

ORDINANCE NO. 2018-

AN ORDINANCE OF THE CITY COUNCIL CITY OF THE CITY OF NEW BRAUNFELS, TEXAS, AMENDING THE NEW BRAUNFELS CODE OF ORDINANCES, CHAPTER 144, ZONING, AMENDING SECTION 1.4. DEFINITIONS; AND AMENDING SECTION 5.3. LANDSCAPING, TREE PRESERVATION, PUBLIC TREES, SCREENING, FENCES, BUFFERING AND LIGHTING; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SAVINGS CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of New Braunfels, Texas, finds it necessary to establish rules and regulations governing the use of land in the city limits; and

WHEREAS, the City Council has directed that regulations dealing with the use and development of land be reviewed by the Planning Commission to make recommendations concerning improving those regulations; and

WHEREAS, the Planning Commission held a public hearing on October 3, 2018 and recommends approval of amendments to the definitions and residential buffer fencing requirements; and

WHEREAS, the City Council finds that adopting updated regulations for residential buffering enhances the quality of construction and development, and better protects residential properties, which is in the best interest of the citizens of New Braunfels; **now therefore**,

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

SECTION 1

THAT Chapter 144, Zoning, Section 1.4. Definitions, is hereby amended as shown below:

For the purpose of this chapter, certain words and terms as used herein are defined as follows:

Words used in the present tense include the future; words in the singular number include the plural, and vice versa; the word "building" includes the word "structure;" the word "shall" is mandatory and not directory; the term "used for" includes the meaning "designed for" or "intended for."

[Fence. A tangible enclosure or barrier generally erected to provide a boundary or separation of properties.](#)

[Wall. A solid vertical structure of building material allowed by this chapter or other chapters of the city code as applicable that forms the exterior of buildings, separates portions of buildings or separates](#)

[properties.](#)

SECTION 2

THAT Chapter 144, Zoning, Section 5.3. Landscaping, tree preservation, public trees, screening, fences, buffering and lighting, is hereby amended as shown below:

5.3-2. *Fences and walls.*

(a) Maximum height of fence or wall:

- (1) *Non-residential, multifamily and park:* Eight feet.
- (2) *One- or two-family:* Eight feet.

Ornamental features may be placed on top of the screening fence or wall so long as the features obstruct less than 50 percent of the opening on top of the fence or wall.

- (b) No fence or wall shall be constructed in any required front yard, except fences and walls no taller than 36 inches unless the fence is at least 50 percent open, in which case the fence may be four and one-half feet tall.
- (c) If an existing, legally non-conforming building has less than the required setback, the front yard shall be measured from the front building line.
- (d) A fence from the front or rear corners of a building may extend through the side yard at the maximum height allowed.
- (e) Permit required. All fences and walls require building permits [and must comply with all permit/plan review submittal requirements including engineered foundation when necessary.](#)
- (f) Public easement. Fences within public easements. Fences within a public easement shall have a gate or removable panel to allow for maintenance access to such easement. The entity responsible for the public easement must approve the fence.
- (g) Fences are prohibited within drainage easements.
- (h) [Residential buffer wall](#)

Where a multifamily or non-residential development is adjacent to land used or zoned only for single-family or two-family development, a six foot tall (minimum) to eight foot tall (maximum) ~~masonry-solid screen residential buffer~~ wall must be installed and maintained by the commercial/multifamily property owner/developer as a buffer between the properties. [The wall must be constructed of any of the following materials:](#) ~~and must be consistent with any pre-existing masonry wall.~~

- [Brick.](#)
- [Stone.](#)
- [Cast stone.](#)
- [Rock.](#)
- [Marble.](#)
- [Granite.](#)

- [Split-face concrete block,](#)
- [Poured-in place concrete, or](#)
- [Precast concrete.](#)

[In no instance shall any residential buffer wall be constructed of fiber cement, such as James Hardie brand products or equivalent.](#)

[Any new buffer wall must be consistent with any pre-existing wall so long as it meets the materials requirements above.](#)

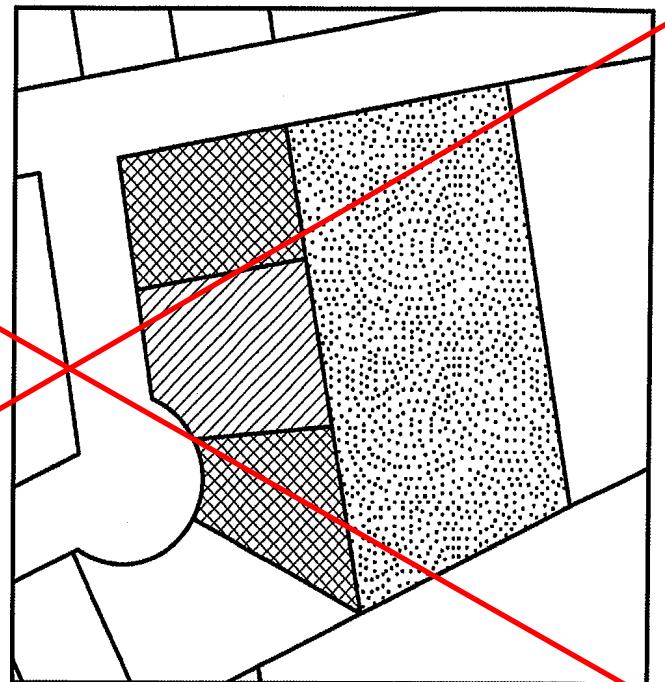
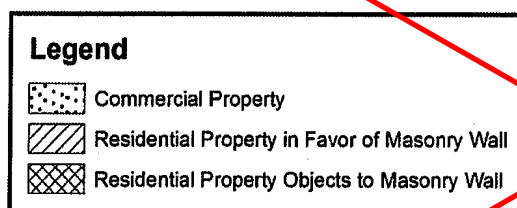
(1) Exemption.

~~(4)~~(i) In the event that the owner(s) of the adjacent residential property intended to be protected object to the ~~masonry~~-residential buffer wall, they may submit their objection in writing to the planning and community development department. Upon receipt of the written objection, the planning and community development department will authorize an exemption from the requirement that a ~~masonry~~-residential buffer wall be erected for that single property line.

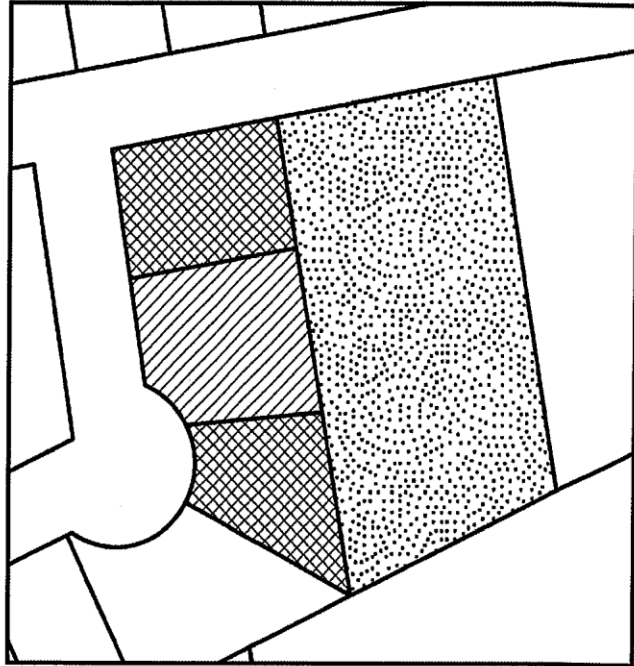
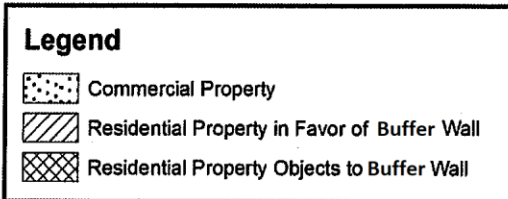
~~(2)~~(ii) In order to maintain ~~fence~~wall design consistency in the event that multiple single- or two-family residential properties abut the multifamily or non-residential development along a single linear property line:

- [All owners of property adjoining a single linear property line of the exemption request shall be notified.](#)
- A [two-thirds \(2/3\)](#) majority of the adjoining property line (measured in length of shared property line) must be represented by written opposition from the adjoining property owners in order for the ~~masonry~~-residential buffer wall exemption to be administratively authorized along that linear property line.

Example of Majority Objection



Example of Majority Objection



~~(3)~~(iii) Before a certificate of occupancy (C of O) can be issued for any subsequent commercial/multi-family development, any previous exemption from the ~~masonry~~residential buffer wall requirement is voided and must be re-evaluated.

Maintenance. Any fence or wall erected by the commercial or multi-family development, regardless of material used, must be maintained by the commercial or multi-family property owner/developer.

SECTION 3

THAT it is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and, if any phrase, clause, sentence, paragraph or section of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance.

SECTION 4

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 5

THAT all other ordinances or parts of ordinances in conflict herewith are hereby repealed to the

extent of such conflict only.

SECTION 6

THAT in accordance with the provisions of the City Charter, this Ordinance may be read and published by descriptive caption only. This Ordinance has been publicly available in the office of the City Secretary prior to its adoption.

SECTION 7

THAT this Ordinance shall become adopted and effective upon its second reading, signature required by City Charter, and filing with the City Secretary's Office. This Ordinance must also be published in a newspaper of general circulation at least one time within ten (10) days after its final passage, as required by the City Charter of the City of New Braunfels.

SECTION 8

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 the 22nd day of October, 2018.

PASSED AND APPROVED: Second and Final Reading this the 12th day of November, 2018.

CITY OF NEW BRAUNFELS

BARRON CASTEEL, Mayor

ATTEST:

PATRICK D. ATEN, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney