

ORDINANCE NO. 2026-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 0.1 OF AN ACRE, BEING OUT OF THE OAK RUN SCHOOL 2 SUBDIVISION, BLOCK 1, LOT 2B, CURRENTLY ADDRESSED AT 2212 ALYSSA WAY, FROM R-1 (SINGLE-FAMILY DISTRICT) TO R-1 SUP (SINGLE FAMILY DISTRICT WITH A SPECIAL USE PERMIT TO ALLOW A TELECOMMUNICATIONS TOWER); 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 a Telecommunications Tower; 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 2212 Alyssa Way, to allow a Telecommunications Tower in the R-1 (Single-Family District); **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 Oak Run School 2 Subdivision, Block 1, Lot 2B, 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. Landscaping and screening shall comply with Section 144-5.7 of the Code of Ordinances. The landscaping plan shall be revised to provide evergreen screening vegetation from the City's approved plant list capable of achieving a minimum height of six (6) feet within two years.
2. The maximum height of the monopole telecommunications tower shall be 150 feet.
3. The property will remain in compliance with the approved site plan Exhibit "C". Any significant changes to the site plan will require a revision to the SUP.

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 26th day of January 2026.

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

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor

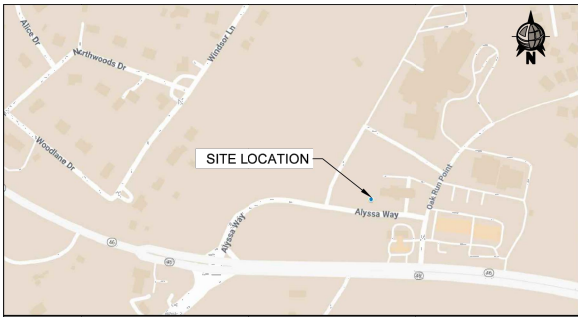
ATTEST:

GAYLE WILKINSON, City Secretary

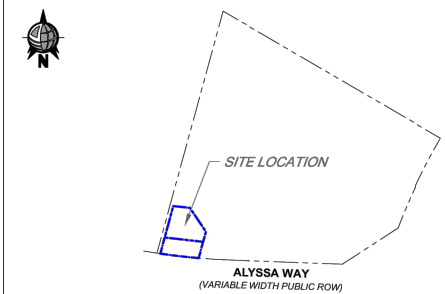
APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

REFERENCE DRAWING - SURVEY:
Exhibit "A"



VICINITY MAP (N.T.S.)



PROPERTY MAP (N.T.S.)

LINE TABLE		
LINE #	DISTANCE	BEARING
L1	49.19'	N15° 12' 53"E
L2	25.00'	S83° 33' 43"E
L3	43.07'	S34° 00' 02"E
L4	16.00'	S15° 12' 53"W
L5	58.00'	N83° 34' 37"W
L6	58.00'	S83° 34' 37"E
L7	25.40'	S15° 12' 53"W
L8	25.18'	N15° 12' 53"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	57.98'	957.00'	03° 28' 16"	N83° 21' 41"W 57.97'

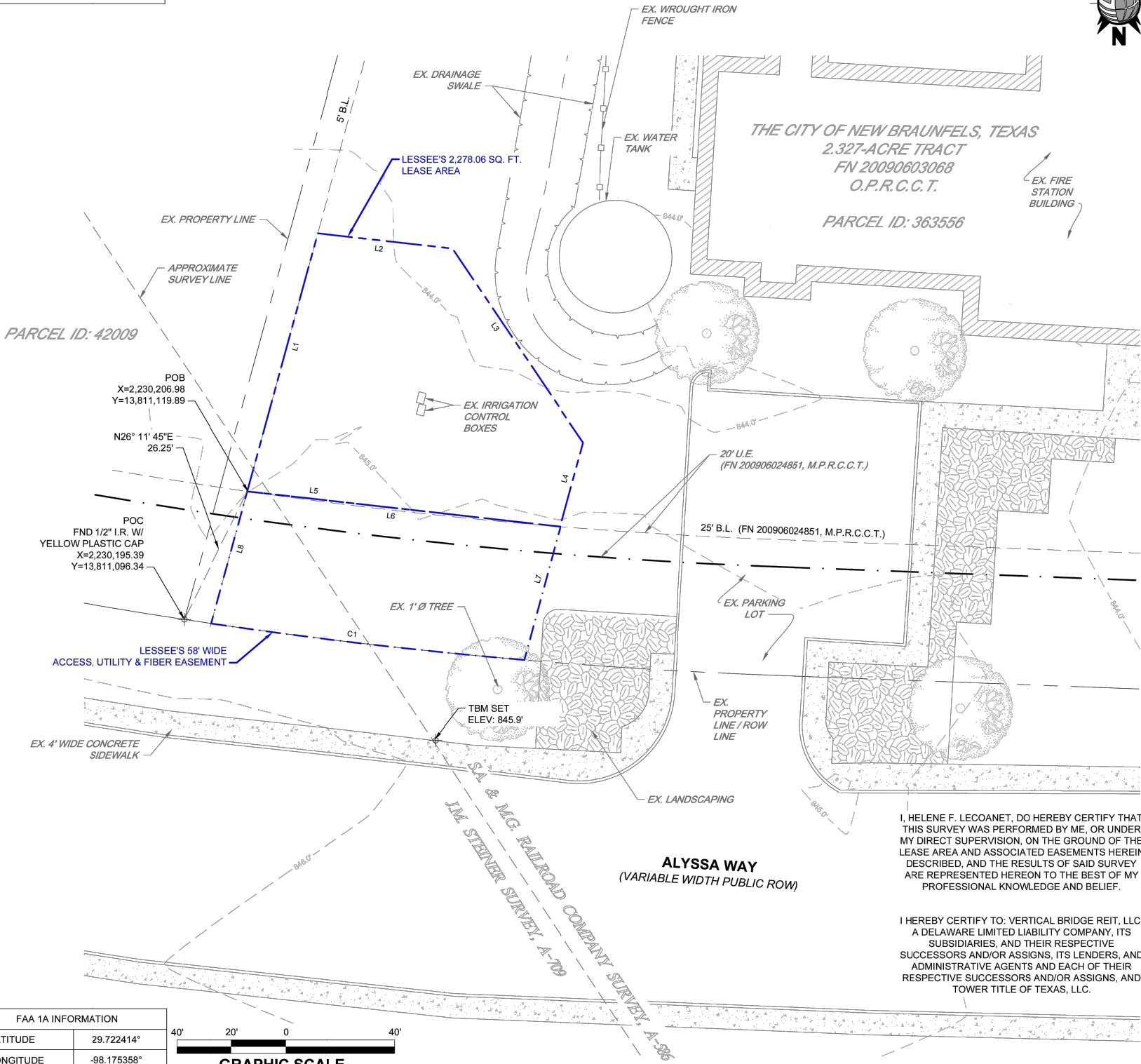
ABBREVIATIONS

A.M.S.L.	AVERAGE MEAN SEA LEVEL
A.E.	ACCESS EASEMENT
B.L.	BUILDING LINE
B.W.	BARBED WIRE
C.L.	CHAIN LINK
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
FN	FILE NUMBER
FND	FOUND
I.P.	IRON PIPE
I.R.	IRON ROD
M.P.R.C.T.	MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
OH	OVERHEAD
ROW	RIGHT-OF-WAY
STM.S.E.	STORM SEWER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
TBM	TEMPORARY BENCHMARK
TYP	TYPICAL
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT

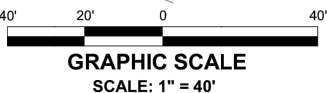
LEGEND

LESSEE'S LEASE AREA	EX. EASEMENT
LESSEE'S EASEMENT	EX. PROPERTY LINE
EX. C.L. FENCE	EX. OH POWER LINES
EX. B.W. FENCE	EX. UTILITY POLE
EX. WROUGHT IRON FENCE	EX. TELCO PEDESTAL
EX. HIGH BANK	EX. MANHOLE
EX. WIRE FENCE	

NOTE: LEASE AREA AND ASSOCIATED EASEMENTS SHALL BE CLEARED AS REQUIRED FOR CONSTRUCTION.



FAA 1A INFORMATION	
LATITUDE	29.722414°
LONGITUDE	-98.175358°
ELEVATION	844.9' A.M.S.L.



SURVEY PREPARED FOR:

verticalbridge
THE TOWERS, LLC
750 PARK OF COMMERCE DR.
SUITE 200
BOCA RATON, FL 33487
PHONE: (561) 948-6367

SURVEY PREPARED BY:

3DD&E
3D DESIGN & ENGINEERING INC.
DEPARTMENT OF SURVEYING
21502 E WINTER VIOLET CT
CYPRESS, TX. 77433
PHONE: 832-510-9621
www.3ddne.com
INFO@3DDNE.COM
TEXAS REGISTRATION NO. 10194603

REV	DATE	DESCRIPTION	BY

SITE EXHIBIT AND DESCRIPTION

**VERTICAL BRIDGE - TEXAS AREA
NB FM1863 HWY46**

2212U ALYSSA WAY
NEW BRAUNFELS, TX 78132
SITE ID: US-TX-6441 / NB_FM1863_HWY46



HELENE F. LECOANET, RPLS
TEXAS REGISTRATION NO. 6567

DRAWN BY:	PDM
CHECKED BY:	HL
DATE:	10/3/2025

SHEET 1 OF 2

SURVEY NOT VALID
WITHOUT ALL SHEETS

I, HELENE F. LECOANET, DO HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME, OR UNDER MY DIRECT SUPERVISION, ON THE GROUND OF THE LEASE AREA AND ASSOCIATED EASEMENTS HEREIN DESCRIBED, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED HEREON TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, ITS LENDERS, AND ADMINISTRATIVE AGENTS AND EACH OF THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, AND TOWER TITLE OF TEXAS, LLC.

SITE NAME:

VERTICAL BRIDGE NB FM 1836

CASE NUMBER:

SUBMITTAL DATE:



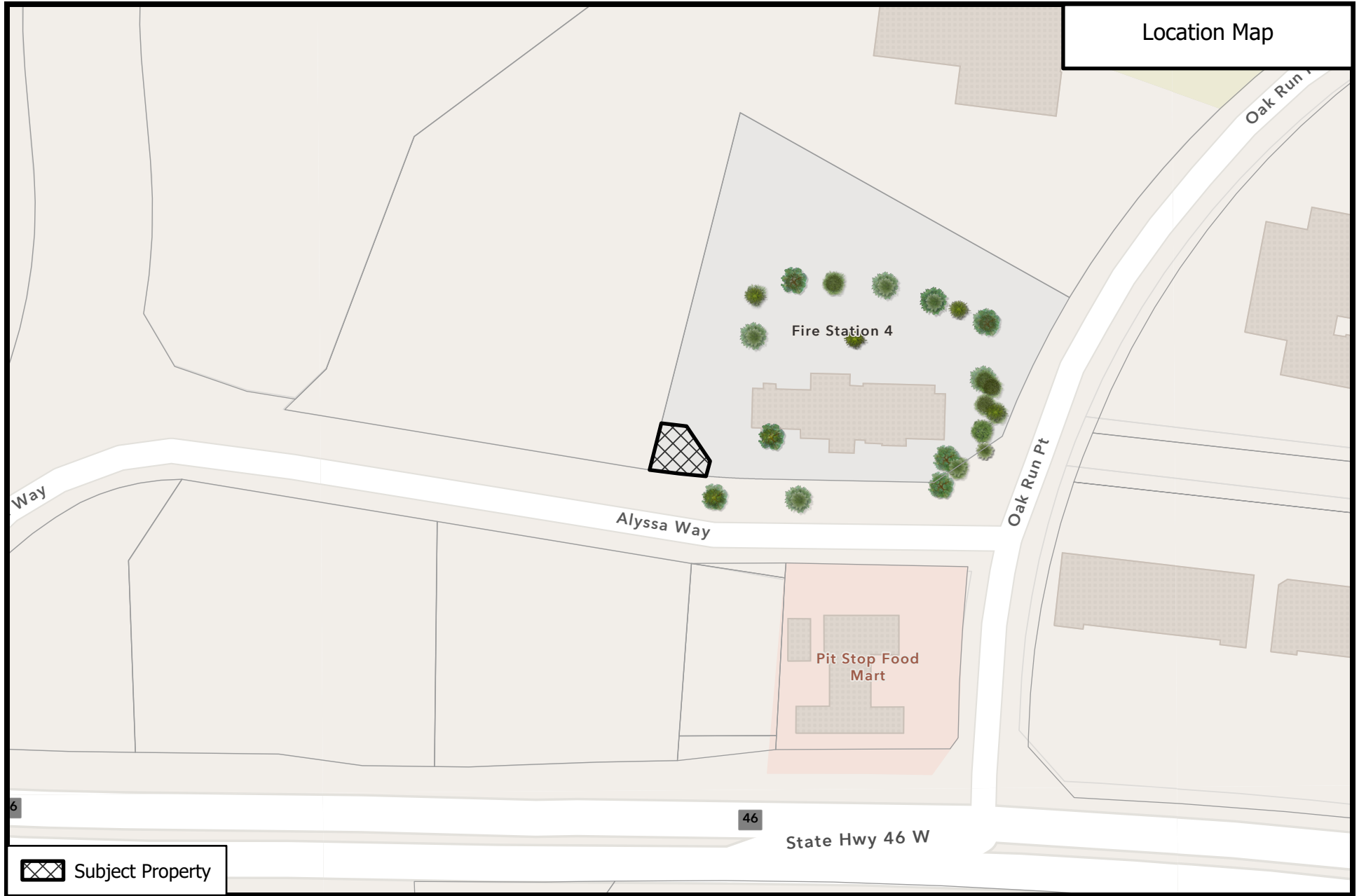
VINCENT GERARD & ASSOCIATES
LAND PLANNING & ZONING CONSULTANTS
1715 CAPITAL OF TEXAS LANE, SUITE 207
CYPRESS, TX 77433
(281) 258-2095 • FAX: (281) 258-4011 • vgerard@vga.net

SITE INFORMATION
2210 ALYSSA WAY, NEW
BRAUNFELS, TX 78132
(PENDING 911 ADDRESS)

PROPERTY OWNER
CITY OF NEW BRAUNFELS
550 LANDA ST. NEW
BRAUNFELS, TX 78130

TOWER OWNER
VERTICAL BRIDGE
750 PARK OF
COMMERCE DRIVE,
BOCA RATON, FL 33487

Exhibit "B"



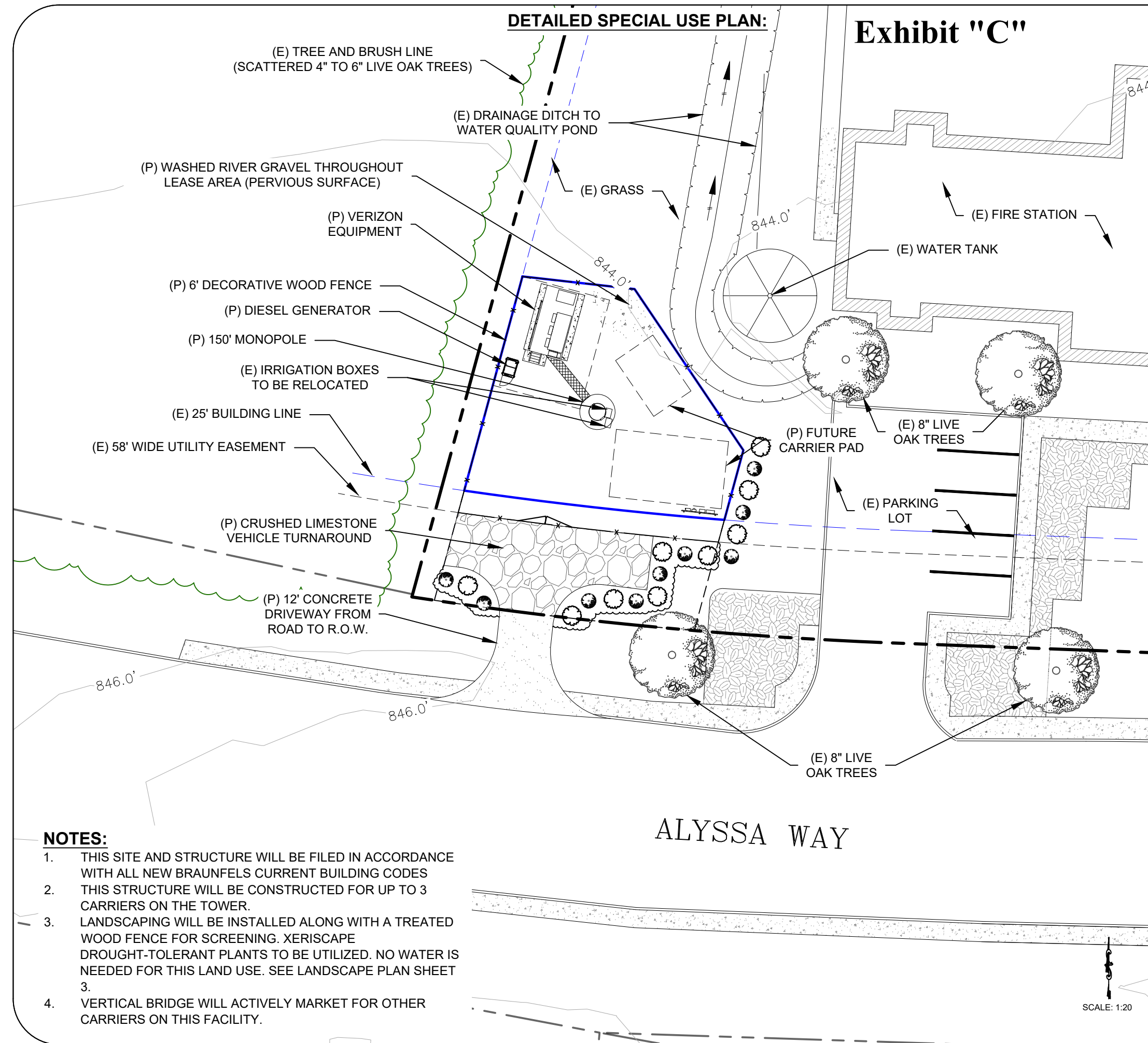
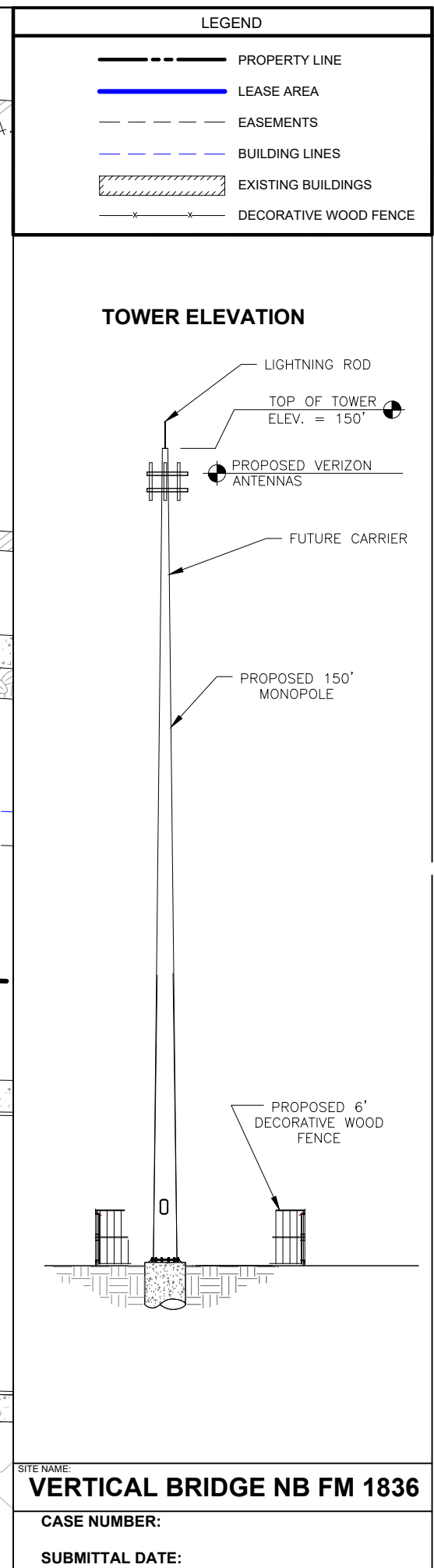


Exhibit "C"



		
		
VINCENT GERARD & ASSOCIATES LAND PLANNING & ZONING CONSULTANTS AUSTIN, TEXAS 78746 1172 CAPITAL OF TEXAS HWY SOUTH STE. 207 012328-2605 • FAX: 012328-4611 • vgerard@vhab.net		
SITE INFORMATION 2210 ALYSSA WAY, NEW BRAUNFELS, TX 78132 (PENDING 911 ADDRESS)		
PROPERTY OWNER CITY OF NEW BRAUNFELS 550 LANDA ST. NEW BRAUNFELS, TX 78130		
TOWER OWNER VERTICAL BRIDGE 750 PARK OF COMMERCE DRIVE, BOCA RATON, FL 33487		
2		