

RESOLUTION NO. 2018R-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS, AMENDING THE 2006 FUTURE LAND USE PLAN BY CHANGING THE DESIGNATION ON APPROXIMATELY 2.937 ACRES OUT OF THE SARAH DEWITT SURVEY NO. 48, ABSTRACT NO. 103, GUADALUPE COUNTY, TEXAS, FROM “RESIDENTIAL LOW DENSITY” TO “COMMERCIAL”.

WHEREAS, the property owners submitted an application requesting a change of zoning to apply a Type 1 Special Use Permit on 2.937 acres of land out of the Sarah Dewitt Survey No. 48 Survey, Abstract No. 103, Comal County, Texas, to allow specific commercial uses in the “APD” Agricultural/Pre-Development District, which is designated as “Residential Low Density” on the City’s Future Land Use Plan.

WHEREAS, the proposed amendment to the Future Land Use Plan on said property is consistent with the goals and objectives of the 2006 Comprehensive Plan; and

WHEREAS, the Planning Commission held a public hearing and made recommendations to approve the Type 1 Special Use Permit and amend the Future Land Use Plan on December 5, 2017; and

WHEREAS, the City Council held a public hearing to amend the Future Land Use Plan on January 22, 2018; and

WHEREAS, the property is proposed for commercial use; **now, therefore;**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS:

THAT, the document titled Amendment to 2006 Future Land Use Plan and attached hereto as Exhibit ‘A’, is hereby adopted as part of the City of New Braunfels Official Comprehensive Plan. A copy of said map along with a copy of this resolution shall be maintained in the permanent records of the City of New Braunfels;

THAT, said document shall be used as a guide to facilitate other development and master plans that the City deems necessary for systematic growth and

development;

THAT, said document shall depict generalized locations of land uses which are subject to modifications to fit local conditions and are subject to refinement as development occurs;

BE IT FURTHER RESOLVED that all recommendations to amend the New Braunfels Future Land Use Plan are first submitted to the New Braunfels Planning Commission for study and a recommendation prior to being presented to the New Braunfels City Council for consideration.

PASSED, ADOPTED AND APPROVED this the 22nd day of January, 2018.

CITY OF NEW BRAUNFELS

BY: _____
BARRON CASTEEL, Mayor

ATTEST:

PATRICK ATEN, City Secretary

[illegible]

**PZ-17-047
New Leaf
APD to SUP**

ORDINANCE NO. 2018-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS GRANTING A TYPE 1 SPECIAL USE PERMIT TO ALLOW SPECIFIC COMMERCIAL USES ON 2.937 ACRES OUT OF THE SARAH DEWITT SURVEY NO. 48, ABSTRACT NO. 103, GUADALUPE COUNTY, TEXAS, LOCATED AT THE SOUTHWEST INTERSECTION OF KLEIN ROAD AND KLEIN MEADOWS, IN THE "APD" AGRICULTURAL/PRE-DEVELOPMENT 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 a Special Use Permit, the City Council has given due consideration to all components of said permit; and

WHEREAS, the City also 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 compatibility 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 the proposed uses; and

WHEREAS, the City Council desires to grant a Type 1 Special Use Permit to 2.937 acres out of the Sarah Dewitt Survey No. 48, Abstract No. 103, Guadalupe County, Texas, to allow specific commercial uses in the "APD" Agricultural/Pre-Development District, located at the southwest intersection of Klein Road and Klein Meadows in the "APD" Agricultural/Pre-Development District.; **now therefore**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS:

SECTION 1

THAT Sections 3.6-2 and 3.6-3, Chapter 144 of the New Braunfels Code of Ordinances and particularly the Zoning Map of the City of New Braunfels, are revised by adding the following described tract of land as a Type 1 "Special Use Permit" for the uses herein described:

"Being acres out of the Sarah Dewitt Survey No. 48, Abstract No. 103, Guadalupe County, Texas, located at the southwest intersection of Klein Road and Klein Meadows, as described in the attached Exhibit 'A' and delineated on Exhibit 'B', to allow the specified commercial uses listed in Exhibit 'C' in the "APD" Agricultural/Pre-Development District."

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 8th day of January, 2018.

PASSED AND APPROVED: Second reading this 22nd day of January, 2018.

CITY OF NEW BRAUNFELS

BARRON CASTEEL, Mayor

ATTEST:

PATRICK D. ATEN, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

FIELD NOTES

April 17, 2013

BEING 2.937 acres of land, more or less, out of the Sarah DeWitt Survey No. 48, Abstract 103, Guadalupe County, Texas and also being out of a 146.502 acre tract described in Volume 1652, Page 626 of the Official Records of Guadalupe County, Texas and being more particularly described as follows:

BEGINNING at a point at the intersection of the existing southeast R.O.W. line of Klein Road (County Road 368) and the southwest R.O.W. line of Klein Meadow for the most northerly corner of this tract, said point being approximately S 44°52'10" W, 1482.40 feet from the most northerly corner of the above referenced 146.502 acre tract;

THENCE, S 45°07'50" E, 10.00 feet along said southwest R.O.W. line to a point in same for the beginning of a curve to the right;

THENCE, in an easterly direction along said curve having a central angle of 89°57'16", a radius of 15.00 feet, a tangent distance of 14.99 feet, an arc length of 23.55 feet and a chord bearing and distance of N 89°50'01" E, 21.20 feet to a point for the end of this curve;

THENCE, S 45°11'21" E, 9.53 feet along said R.O.W. line to a point in same for the beginning of a curve to the right;

THENCE, in a southerly direction along said curve having a central angle of 72°06'38", a radius of 167.50 feet, a tangent distance of 121.94 feet, an arc length of 210.81 feet and a chord bearing and distance of S 09°08'02" E, 197.17 feet to a point for the end of this curve;

THENCE, S 26°55'17" W, 228.19 feet along the west R.O.W. line of Klein Meadow to a point in same for the beginning of curve to the left;

THENCE, in a southerly direction along said curve having a central angle of 36°54'25", a radius of 135.00 feet, a tangent distance of 45.05 feet, an arc length of 86.96 feet and a chord bearing and distance of S 08°28'11" W, 85.46 feet to a point for the end of this curve;

THENCE, S 09°59'02" E, 24.99 feet along said west R.O.W. line to a point in same for the most southerly corner of this tract;

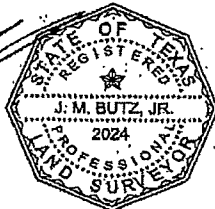
THENCE, N 78°10'39" W, 400.25 feet crossing a portion of said 146.502 acre tract to a point in the existing southeast R.O.W. line of Klein Road for the most westerly corner of this tract;

THENCE, N 44°52'10" E, 619.40 feet along said southeast R.O.W. line to the POINT OF BEGINNING and containing 2.937 acres of land, more or less.

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Note: Exhibit also prepared this day.

J. M. Butz, Jr.
Registered Professional Land Surveyor
No. 2024



FN13-122.1

As scaled from the following referenced map, this property is located in Zone "A" & "B" according to the N.P.L.P. Map No. 483-493 0115 f, Effective Date November 2, 2007.

CURVE	DATA	TRAD.	CHORD	CHORD BEG.	CHORD END.	CHORD DIST.
1	120°07'16"	14.00'	14.99'	83.65'	84.80'	84.80'
2	120°07'58"	167.60'	181.84'	810.81'	810.81'	1074.17'
3	120°07'58"	136.00'	146.00'	80.89'	80.89'	107.41'

NOTE: This survey is being provided solely for the use of the current parties and no license has been created, expressed or implied, in copy the survey except as is necessary in conjunction with this transaction.

SCALE: 1" = 100'

KLEIN ROAD
(COUNTY ROAD 386)

N44°52'10"E
619.40'

P.O.B.

2.937
ACRES

ABSTRACT 103

S45°07'50"E
10.00'

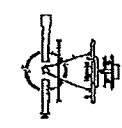
S45°11'21"E
9.53'

N78°10'39"W
400.25'

REMARKS: PORTION OF TRACT 103, ABSTRACT 103, GUADALUPE COUNTY, TEXAS, BEING 2.937 ACRES OF LAND, MORE OR LESS OUT OF THE SARCH DAHLITZ SURVEY NO. 48, ABSTRACT 103, GUADALUPE COUNTY, TEXAS, AND BEING OUT OF A 148.502 ACRE TRACT DESCRIBED IN VOLUME 1652, PAGE 628 OF THE OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS.

SARCH DAHLITZ SURVEY NO. 48

INTENDED USE:
FUTURE COMMERCIAL TRACT



BUTZ
LAND
SURVEYING

3000 KUMMER RD.
DALLAS, TX 75246-4778
PHONE: 214-657-8354
FAX: 214-657-8354

ZONING EXHIBIT

BEING 2.937 acres of land, more or less out of the Sarch Dahlitz Survey No. 48, Abstract 103, Guadalupe County, Texas and being out of a 148.502 acre tract described in Volume 1652, Page 628 of the Official Records of Guadalupe County, Texas.



This document was prepared under 22 TAC 603.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

This the 17th day of April 2013,
Field Notes also prepared this day.

J.M. Butz, Jr., R.P.L.S. #6204
JOS NO. 19-122.1

DRAWN BY: R.C.C.

List of permitted uses

Accounting, auditing, bookkeeping, and tax preparations.

Adult day care (no overnight stay).

Animal grooming shop.

Answering and message services.

Antique shop.

Armed services recruiting center.

Art dealer/gallery.

Artist or artisan¹s studio.

Auto supply store for new and factory rebuilt parts.

Bakery (retail).

Bank, savings and loan, or credit union.

Barber/beauty shop, haircutting (non-college).

Barns and farm equipment storage (related to agricultural uses).

Bicycle sales and/or repair. Book store.
Caterer.

Cemetery and/or mausoleum.

Child day care/children's nursery (business).

Church/place of religious assembly

Clinic (dental).

Clinic (medical).

Coffee shop.

Computer and electronic sales.

Computer repair.

Confectionery store (retail).

Consignment shop.

Contractor's temporary on-site construction office (only with permit from building official; see section 144-5.10).

Curio shops.

Drug sales/pharmacy.

Electrical repair shop.

Electrical substation.

Farms, general (crops) (see chapter 6 and section 144-5.9).

Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9).

Florist.

Garden shops and greenhouses.

Golf course (public or private).

Governmental building or use.

Handicraft shop.

Hardware store.

Health club (physical fitness; indoors only).

Laundromat and laundry pickup stations.

Laundry/dry cleaning (drop off/pick up).

Museum.

Needlework shop.

Offices, brokerage services.

Offices, business or professional.

Offices, computer programming and data processing.

Offices, consulting.

Offices engineering, architecture, surveying or similar.

Offices, health services.

Offices, insurance agency.

Offices, legal services, including court reporting.

Offices, medical offices.

Offices, real estate.

Offices, security/commodity brokers, dealers, exchanges and financial services.

Park and/or playground (private or public).

Pet shop/supplies (10,000 square feet or less).

Photographic printing/duplicating/copy shop or printing shop.

Photographic studio (no sale of cameras or supplies).

Photographic supply.

Plant nursery.

Plant nursery (retail sales/outdoor storage).

Public recreation/services building for public park/playground areas.

Radio/television shop, electronics, computer repair.

Recreation buildings (private or public). Recycling kiosk.

Refreshment/beverage stand.

Restaurant.

School, K-12 (public or private).

School, vocational (business/commercial trade).

Security monitoring company.

Security systems installation company.

Shoe repair shops.

Shopping center. (Includes only allowed uses)

Specialty shops in support of project guests and tourists.

Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.).

Tailor shop.

Travel agency.

University or college (public or private).

Veterinary hospital (no outside animal runs or kennels).

Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal