ORDINANCE NO. 2021-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 5.996 ACRES OUT OF THE ORILLA RUSSELL NO. 2, ABSTRACT NO. 485, COMAL COUNTY, TEXAS, ADDRESSED AT 689 ORION DRIVE, FROM "M-1A" LIGHT INDUSTRIAL DISTRICT TO "R-1A-6.6" SINGLE-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-1A-6.6" Single-Family 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 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 5.996 acres, out of the Orilla Russell Survey, No. 2, Abstract No. 485, Comal County, Texas, addressed at 689 Orion Drive, from "M-1A" Light Industrial District to "R-1A-6.6" Single-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-1A" Light Industrial District to "R-1A-6.6" Single-Family District:

> Approximately 5.996 acres out of the Orilla Russell Survey No. 2, Abstract No. 485, Comal County, Texas, addressed at 689 Orion Drive, as delineated in Exhibit "A" 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THAT all provisions of the Code of Ordinances of the City of New Braunfels not herein amended or repealed shall remain in full force and effect.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THAT all other ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent that they are in conflict.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 25th day of January, 2021.

PASSED AND APPROVED: Second reading this 8th day of February, 2021.

CITY OF NEW BRAUNFELS

_____

RUSTY BROCKMAN, Mayor

ATTEST:

_____

CAITLIN KROBOT, City Secretary

APPROVED AS TO FORM:

_____

VALERIA M. ACEVEDO, City Attorney

LEGEND
Scale: 1" = 60'
POINT OF BEGINNING
ORION DRIVE
5.996 ACRES
SITE HOUSE DETAIL
SITE CORNER DETAIL
CORNER DETAIL
HOUSE DETAIL
LINE TABLE
NO. | BEARING | DIST
PLAT SHOWING: A 5.996 ACRE TRACT OF LAND OUT OF THE ORILLA RUSSELL LEAGUE SURVEY NO. 2, ABSTRACT NO. 485, COMAL COUNTY, TEXAS. (SEE ATTACHED LEGAL DESCRIPTION)
M.D.S. LAND SURVEYING CO.
618 COMAL STREET
NEW BRAUNFELS, TEXAS 78130
PHONE: (830) 625-0937
DAVID A. LAMBERTS
REGISTERED PROFESSIONAL LAND SURVEYOR
4907
TEXAS REGISTRATION NO.

EXHIBIT "A"