

**ORDINANCE NO. 2022-**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 0.74 OF AN ACRE, BEING LOT 9, BLOCK 2, GREEN VALLEY ESTATES, ADDRESSED AT 104 MELODY LANE, GRANTING A SPECIAL USE PERMIT TO ALLOW A MARTIAL ARTS SCHOOL IN THE “C-O” COMMERCIAL OFFICE 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 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 martial arts school use; and

**WHEREAS**, the requested rezoning is in accordance with Envision New Braunfels, the City's Comprehensive Plan; and

**WHEREAS**, the City Council desires to grant a Special Use Permit at 104 Melody Lane, to allow a martial arts school in the “C-O” Commercial Office 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 tract of land and adding a “Special Use Permit” for the uses and conditions herein described:

Approximately 0.74 of an acre being Lot 9, Block 2, Green Valley Estates, as delineated on Exhibit “A” and described in Exhibit “B”, attached.

**SECTION 2**

THAT the Special Use Permit be subject to the following condition:

All martial arts activities are to take place indoors without open doors and windows to prevent errant sounds from traveling into the neighborhood.

**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 27<sup>th</sup> day of June, 2022.

**PASSED AND APPROVED:** Second reading this 11<sup>th</sup> day of July, 2022.

**CITY OF NEW BRAUNFELS**

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**RUSTY BROCKMAN**, Mayor

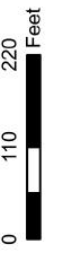
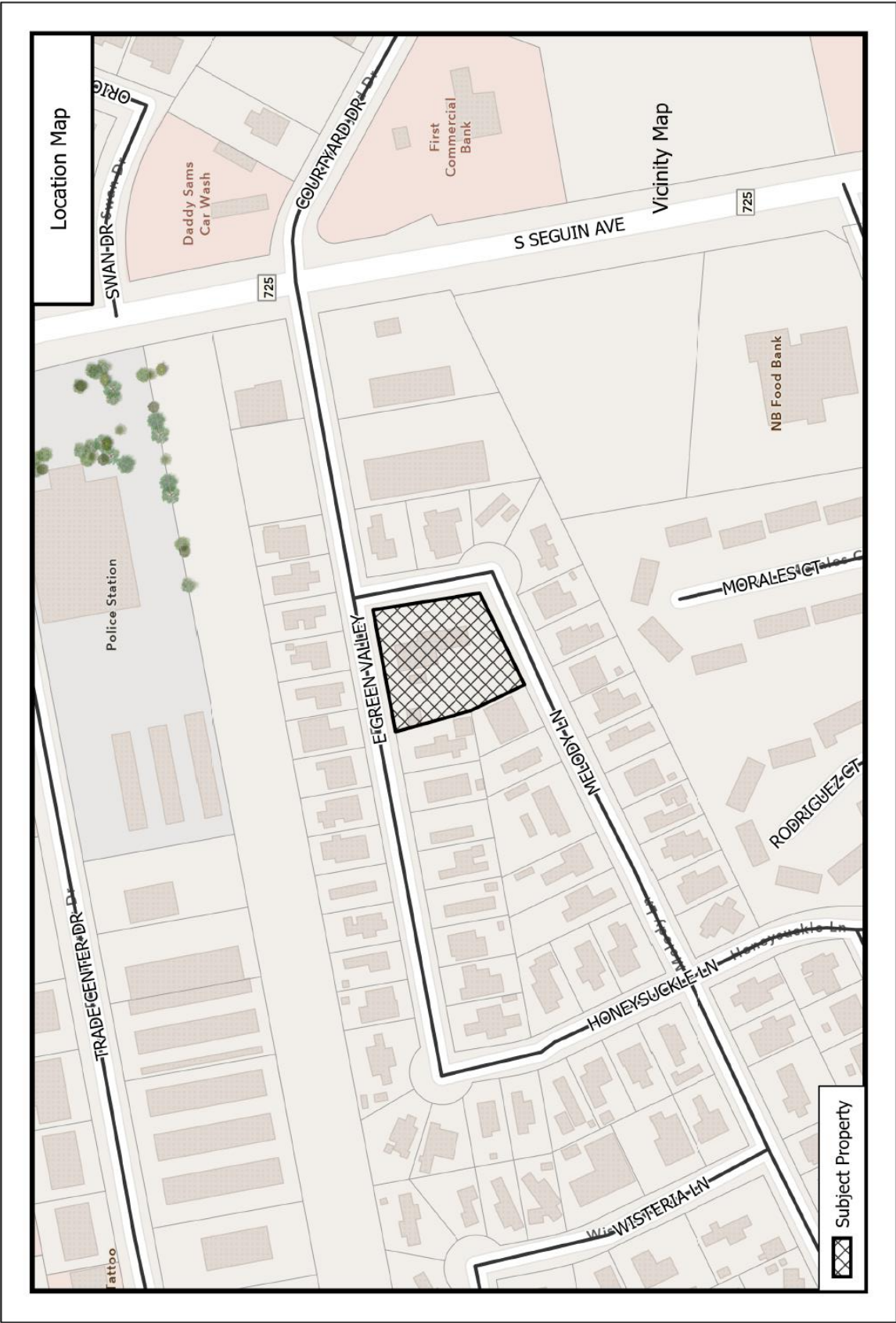
**ATTEST:**

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

**APPROVED AS TO FORM:**

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**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.

**SUP22-166**  
**SUP for a Martial Arts Training Facility**

Source: City of New Braunfels Planning  
Date: 6/10/2022



Path: \\chfs-1\Departments\Planning\ZoneChange-SUP-Replats\2022\SUP22-166 - INK-Civil - 104