

ORDINANCE NO. 2018-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING 0.953 ACRES OUT OF THE J. M. VERAMENDI A-20 SURVEY, ADDRESSED AS 1671 SH 46 SOUTH, FROM "APD" AGRICULTURAL/PRE-DEVELOPMENT AND "C-1" LOCAL BUSINESS DISTRICTS TO "MU-B" HIGH INTENSITY MIXED USE 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 "MU-B" High Intensity Mixed Use 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 0.953 acres out of the J. M. Veramendi A-20 Survey, addressed as 1671 SH 46 South, from "APD" Agricultural/Pre-Development and "C-1" Local Business Districts to "MU-B" High Intensity Mixed Use 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 "APD" Agricultural/Pre-Development and "C-1A" Local Business Districts to "MU-B" High Intensity Mixed Use District:

"0.953 acres out of the J. M. Veramendi A-20 Survey, addressed as 1671 SH 46 South, 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THAT all provisions of the Code of Ordinances of the City of New Braunfels not herein amended or repealed shall remain in full force and effect.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THAT all other ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent that they are in conflict.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 27th day of August, 2018.

PASSED AND APPROVED: Second reading this 10th day of September, 2018.

CITY OF NEW BRAUNFELS

BARRON CASTEEL, Mayor

ATTEST:

PATRICK D. ATEN, City Secretary

APPROVED AS TO FORM:

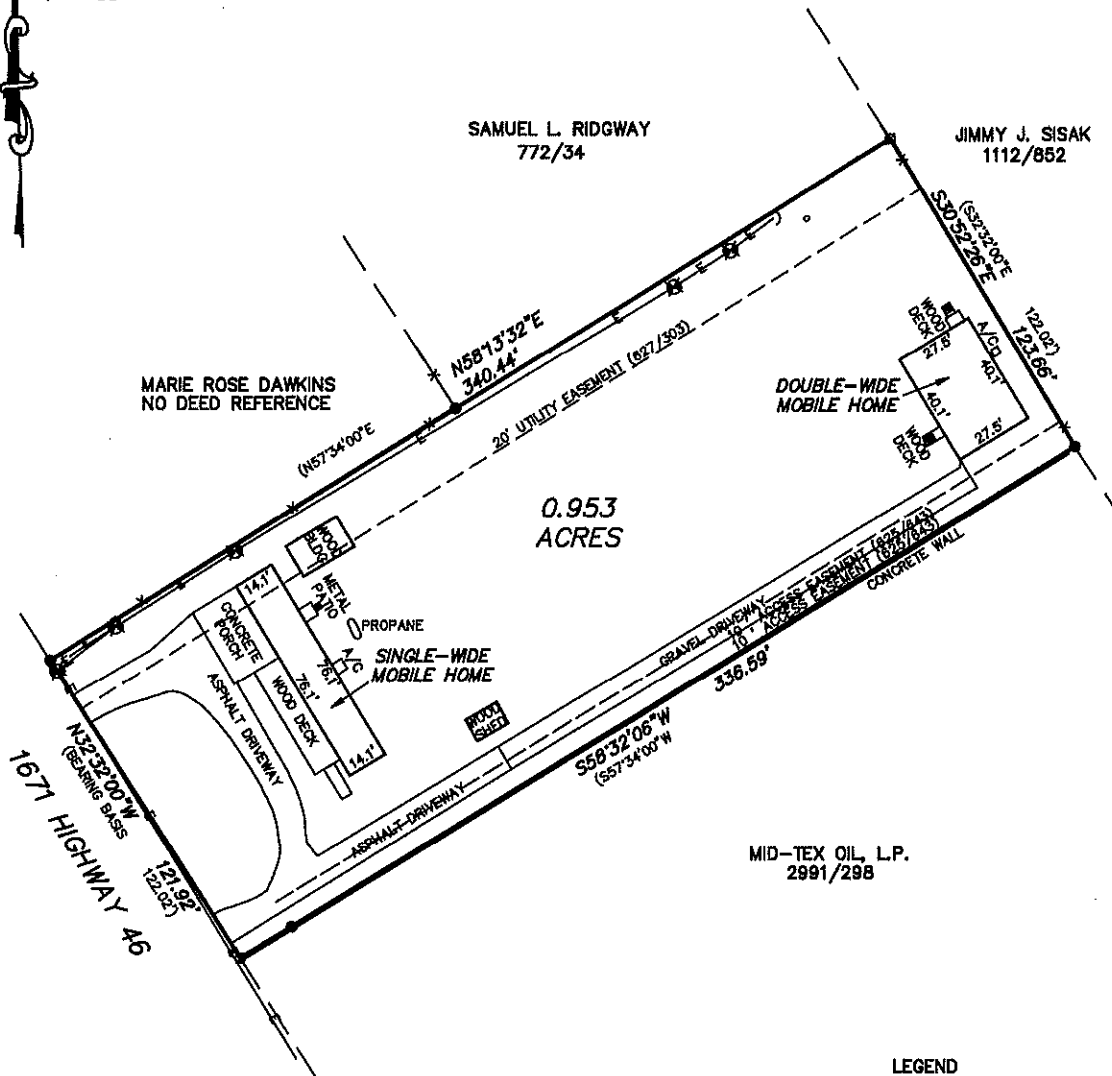
VALERIA M. ACEVEDO, City Attorney

CELCO SURVEYING
REG. # 10183075
TEL: 830-214-5109
FAX: 868-571-8323

SURVEY PLAT

2205 STONECREST PATH
NEW BRAUNFELS, TEXAS 78130
eddie@celcosurveying.com

SCALE
1" = 50'



RESTRICTIVE COVENANTS OF RECORD AS
ITEMIZED HEREIN: VOLUME 28, PAGE 370,
DEED RECORDS, GUADALUPE COUNTY, TEXAS.
(DOES AFFECT THIS TRACT)

EASEMENT TO MANVILLE WATER SUPPLY
CORPORATION AS RECORDED IN VOLUME 487,
PAGE 281, REAL PROPERTY RECORDS, TRAVIS
COUNTY, TEXAS.
(BLANKET EASEMENT--DOES AFFECT THIS
TRACT)
(DOES NOT AFFECT THIS TRACT)
(UNABLE TO LOCATE)
(DOES NOT AFFECT THIS TRACT EXCEPT AS
TO BLANKET RIGHTS OF INGRESS/EGRESS)

LEGEND

- = IRON ROD FOUND
- ⊙ = PK NAIL FOUND
- △ = CALC. PROP. COR.
- () = RECORD PER DEED
- #— = WOOD FENCE
- +— = WIRE FENCE
- x— = CHAIN LINK FENCE
- PUE = PUBLIC UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- BL = BUILDING LINE
- W/M = WATER METER
- A/C = AIR CONDITIONER
- G/M = GAS METER
- E/M = ELECTRIC METER
- ⚡ = POWER POLE
- = GUY WIRE ANCHOR

ADDRESS: 1671 HIGHWAY 46, NEW BRAUNFELS, TEXAS

LEGAL DESCRIPTION: A 0.953 ACRE TRACT OF LAND OUT OF THE ANTONIO MARIA ESNAURIZAR SURVEY, ABSTRACT NO. 20, GUADALUPE COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO RONDA L. MCMAHAN, ET AL, RECORDED IN VOLUME 3133, PAGE 430, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

BUYER: BRENDA RIDDLE
TITLE CO: NEW BRAUNFELS TITLE COMPANY
G.F.#: 086939NBT EFF: MARCH 28, 2018

LENDER: N/A

PLAN No.: 2018-2037

SURVEY DATE: APRIL 26, 2018

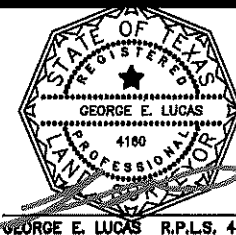
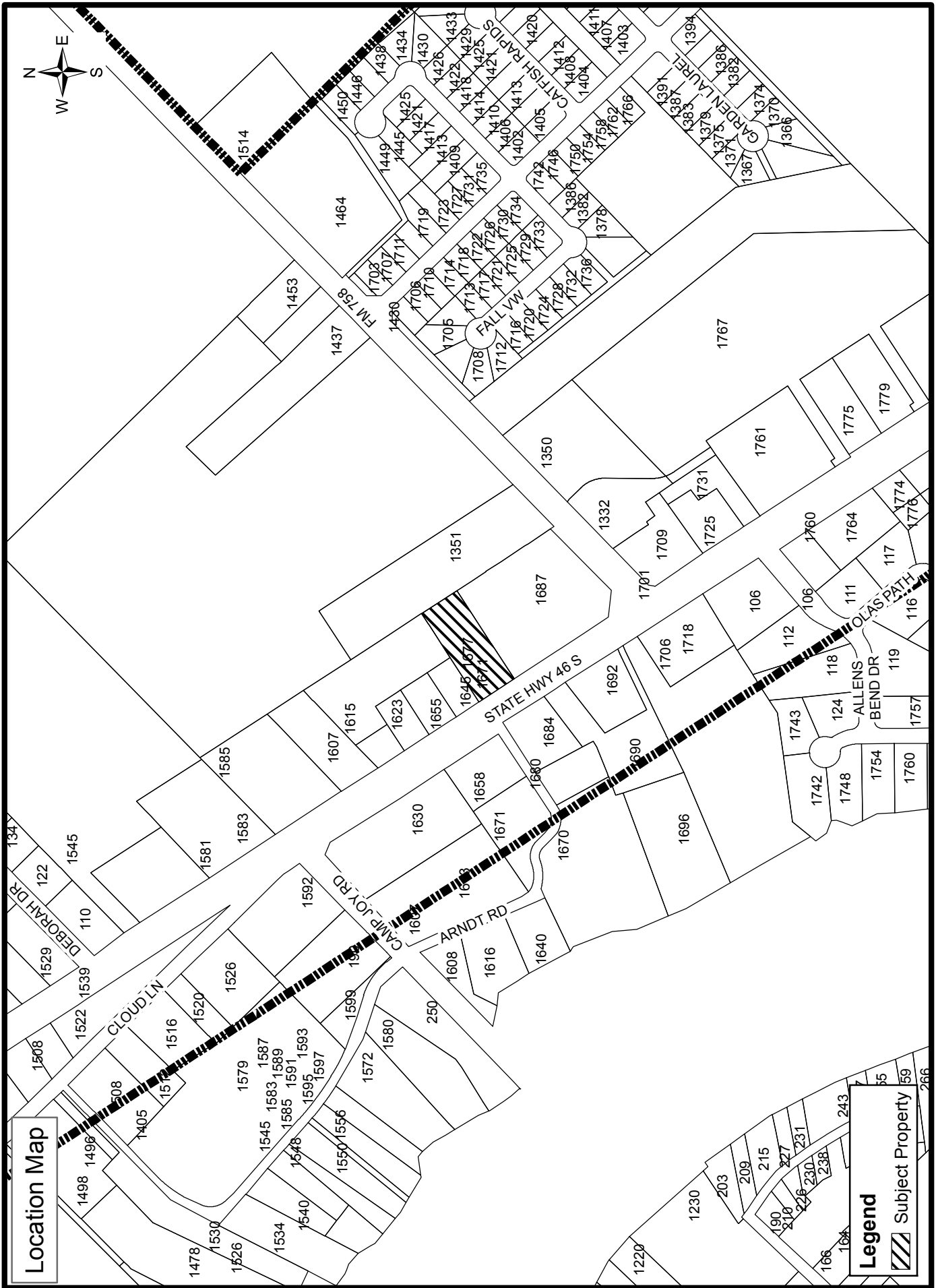


EXHIBIT "A"



PZ-18-020
1671 SH 46 South
APD and C-1 to MU-B

