

ORDINANCE NO. 2018-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING 0.873 ACRES OUT OF THE J. M. VERAMENDI A-22 SURVEY, ADDRESSED AS 2420 KATY STREET, FROM "M-1" LIGHT INDUSTRIAL DISTRICT TO "ZH-A" ZERO LOT LINE HOME 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 "ZH-A" Zero Lot Line Home 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 0.873 acres out of the J. M. Veramendi A-22 Survey, addressed as 2420 Katy Street, from "M-1" Light Industrial District to "ZH-A" Zero Lot Line Home 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 changing the following described tract of land from "M-1" Light Industrial District to "ZH-A" Zero Lot Line Home District:

"0.873 acres out of the J. M. Veramendi A-22 Survey, addressed as 2420 Katy Street, as described in Exhibit 'A' and delineated on Exhibit 'B' 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THAT all provisions of the Code of Ordinances of the City of New Braunfels not herein amended or repealed shall remain in full force and effect.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THAT all other ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent that they are in conflict.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 23rd day of April, 2018.

PASSED AND APPROVED: Second reading this 14th day of May, 2018.

CITY OF NEW BRAUNFELS

BARRON CASTEEL, Mayor

ATTEST:

PATRICK D. ATEN, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

River City Engineering
1011 W. County Line Road * NEW BRAUNFELS, TX. 78130
PHONE (830) 625-0337 FAX (830) 625-0858
dlamberts@rcetx.com
Firm Registration #10193949

All that certain tract or parcel of land containing 0.873 of an acre of land out of the J.M. Veramendi Two League Survey No. 1, Abstract No. 2, City of New Braunfels, Comal County, Texas and being out of that certain called one acre parcel described in Volume 69, Page 409, Deed Records of Comal County, Texas; Said 0.873 of an acre parcel being more particularly described by metes and bounds as follows:

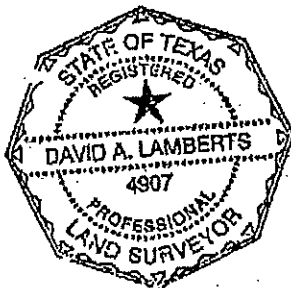
BEGINNING at a ½ inch rebar found on the northwesterly right-of-way line of Katy Street for the most easterly corner and POINT OF BEGINNING of this parcel, same being the most southerly corner of Lot 12A, Block 1, LONE STAR ADDITION NO. 2, as recorded in Volume 103, Page 265 of said Deed Records;

THENCE with said right-of-way line, South 54 deg 14' 02" West, a distance of 94.45 feet to a fence post found for the most southerly corner of this parcel, same being the most easterly corner of that certain called 1.07 acre parcel recorded in Document No. 200106021840 of the Official Public Records of Comal County, Texas (described in Volume 134, Page 285 of said Deed Records);

THENCE departing said right-of-way line and with the common line of this parcel with said 1.07 acre parcel, North 53 deg 15' 51" West, a distance of 420.11 feet (called North 53 deg 15' West, 422.54 feet in said Volume 134, Page 285) to a fence post found on the southeasterly right-of-way line of the M.K. & T. Railroad for the most westerly corner of this parcel, same being the most northerly corner of said 1.07 acre parcel;

THENCE with said railroad right-of-way line, North 48 deg 58' 45" East, a distance of 91.18 feet (called North 49 deg 44' East, 91.18 feet in said Volume 69, Page 409) to a ½ inch rebar set (capped "RPLS 4907") for the most northerly corner of this parcel, same being the most westerly corner of Lot 4A of said LONE STAR ADDITION NO. 2;

THENCE with the common line of this parcel with said LONE STAR ADDITION NO. 2, South 53 deg 23' 37" East, a distance of 429.17 feet (called South 53 deg 15' East, 431.5 feet in said Volume 103, Page 265) to the POINT OF BEGINNING and containing 0.873 of an acre of land with all bearing called for herein rotated to a bearing of South 32 deg 27' 00" West between ½ inch rebars found for the most easterly and southerly corners of said Lot 12A, Block 1.



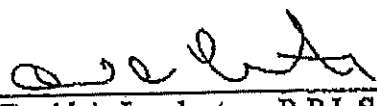
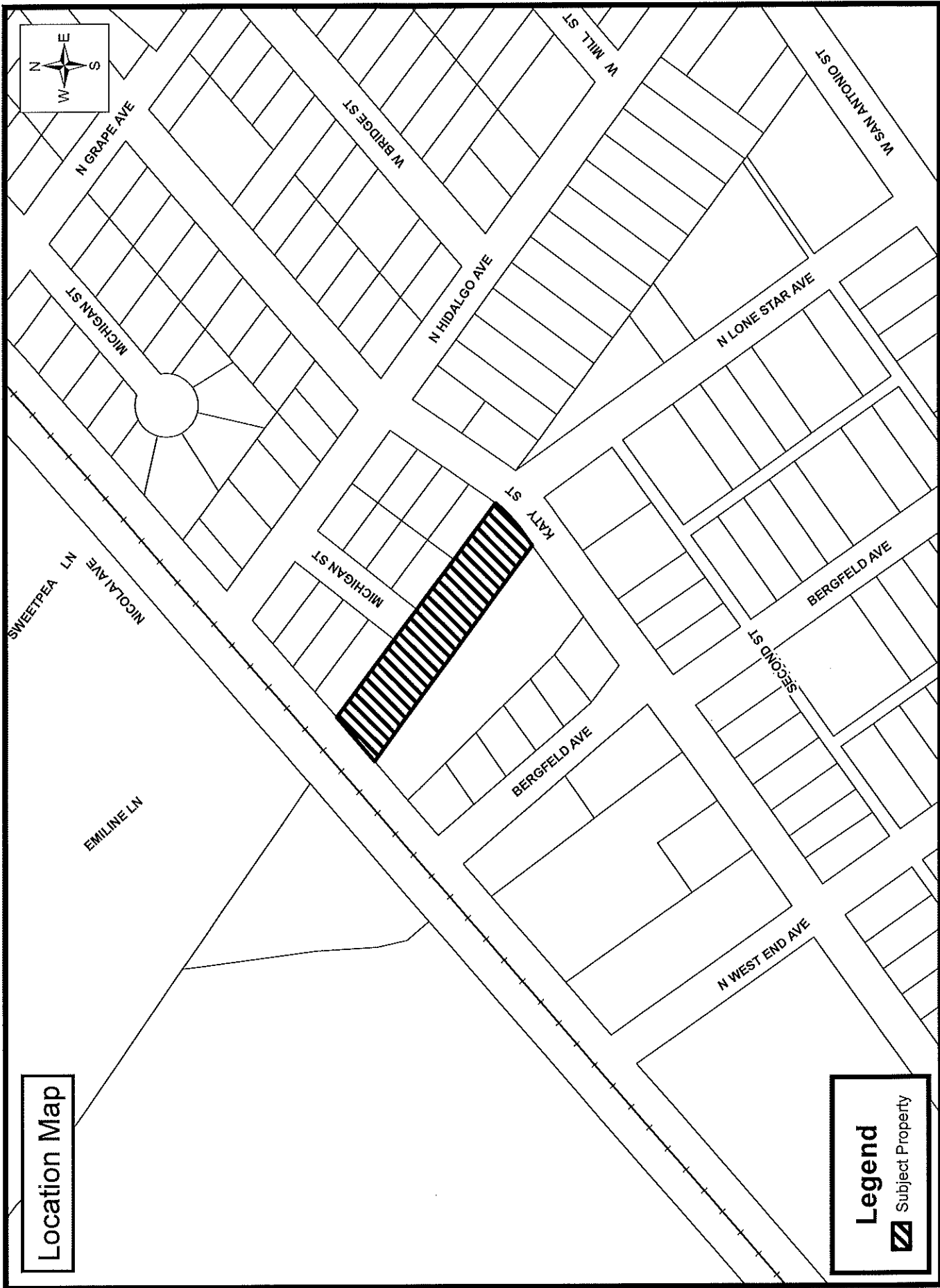

David A. Lamberts R.P.L.S. No. 4907
J.O. No. 15-0387 (DRAWING PREPARED)

Exhibit "A"



Map Created: 4/13/2018

PZ-18-006
2420 Katy Street
M-1 to ZH-A



EXHIBIT "B"