

**ORDINANCE NO. 2026-**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 4 ACRES, BEING OUT OF THE TIMMERMANN SUBDIVISION, LOTS AAR & ABR, CURRENTLY ADDRESSED AT 1239 BARBAROSA ROAD AND 1255 SAUR LANE, FROM R-2 AH (SINGLE-FAMILY AND TWO-FAMILY AIRPORT HAZARD OVERLAY DISTRICT) TO M-1A AH (LIGHT INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT); REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SAVINGS CLAUSE; AND DECLARING AN EFFECTIVE DATE.**

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**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 M-1A AH (Light Industrial Airport Hazard Overlay 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 4 acres out of the Timmermann Subdivision, Lots AAR & ABR, currently addressed at 1239 Barbarosa Road and 1255 Saur Lane, from R-2 AH (Single-Family and Two-Family Airport Hazard Overlay District) to M-1A AH (Light Industrial 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) to M-1A AH (Light Industrial Airport Hazard Overlay District):

Approximately 4 acres out of the Timmermann Subdivision, Lots AAR & ABR, 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**THAT** all other ordinances, or parts of ordinances, in conflict herewith are hereby repealed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 23<sup>rd</sup> day of February, 2026.

**PASSED AND APPROVED:** Second reading this 9<sup>th</sup> day of March, 2026.

**CITY OF NEW BRAUNFELS**

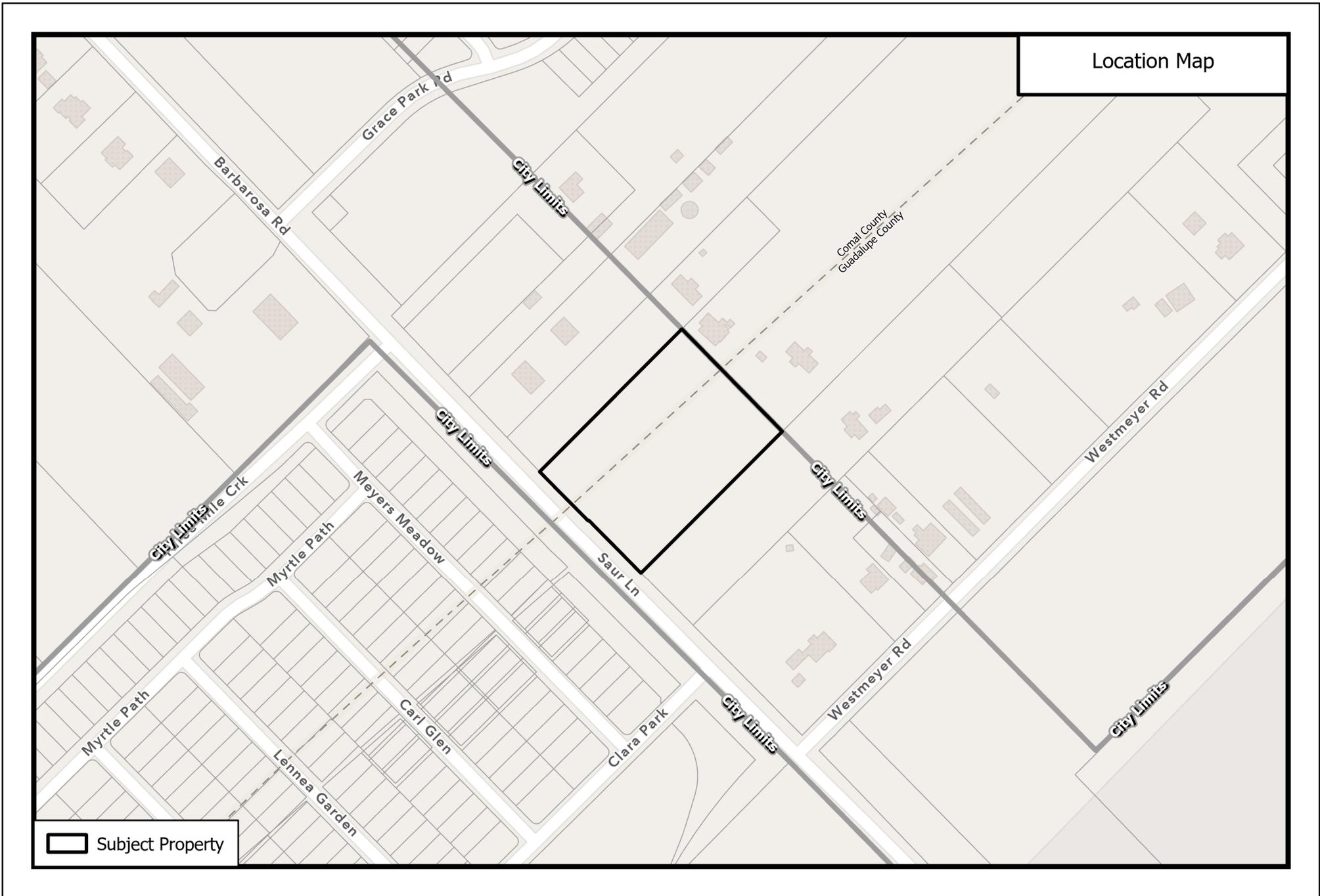
\_\_\_\_\_  
**NEAL LINNARTZ**, Mayor

**ATTEST:**

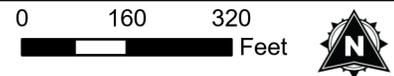
\_\_\_\_\_  
**GAYLE WILKINSON**, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**VALERIA M. ACEVEDO**, City Attorney



**PZ25-0457**  
**1239 Barbarosa & 1255 Saur Ln -R-2 AH to M-1A AH**



# EXHIBIT "B"

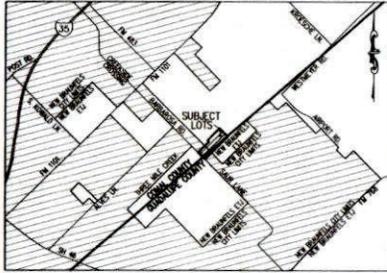
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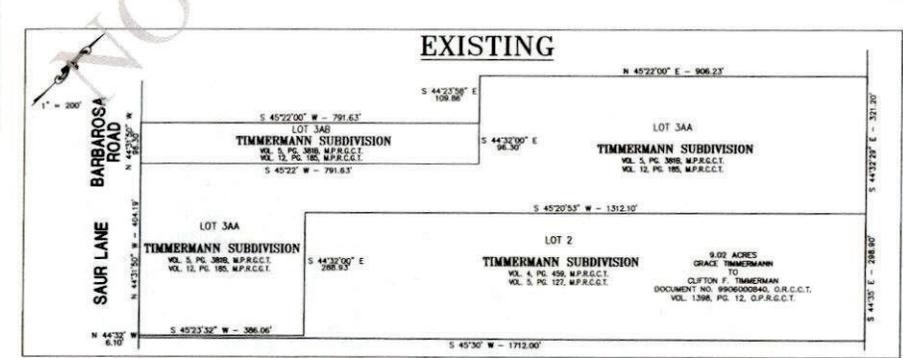
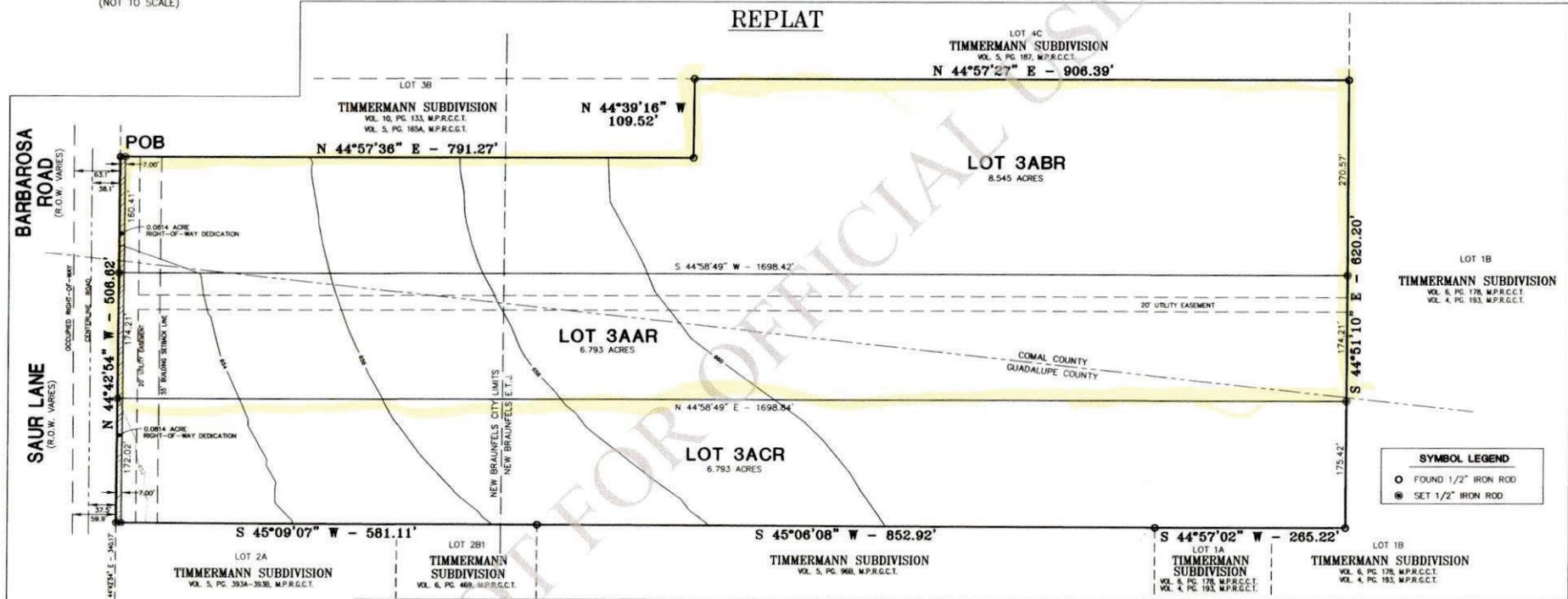
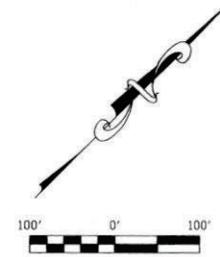
## REPLAT OF LOTS 3AA, 3AB, AND A PORTION OF LOT 2, TIMMERMANN SUBDIVISION ESTABLISHING LOTS 3AAR, 3ABR, AND 3ACR

CONSISTING OF:

22.13 ACRES OF LAND, WHICH IS LOTS 3AA AND 3AB, TIMMERMANN SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED UNDER VOLUME 5, PAGE 381B, IN THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS, AND UNDER VOLUME 12, PAGE 185, IN THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, AND THE RESIDUE OF 9.02 ACRE TRACT DESCRIBED IN THE DEED FROM GRACE TIMMERMANN TO CLIFTON F. TIMMERMANN RECORDED UNDER VOLUME 1398, PAGE 12, IN THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, AND UNDER DOCUMENT NO. 9906000840, IN THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, WHICH IS A PORTION OF LOT 2, TIMMERMANN SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED UNDER VOLUME 4, PAGE 59, IN THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS, AND UNDER VOLUME 5, PAGE 127, IN THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, IN A.M. ESNAURIZAR SUBDIVISION NO. 57, A-1 COMAL COUNTY AND GUADALUPE COUNTY, TEXAS.



VICINITY MAP  
(NOT TO SCALE)



REPLAT OF LOTS 3AA, 3AB, AND A PORTION OF LOT 2, TIMMERMANN SUBDIVISION ESTABLISHING LOTS 3AAR, 3ABR, AND 3ACR COMAL COUNTY, TEXAS AND GUADALUPE COUNTY, TEXAS CONTAINING 3 LOTS  
JOB NO. 1302-001-11-500

**K LODZIE SURVEYING COMPANY**

197 EAST MILL STREET-NEW BRAUNFELS, TX-78130-PHONE: 830-625-6484-FAX: 830-620-6484