one (1) curb cut onto Oak Grove Lane from the 3.284 acre parcel.

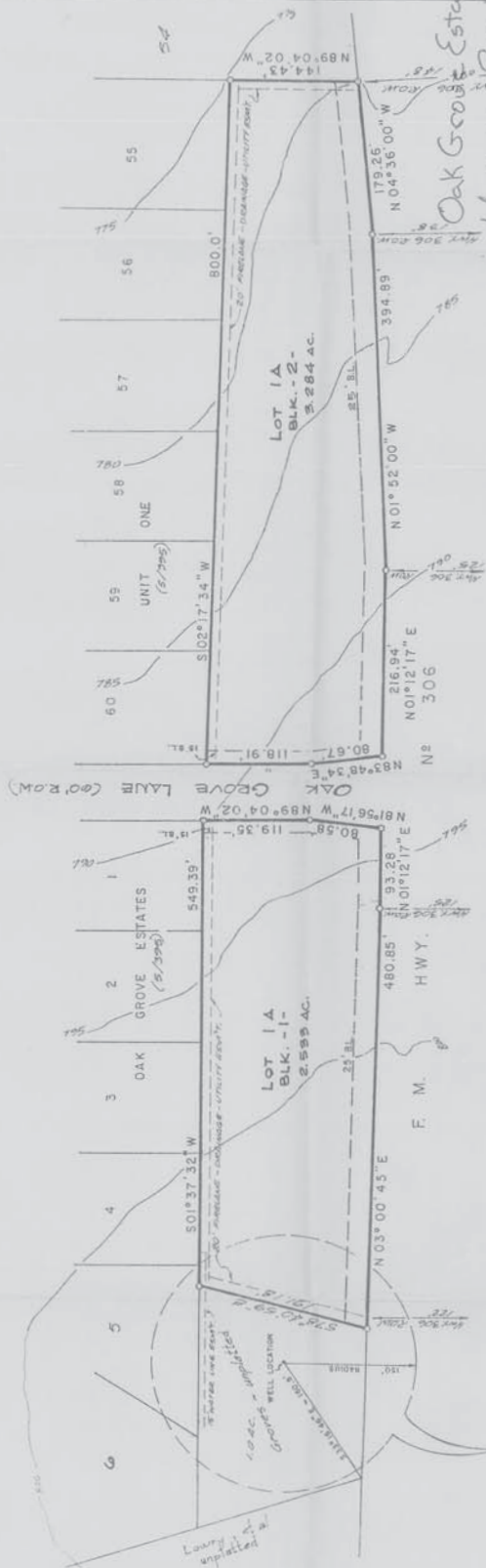
1" = 200'
1" = 100'

Vacating Plat of OAK GROVE ESTATES, UNIT TWO, recorded in Volume 8, Page 172 of the Map and Plat Records of Comal County, Texas.

S. CRAIG HOLLMIG, INC.
engineers - surveyors
new braunfels, texas



Oak Grove Estates
Unit 2 Revised
Final Plat



File No.
319441

RESUBDIVISION PLAT OF LOTS 1A, BLK.-1- & 1A, BLK.-2- OAK GROVE ESTATES UNIT TWO

Being 5.837 acres of land and a Sanitary Control Easement out of the Orilla Russell Survey No. 2 and also being known as Lots 1 through 6, Block -1- and Lots 1 through 9, Block -2- of Oak Grove Estates, Unit Two, as recorded in Volume 8, Page 172 of the Map and Plat Records of Comal County, TEXAS.

NOTE: Within a 50' radius of the radius point, no tile or concrete sanitary sewer or septic tanks, and no livestock shall be located with a 150' radius of the radius point, no cesspool, open-jointed septic tank drainfields, or any hazard that might cause pollution to the water well shall be located.

STATE OF TEXAS
COUNTY OF COMAL
I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DERIVATED HEREIN, AS THE RESUBDIVISION PLAT OF LOTS 1A, BLK.-1- & 1A, BLK.-2- OAK GROVE ESTATES UNIT TWO, TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, DO HEREBY RESUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED THERE IS ALSO DEDICATED FOR UTILITY PURPOSES, AN AERIAL EASEMENT FIVE FEET ON EACH SIDE OF ALL EASEMENTS AND STREETS AND EXTENDED UPWARD AS REQUIRED.

S. Craig Hollmig
S. Craig Hollmig, Inc.
REGISTERED PUBLIC SURVEYOR NO. 2389

STATE OF TEXAS
COUNTY OF COMAL
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 5th DAY OF
1987, BY S. Craig Hollmig, S. Craig Hollmig, Inc.

APPROVED FOR ACCEPTANCE
BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF NEW BRAUNFELS, TEXAS.
DATE 1-22-88
S. Craig Hollmig
DIRECTOR OF PLANNING

APPROVED FOR ACCEPTANCE
BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF NEW BRAUNFELS, TEXAS.
DATE 1-22-88
S. Craig Hollmig
DIRECTOR OF PLANNING

STATE OF TEXAS
COUNTY OF COMAL
I, THE UNDERSIGNED, CHAIRMAN, A REGISTERED PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE AND MADE AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT THE CONFORMS MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.



STATE OF TEXAS
COUNTY OF COMAL
I, THE UNDERSIGNED, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF COMAL COUNTY, TEXAS, ON THIS 5th DAY OF JANUARY, 1988, AT 10:00 A.M. IN THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, VOLUME 8, PAGE 172.

EXHIBIT 'A'