

ORDINANCE NO. 2026-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 1.5 ACRES, BEING OUT OF THE BAYSTONE SUBDIVISION, LOTS 1 AND 2, CURRENTLY ADDRESSED AT 222 & 224 ALVES LANE, FROM R-2 AH (SINGLE-FAMILY AND TWO-FAMILY AIRPORT HAZARD OVERLAY DISTRICT) AND R-2 AH SUP (SINGLE-FAMILY AND TWO-FAMILY AIRPORT HAZARD OVERLAY DISTRICT WITH A SPECIAL USE PERMIT FOR MULTIFAMILY USE) TO C-1A AH (NEIGHBORHOOD BUSINESS AIRPORT HAZARD OVERLAY 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 Business 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 alignment with the Land Use Fiscal Analysis;

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 1.5 acres being out of the Baystone Subdivision, Lots 1 and 2, currently addressed at 222 & 224 Alves Lane from R-2 AH (Single-Family and Two-Family Airport Hazard Overlay District) and R-2 AH SUP (Single-Family and Two-Family Airport Hazard Overlay District with a Special Use Permit for Multifamily Use) to C-1A AH (Neighborhood Business Airport Hazard Overlay 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 R-2 AH (Single-Family and Two-Family Airport Hazard Overlay District) and R-2 AH SUP (Single-Family and Two-Family Airport Hazard Overlay District with a Special Use Permit for Multifamily Use) to C-1A AH (Neighborhood Business Airport Hazard Overlay District):

Approximately 1.5 acres, being out of the Baystone Subdivision, Lots 1 and 2, 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 April, 2026.

PASSED AND APPROVED: Second reading this 11th day of May, 2026.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor

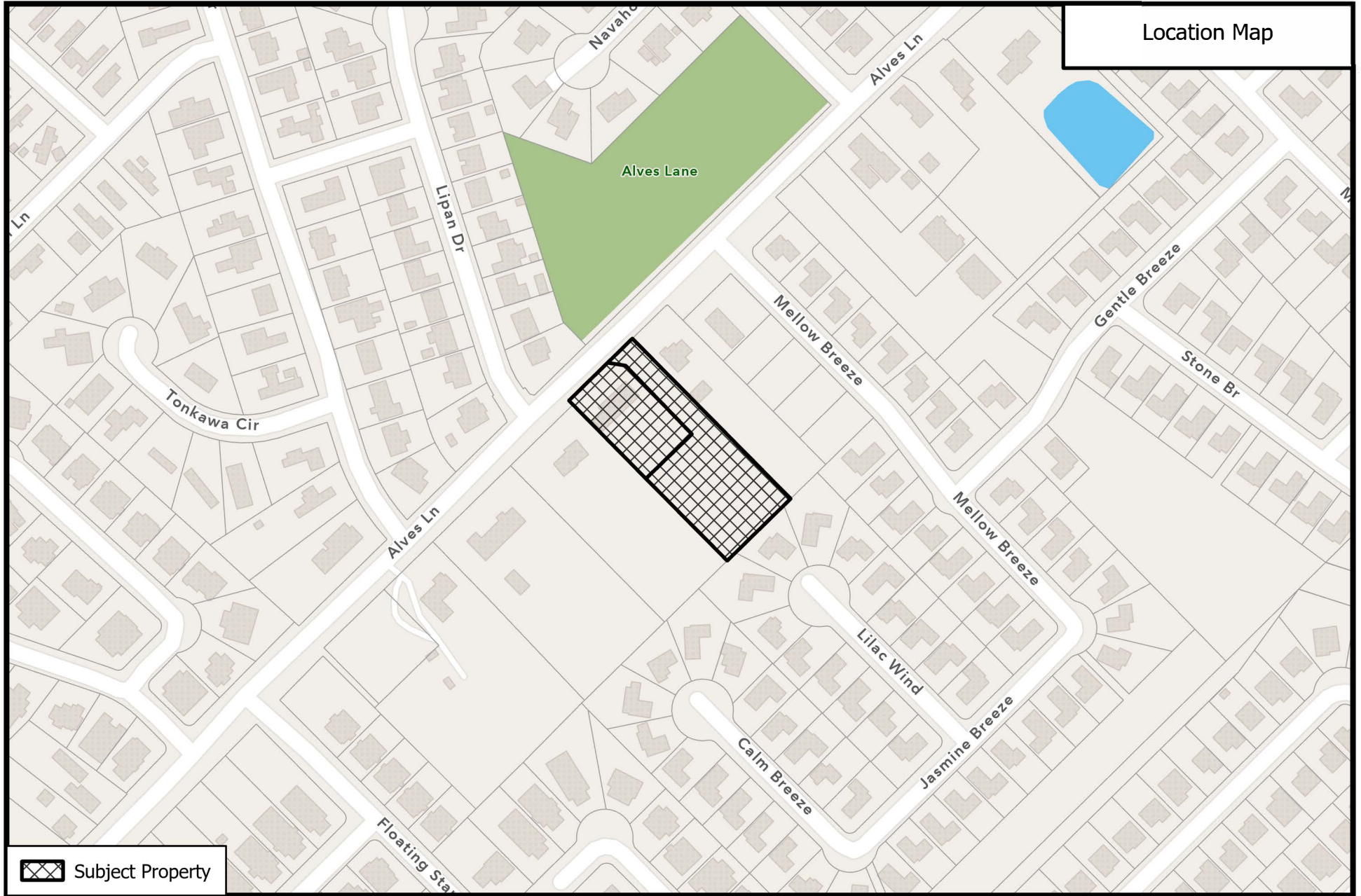
ATTEST:

GAYLE WILKINSON, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

EXHIBIT "A"



PZ26-0043
R-2 AH & R-2SUP AH to C-1A AH

0 130 260
 Feet



Path:
 L:\Boards and Commissions\ZoneChange & SUPs\2026\PZ26-0043 - 222 & 224 Alves Ln -

Source: City of New Braunfels Planning
 Date: 4/6/2026

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.

EXHIBIT "B"

LOTS 1 AND 2, BAYSTONE SUBDIVISION, RECORDED IN DOCUMENT NO. 200606045436, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS.

SURVEY NOTES:

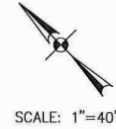
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

THIS SURVEYOR HAS NOT CONDUCTED A TITLE SEARCH TO DEPICT OTHER MATTERS OF RECORD, SUCH AS EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.

NO ATTEMPT HAS BEEN MADE TO LOCATE ANY IMPROVEMENTS, EASEMENTS, OR RIGHTS OF WAY NOT SHOWN HEREON.

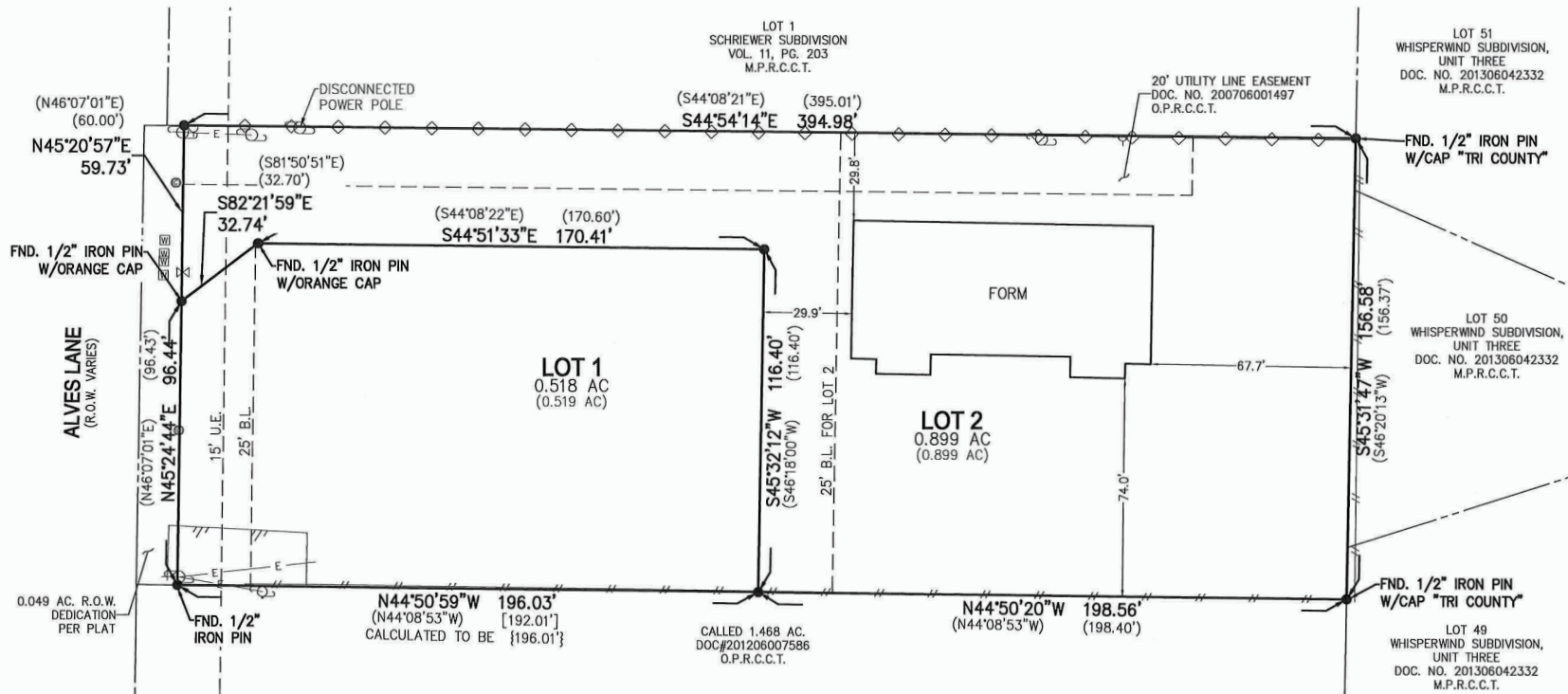
BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83.

IMPROVEMENTS NOT LOCATED ON LOT 1 FOR THIS SURVEY.



LEGEND:

- = FND 1/2" IRON PIN
- W/CAP STAMPED "4069"
- UNLESS NOTED OTHERWISE
- B.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- R.O.W. = RIGHT-OF-WAY
- ⊙ = CLEAN OUT
- = EDGE OF ASPHALT
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS
- OF COMAL COUNTY, TEXAS
- M.P.R.C.C.T. = MAP & PLAT RECORDS OF
- COMAL COUNTY, TEXAS
- () = RECORD CALLS
- { } = S.I.C. - SCRIPT ERAT DICTUM
- E — = OVERHEAD ELECTRIC
- ◇ = CHAIN LINK FENCE
- = WOOD FENCE
- ⊕ = POWER POLE W/ CONDUIT
- ⊖ = POWER POLE
- ⊗ = WATER METER
- ⊗ = WATER VALVE



222 & 222-C ALVES LANE
NEW BRAUNFELS, TEXAS

THIS SURVEY IS CERTIFIED TO:
WAYNE WALL

DRAWN BY: JS
FIELD CREW: GU



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION

THIS 22ND DAY OF NOVEMBER 2021

DOUGLAS B. COTTLE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6149