

June 4, 2009

Dear Property Owner:

Congratulations! I am pleased to inform you that your property is located within the boundaries of the Sophienburg Hill Historic District. This is the first locally designated historic district in New Braunfels. Enclosed is a copy of Ordinance number 2009-26 for your records.

Historic District designation is a zoning overlay and your base zoning will remain intact. The zoning overlay is also a "reactive" ordinance. Only when you activate the permit process will your application be reviewed by the Historic Preservation Officer. As a historic district each property will receive 20 percent off your City property taxes. To receive this benefit no action needs to be taken on your part. This will happen automatically and be effective for the 2010 tax year.

The City of New Braunfels wants to support you in this new experience. Whenever you have questions or concerns regarding historic designation or are considering a project for your property, do not hesitate to contact our Historic Preservation Officer, Cherise Bell, by phone at 221-4057 or by email at [cbell@nbtexas.org](mailto:cbell@nbtexas.org).

Finally, if you are interested in serving on the Historic Landmark Commission, there is an opening for one property owner who resides in a historic district. Please contact the City Secretary's Office for an application.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Morrison", with a long horizontal flourish extending to the right.

Michael Morrison  
City Manager

**ORDINANCE NO. 2009-26**

**AN ORDINANCE DESIGNATING ACADEMY AVENUE, DEFINED BY CROSS AND JAHN STREETS, TO BE KNOWN AS THE SOPHIENBURG HILL HISTORIC DISTRICT, ACCORDING TO CHAPTER 66, ARTICLE III, AND AMENDING THE ZONING MAP.**

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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 Historic Landmark Preservation Ordinance and Zoning Ordinance of the City of New Braunfels; and

**WHEREAS**, the City Council wishes to protect this area as a part of the heritage of New Braunfels for future generations; and

**WHEREAS**, the City Council desires to amend the Zoning Map by designating the suffix "HO" in addition to the conventional zoning designation established by the zoning ordinance; **now, therefore;**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS:**

**SECTION 1**

**THAT** the following described area is hereby designated as a Historic District in accordance with the provisions of Chapter 66, Article III of the Code of Ordinances of the City of New Braunfels, Texas:

"Academy Avenue, defined by Cross Street and Jahn Street , an area to be known as The Sophienburg Hill Historic District" , as shown on the attached map, marked as Exhibit A".

**SECTION 2**

**THAT** the above properties are hereby restricted as to the amount or method of change, construction, or demolition that can take place in accordance with Chapter 66, Article III of the Code of Ordinances of the City of New Braunfels.

The Secretary of Interior guidelines as defined in Article III. Historic Landmark Preservation. Sec. 66-58. will be the guidelines that apply to this District and amendment of any specific guidelines other than those identified at the adoption of this ordinance will require public hearings and approvals as currently outlined in Sec. 66-55. Designation of Historic Districts with the exception that the City would require 67% of the property owners instead of 51% to agree to change the design guidelines.

**SECTION 3**

**THAT** the above described properties are hereby entitled to all rights and privileges that are accorded to historically designated structures or sites, or which may be accorded those structures or sites in the future.

**SECTION 4**

THAT, the zoning map is amended by designating all tracts as defined in Exhibit A to add "HO".

**SECTION 5**

THAT all other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent that they are in conflict.

**SECTION 6**

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 7**

THIS ordinance will take effect upon the second and final reading of same.

PASSED AND APPROVED: First Reading this the 27th day of April, 2009.

PASSED AND APPROVED: Second Reading this the 11<sup>th</sup> day of May, 2009.

**CITY OF NEW BRAUNFELS**

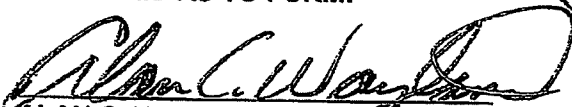
  
R. BRUCE BOYER, Mayor

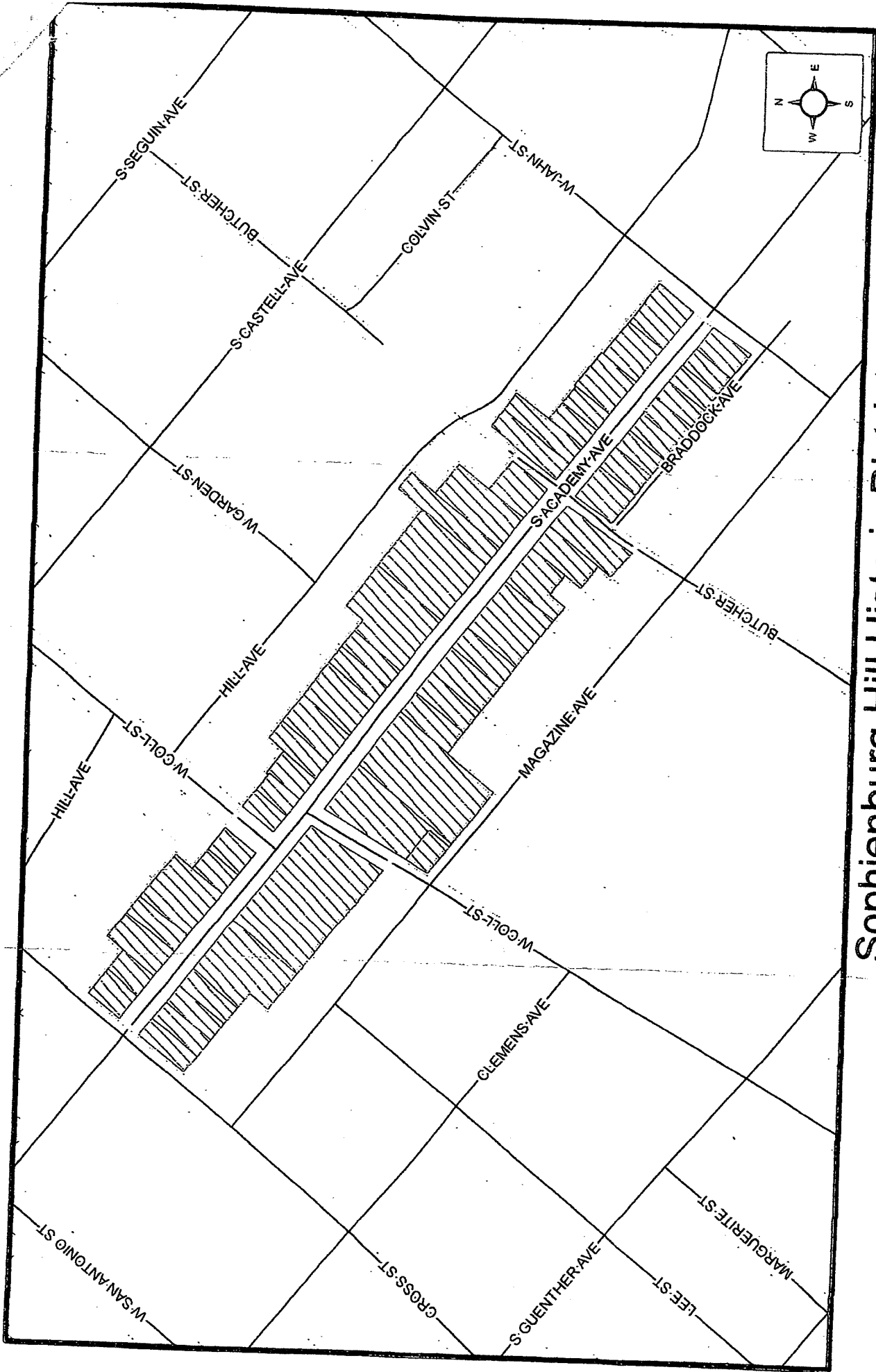
ATTEST:

  
MICHAEL A. RESENDEZ, City Secretary



APPROVED AS TO FORM:

  
ALAN C. WAYLAND, City Attorney



**Sophienburg Hill Historic District**