

ORDINANCE NO. 2022-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 0.44 OF AN ACRE OF LAND, BEING A PORTION OF LOTS 8, 9, AND 10, NEW CITY BLOCK 5102, ADDRESSED AT 243 E. TORREY STREET, FROM “M-1” LIGHT INDUSTRIAL DISTRICT TO “R-2A” SINGLE-FAMILY AND TWO-FAMILY 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 “R-2A” Single-Family and Two-Family District, the City Council has given due consideration to all components of said district; and

WHEREAS, it is the intent of the City 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; and

WHEREAS, the City Council desires to amend the Zoning Map by rezoning approximately 0.44 of an acre of land, being a portion of Lots 8, 9 and 10, New City Block 5102, addressed at 243 E. Torrey Street from “M-1” Light Industrial District to “R-2A” Single-Family and Two-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 rezoning the following described tract of land from “M-1” Light Industrial District to “R-2A” Single-Family and Two-Family District:

Approximately 0.44 of an acre being a portion of Lots 8, 9 and 10, New City Block 5102, addressed at 243 E. Torrey Street, 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THAT all other ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent that they are in conflict.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 June, 2022.

PASSED AND APPROVED: Second reading this 11th day of July, 2022.

CITY OF NEW BRAUNFELS

RUSTY BROCKMAN, Mayor

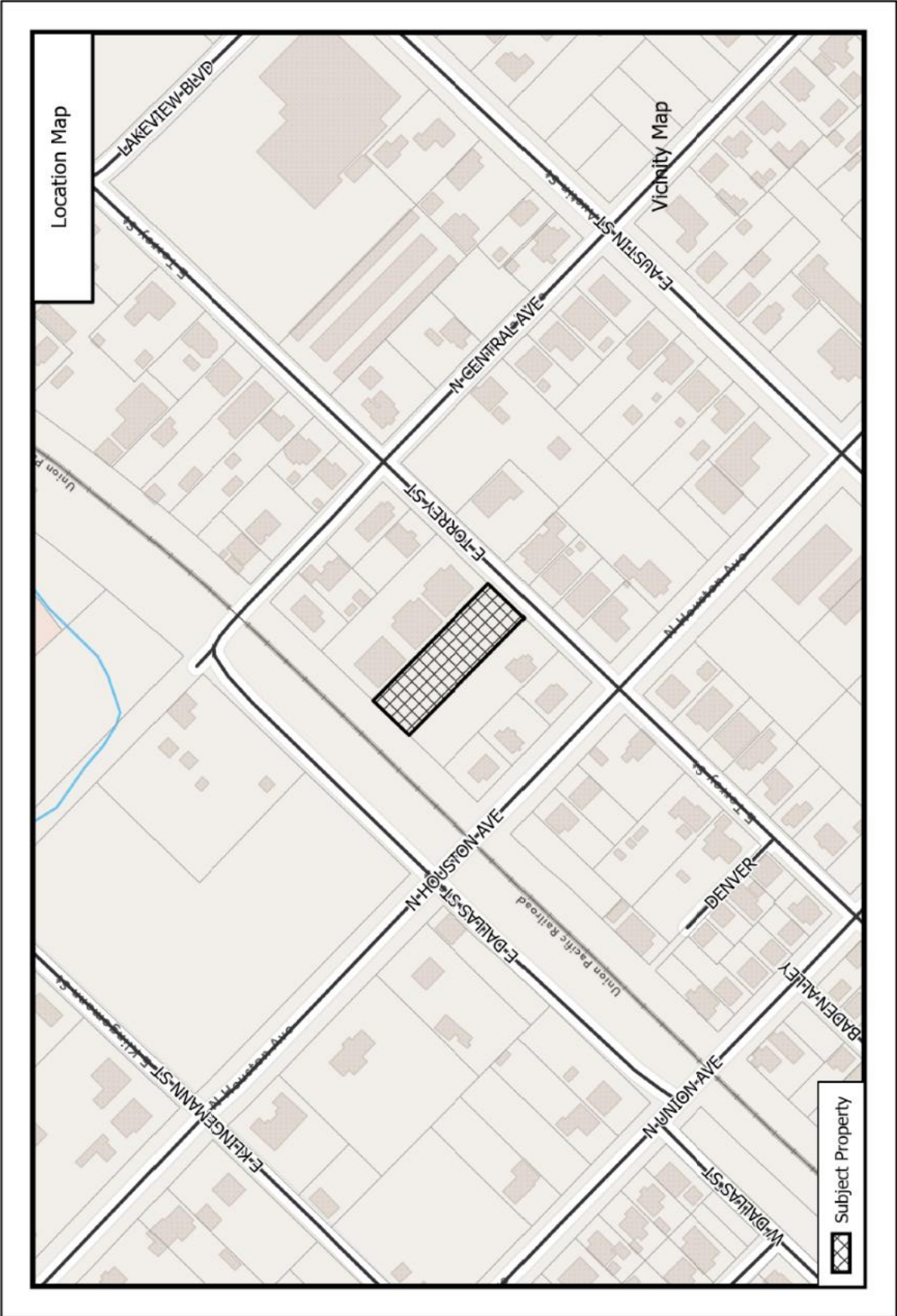
ATTEST:

GAYLE WILKINSON, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

EXHIBIT "A"



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.

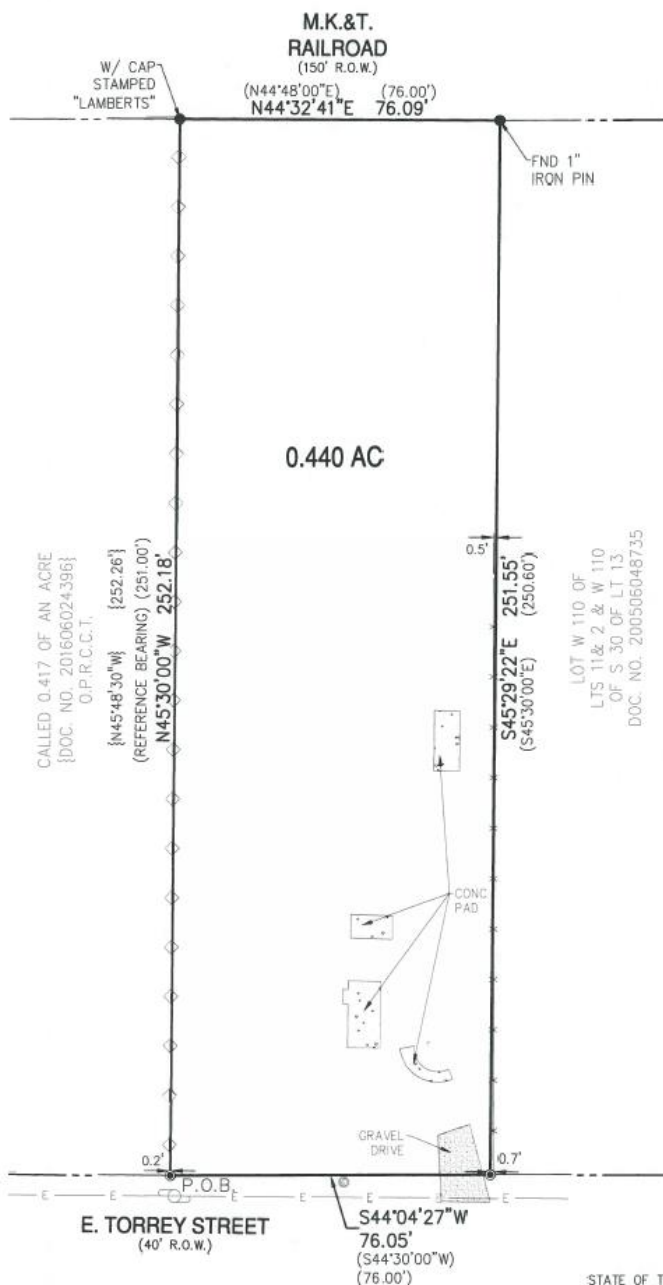
PZ22-0173
Zone Change: M-1 to R-2A
Source: City of New Braunfels Planning
Date: 5/20/2022

EXHIBIT "B"

BEING 0.440 ACRES OF LAND, BEING A PORTION OF LOTS 8, 9 AND 10,
NEW CITY BLOCK 5102, CITY OF NEW BRAUNFELS, RECORDED IN
VOLUME 911, PAGE 242, OFFICIAL PUBLIC RECORDS, COMAL
COUNTY, TEXAS.

LEGEND:

- = FND 1/2" IRON PIN
UNLESS OTHERWISE NOTED
- ⊙ = FND 1" IRON PIPE
- B.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- R.O.W. = RIGHT-OF-WAY
- () = PLAT CALLS
- ▭ = CONCRETE
- ▨ = GRAVEL
- X— = HOG WIRE FENCE
- ◇— = CHAIN LINK FENCE
- E— = OVERHEAD ELECTRIC
- ⊙ = CLEAN OUT
- ⊙ = POWER POLE
- P.O.B. = POINT OF BEGINNING



SCALE: 1"=30'

REFERENCE ALAMO TITLE COMMITMENT,
OF #SAT-14-4000141701157-SH,
EFFECTIVE DATE 10/31/17

FENCES SHOWN HEREON ARE GRAPHIC
ONLY, WITH DIMENSIONAL TIES SHOWN
AT SPECIFIC LOCATIONS WHERE THEY
WERE PHYSICALLY MEASURED. THE
FENCE LINE MAY MEANDER BETWEEN
SAID MEASURED LOCATIONS. THE
DIMENSIONS SHOWING THE DISTANCE
BETWEEN THE FENCE AND THE
PROPERTY LINE ALSO INDICATES WHICH
SIDE OF THE PROPERTY LINE THE FENCE
IS ON.

REFERENCE METES AND BOUNDS
PREPARED THIS SAME DATE.



243 E. TORREY ST
NEW BRAUNFELS, TEXAS

THIS SURVEY IS CERTIFIED TO:
DAVID MILLS, RANDAL SMITH &
ALAMO TITLE

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS
SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE
ON THE GROUND UNDER MY SUPERVISION AND THAT ALL OBSERVABLE
EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN AND ALL
OBSERVABLE EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER
IMPROVEMENTS SITUATED ON THE ABOVE PREMISES ARE SHOWN

THIS 3RD DAY OF NOVEMBER, 2017

MARK F. CONLAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6342

17-1218

HMT
ENGINEERING & SURVEYING

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